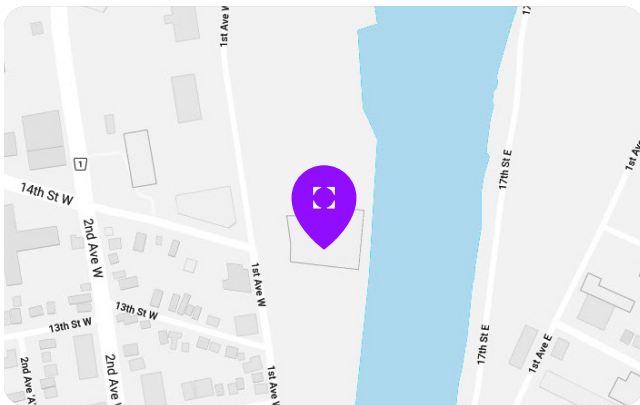




# Owen Sound Family Health Centre

1415 First Ave West, Owen Sound, Ontario



## Location Highlights



### Major Intersection

1st Ave West and 14th Street West



### Nearest Hospital

3.9km Owen Sound Hospital



### Public Transit Access

Owen Sound Transit

## Leasing Inquiries



**Kasia Mnich**  
Leasing Manager

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1415 First Ave West, Owen Sound, Ontario



## Property Description

Owen Sound Family Health Centre is a three-storey, 74,418 square foot medical office building centrally located on the shore of Georgian Bay Harbour in downtown Owen Sound. Constructed in 2012, the new-generation medical office building is fully accessible, features multiple showers and locker rooms for tenant use, and is home to the Owen Sound Family Health Team, comprised of 22 family physicians. The building provides a full-range of healthcare services, including a pharmacy, lab, dental clinic, diagnostic imaging, and audiology as well as additional ancillary service providers. The property is easily accessed by car or public transit and has ample on-site surface parking for tenants and visitors.

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## Property Highlights

<b>Building Size</b>	77,542 sq.ft.
<b>Floors</b>	3
<b>Asking Rent Starting At</b>	\$15.00 psf
<b>Additional Rent (est. 2023)</b>	
Operating Costs	\$6.43
Realty Taxes	\$7.22
In Suite Cleaning Costs	N/A
<b>Total</b>	\$13.65 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Underground and Surface
<b>Electric Vehicle Chargers</b>	N/A
<b>Wired Score</b>	Yes

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.