FOR LEASE

WHITNEY
Commercial Real Estate Services

76 HOWARD AVE, ELMIRA - UNIT 1



2,931 SF COMMERCIAL UNIT

2,931 SF commercial unit for lease on Howard Avenue in Elmira. This unit features large clear heights (~20'), 2 private offices, an operational mezzanine, 2 washrooms, a shower, and open workspace.

Currently the space is occupied by a fitness-based Tenant, but it could be converted for an industrial user as there is potential for loading to be installed at the back wall within the unit.

With EM-2 zoning, this site allows for a wide range of commercial/industrial uses.

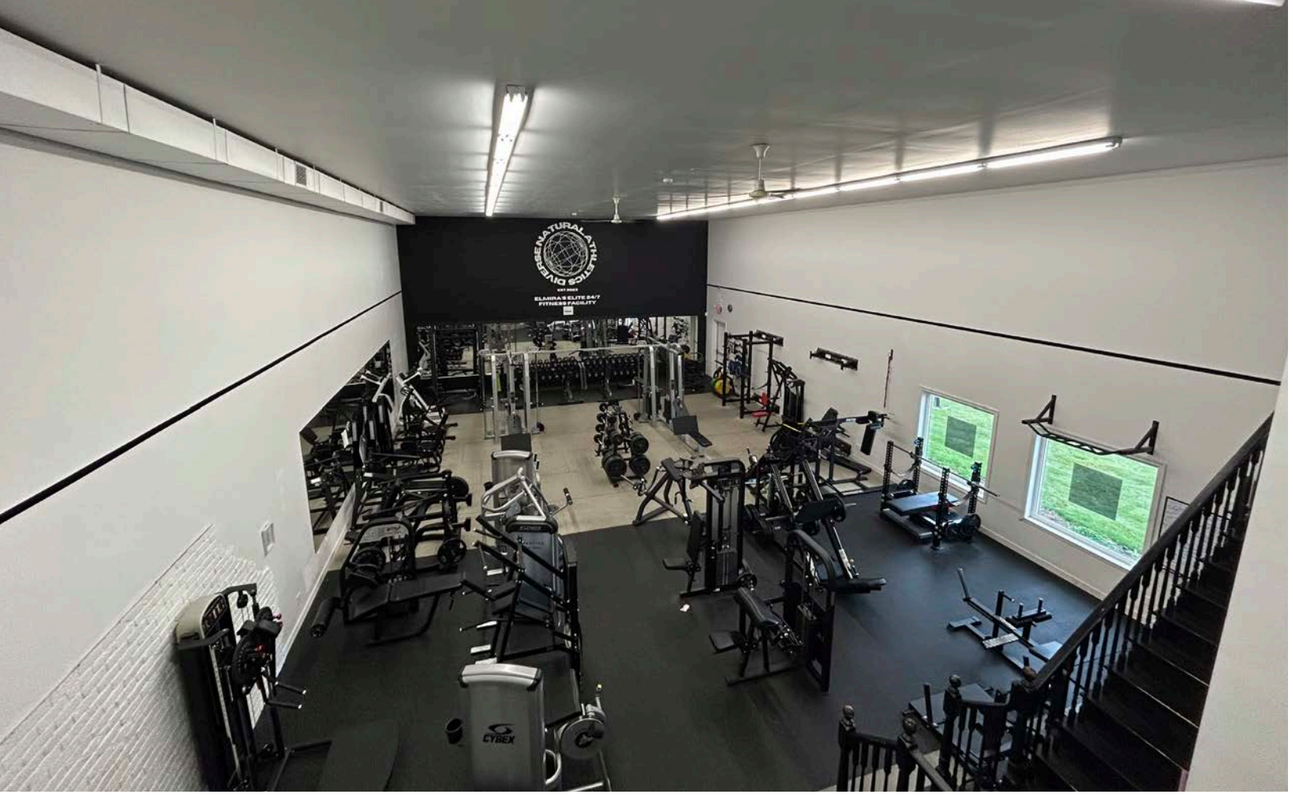
BUILDING AREA | 2,931 SF

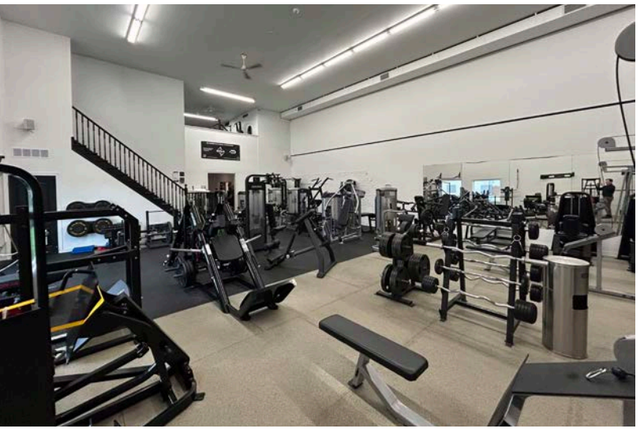
ZONING | EM-2

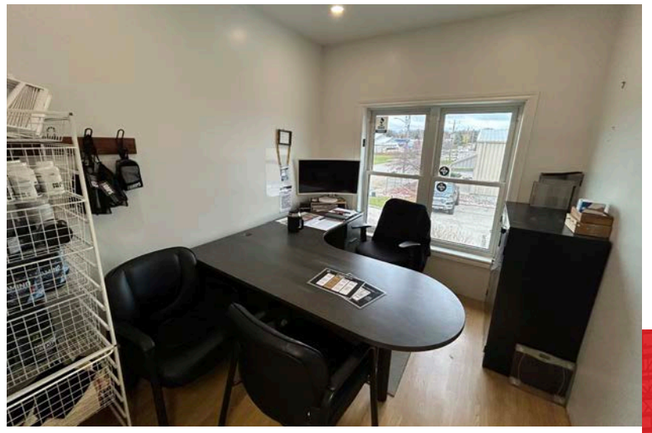
CLEAR HEIGHT | ~20'

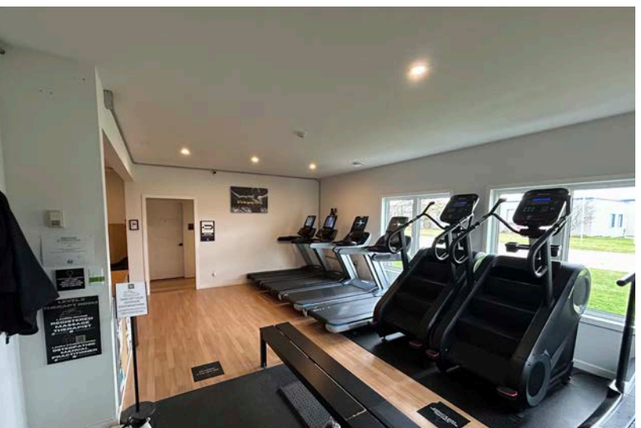
LEASE RATE | $13.00 / SF Net

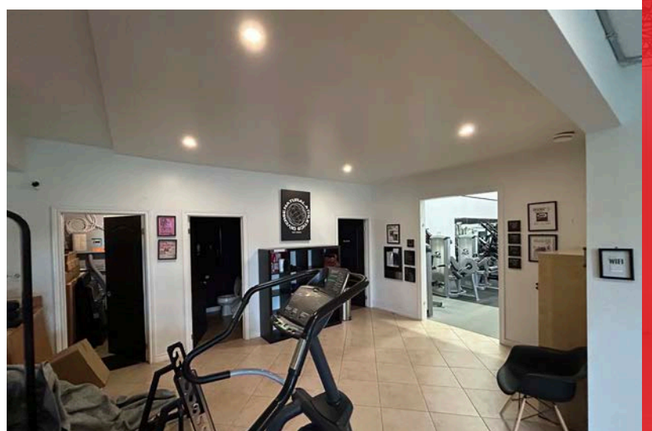
ADDITIONAL RENT | $5.75 / SF





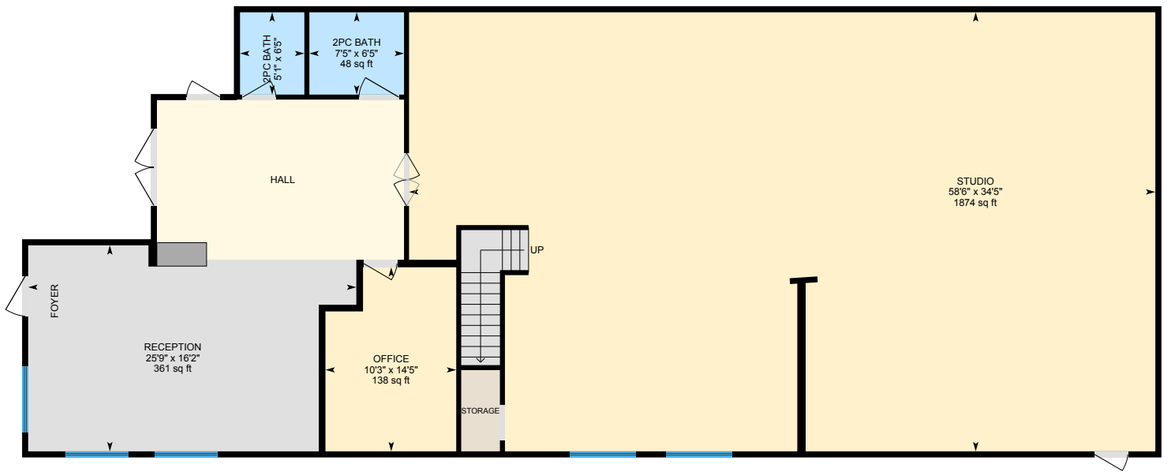






FLOOR PLAN

2,931 SF



Close Proximity to HWY 21

20' Clear Height

On-site Parking

Amenities Nearby

High Traffic Area

EM-2 Zoning

PERMITTED USES

(Complete list available upon request)

- Business Incubator
- Catering Service
- Commercial Laundry
- Commercial Printing
- Commercial Recreation
- Convenience Store
- Health Services Facility / Clinic
- Light Industrial
- Manufacturing
- Microbrewery, Winery and Distillery
- Research and Development
- Veterinary Clinic or Office



DOWNTOWN ELMIRA	2KM	STRATFORD	55KM
WATERLOO	13KM	ST. MARYS	86KM
KITCHENER	21KM	LONDON	123KM
GUELPH	30KM	GRAND BEND	128KM

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**Broker *Sales Representative