

1327 RAILSPUR ALLEY

SUBMISSION DUE DATE	Apply online by Midnight on October 31, 2023
DESIGNATED USE	Arts & Culture/Creative Users
SIZE	1,086 square feet total (820 square foot main floor + 266 square foot mezzanine)
ASKING NET RENT	\$15.00 Net per rentable square foot
ADDITIONAL RENT (est. 2023)	\$18.70 per square foot

BREAKDOWN OF ADDITIONAL RENT

Common Area Maintenance	\$18.00 per square foot
Water	\$0.16 per square foot
Gas	\$0.19 per square foot
Waste Removal	\$0.35 per square foot

Property Taxes and Hydro are paid directly by the Tenant

OPEN HOUSE DATES	CMHC Staff will be conducting Open House Tours September 29 th at 10:00 and 2:00 October 6 th at 10:00 and 2:00
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Expression of Interest (EOI) applications are invited for this opportunity. Through the online submission form, proponents must submit a business plan in PDF Format up to a maximum of ten (10) pages including:

- business concept
- storefront design, signage and proposed layout
- marketing strategy
- pro-forma financial statements including proposed capital investment
- ownership & operating structure
- skills, knowledge and experience of owners & operators
- operational & financial history for existing locations
- demonstrated participation in any events or community initiatives

1327 Railspur Alley will be leased on an “As-Is” basis, and the successful proponent must demonstrate that they have the ability to work within the parameters of the existing structure.

Any proposed construction work that requires a Permit will also require major building upgrades to be completed, and such costs shall not be borne by the Landlord.

Work that can generally be done without Permit

- o Painting
- o Replacing plumbing fixtures, including sinks, toilets, and water heater
- o Millwork installation / replacement
- o Flooring
- o Replacing fuses, receptables or switches
- o Replacing windows and doors of the same size
- o Gutter and downspout replacements

Work typically needing a Permit

- o Addition of walls
- o Envelope penetrations and opening alterations
- o Structural modifications
- o Plumbing and electrical alterations
- o Change of use / occupancy
- o Altering a fire separation
- o Additions and demolitions