

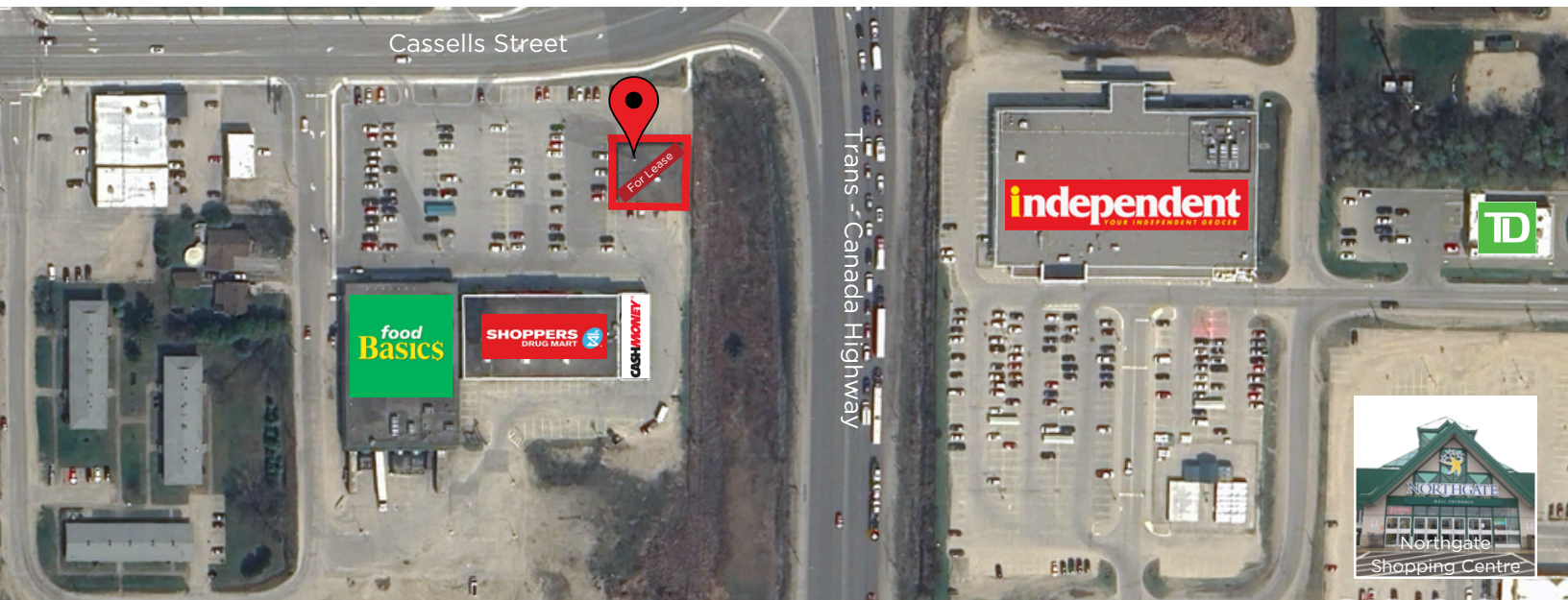
PAD SITE FOR LEASE



**2055 Cassells St.
NORTH BAY, ONTARIO**



2055 Cassells St. NORTH BAY, ONTARIO



THE ATTACHED DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.



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SITE PLAN

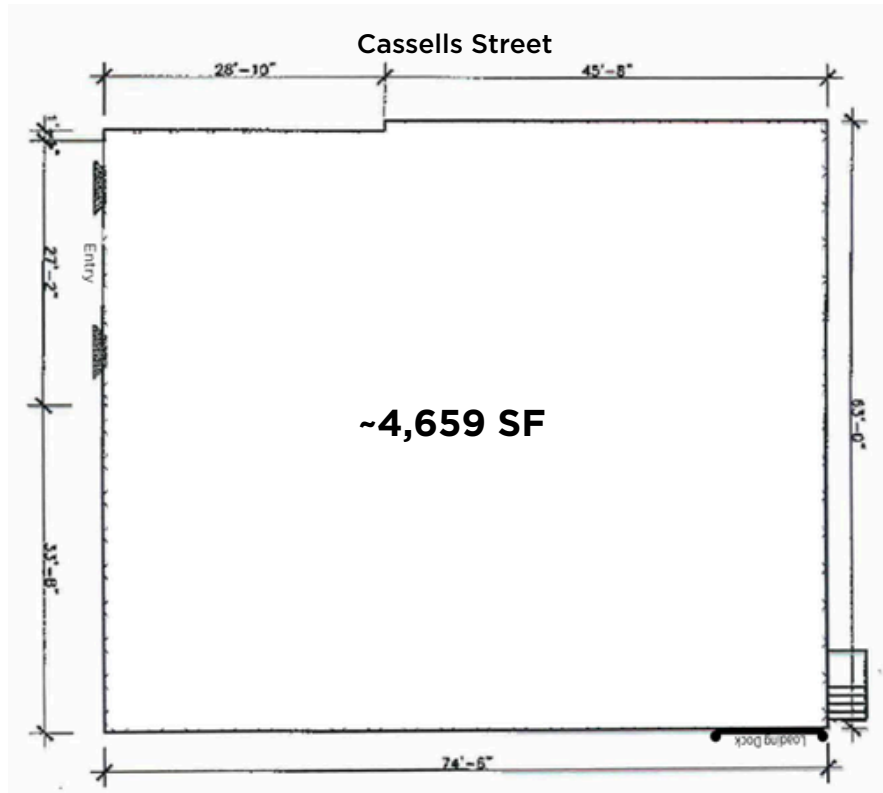


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FLOOR PLAN

~4,659 square feet of gross leasable area



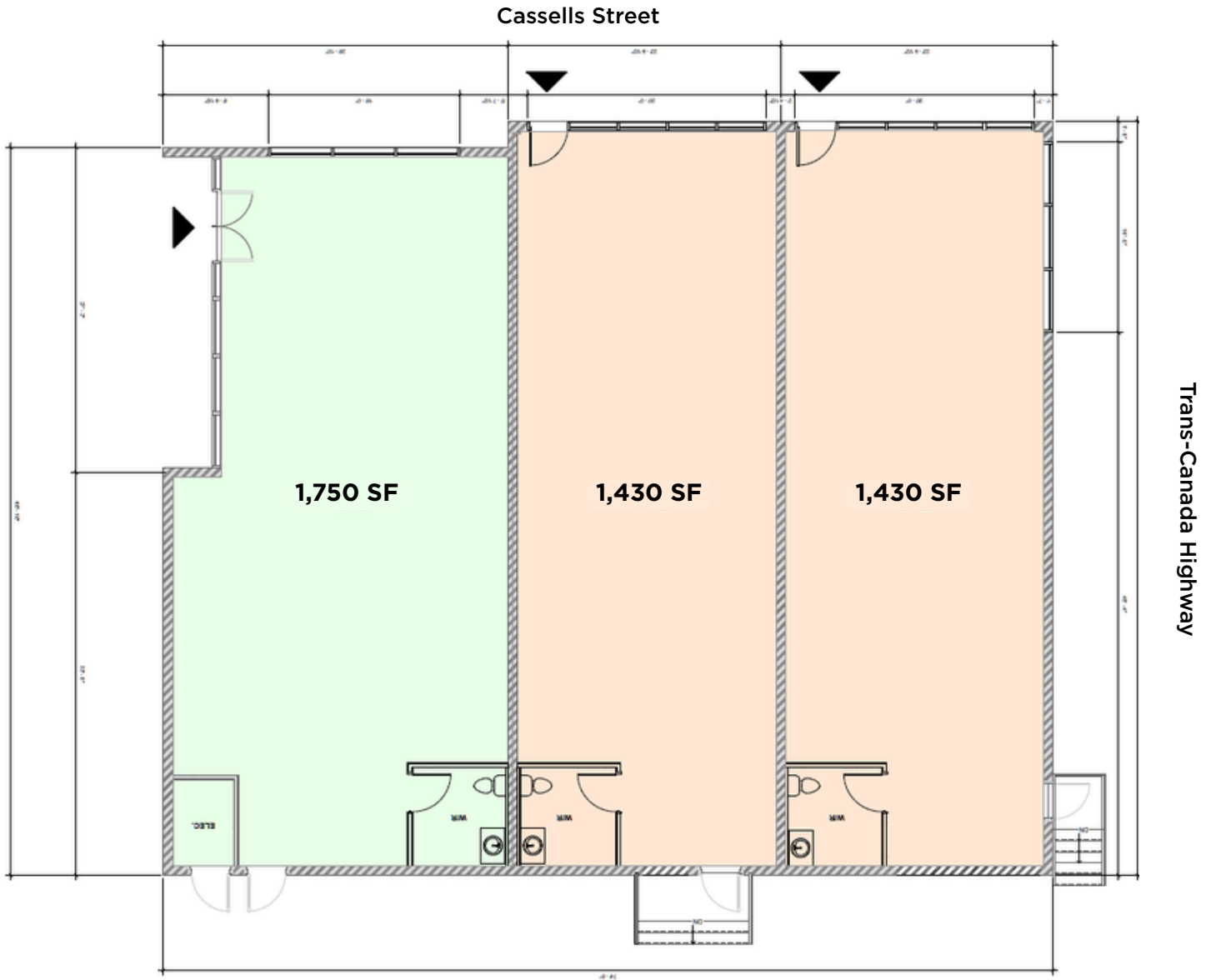
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UNIT HIGHLIGHTS

- This pad measures ~4,659 sq. ft. of gross leasable area within a high-traffic shopping centre anchored by Food Basics and Shoppers Drug Mart.
- The building may be demised into three units of approx. 1,430 sq. ft., 1,430 sq. ft., and 1,750 sq. ft., and a drive-thru layout is being considered.
- The building features one loading dock equipped with a dock leveler.
- Ideally situated adjacent to the Trans-Canada Highway and Highway 11, and across from the Northgate Shopping Centre.
- Available September 1, 2028.



POTENTIAL DEMISING PLAN - 3 UNITS

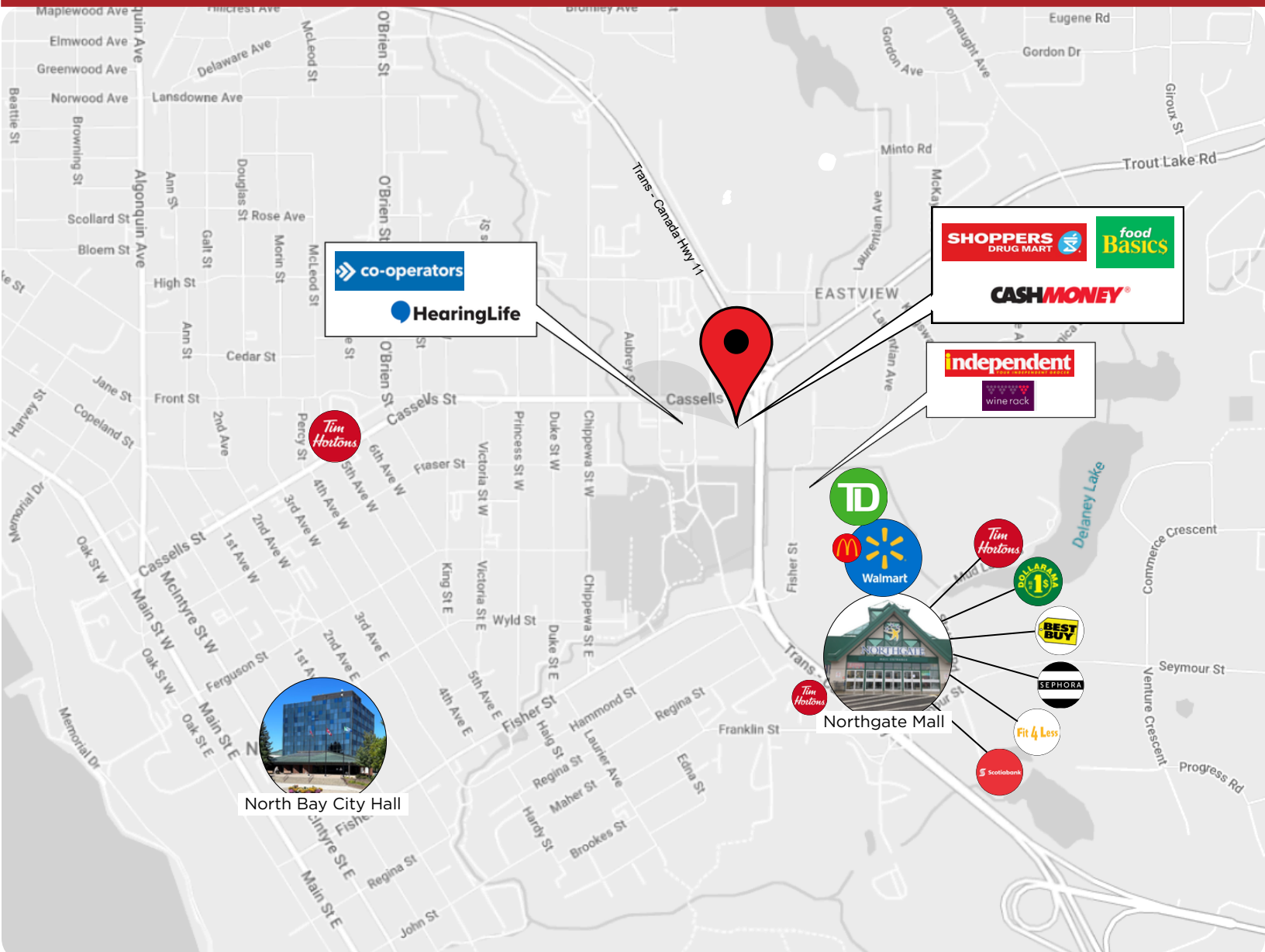


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LOCATION



Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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