

Austin & Austin

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Austin & Austin Realty Ltd. • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



Now Available for sub-lease - 490 Government Road, Dryden, Ontario

Excellent quality structure measuring 7,560 sq/ft +/-, consisting of front customer service area/showroom, offices, parts counter, staff rooms. Rear portion is a 5 bay service department.

Site size being 208 foot frontage with excellent visual exposure to the Trans-Canada Highway #17. Depth of 153 ' with a rear fenced in compound.

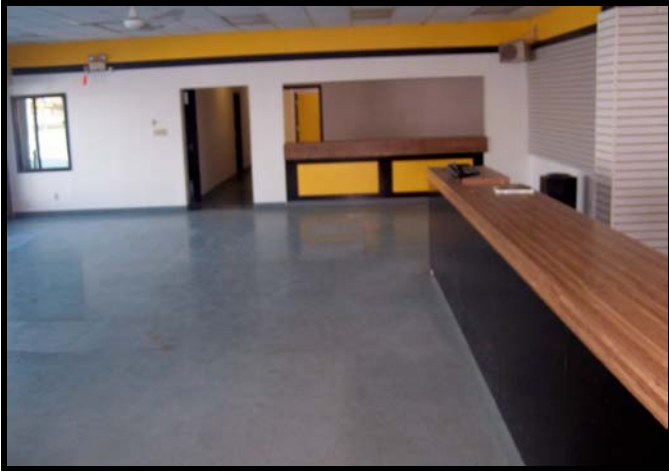
Previous uses have been an automotive sales/service dealership, equipment rental firm.

Asking price is \$5.25 per sq/ft x 7,560 sq/ft = \$39,690 per annum. NNN expenses paid by tenant. Averaging \$7,000 per month including but not limited to: property taxes, utilities, building insurance, sewer/water.

Sublet offering until lease expiration in September of 2010. Extended terms beyond sub-lease expiration to be negotiated with property owner.

Mark Boudreau—Listing Broker, our file C-411

Showroom, customer service area



Customer Service Desk

Wall of street view windows in Showroom



managers office, street & showroom view



Street view, big box retailers



rear view of building with fenced compound

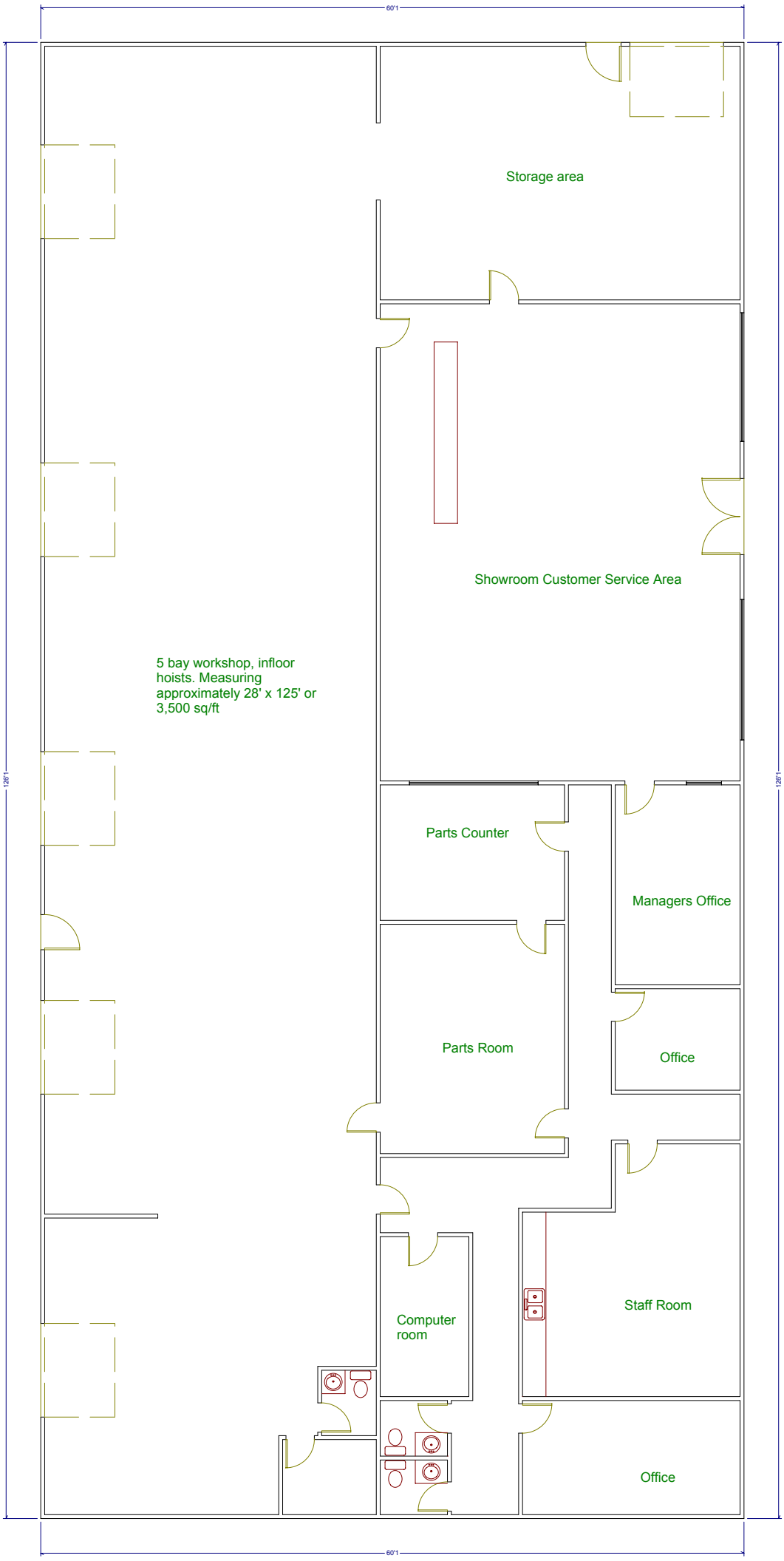


5 bay service area



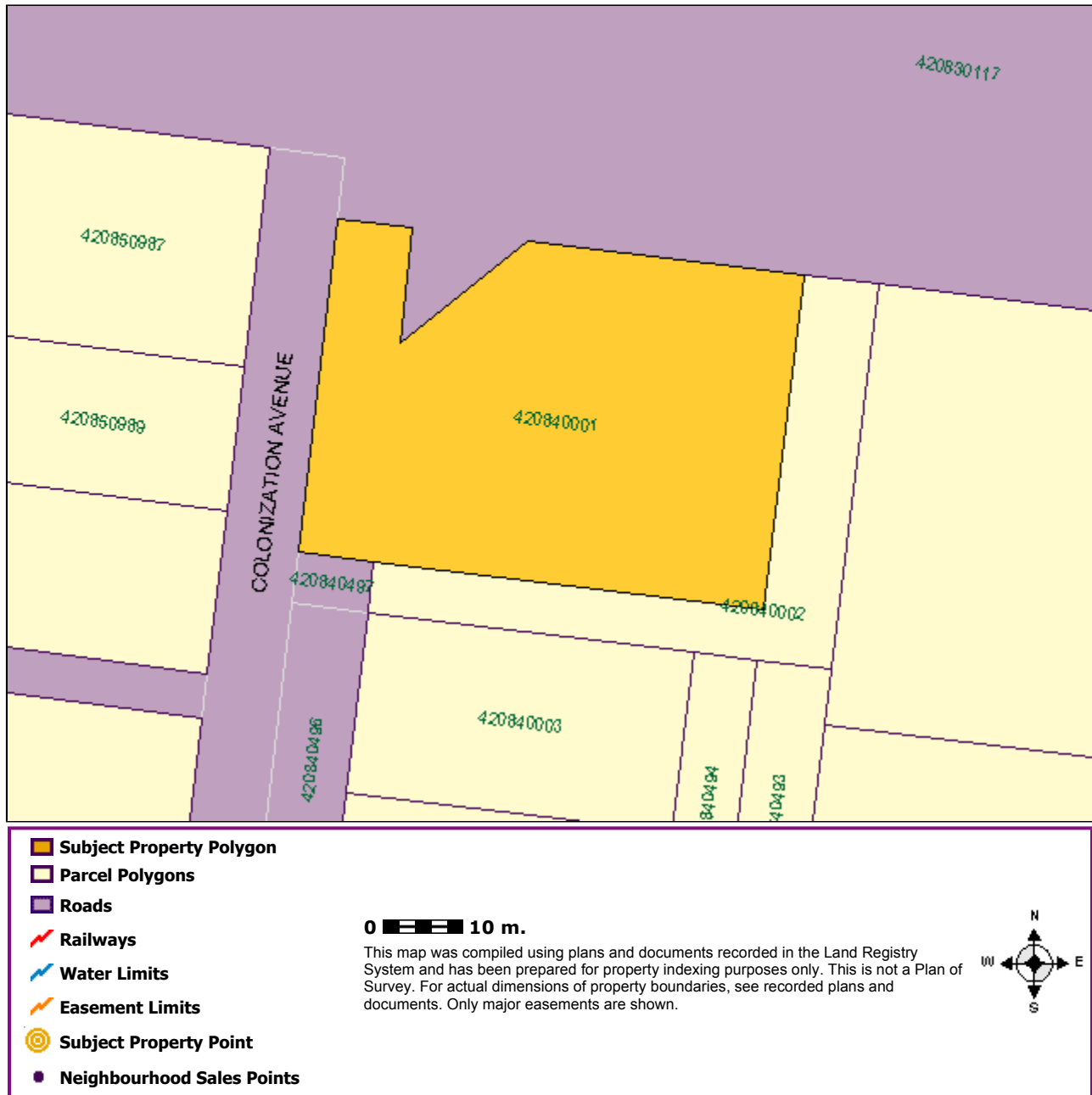
400 amp electrical service





SUBJECT PROPERTY MAP

Tue Nov 18 14:56:40 EST 2008



Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

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