

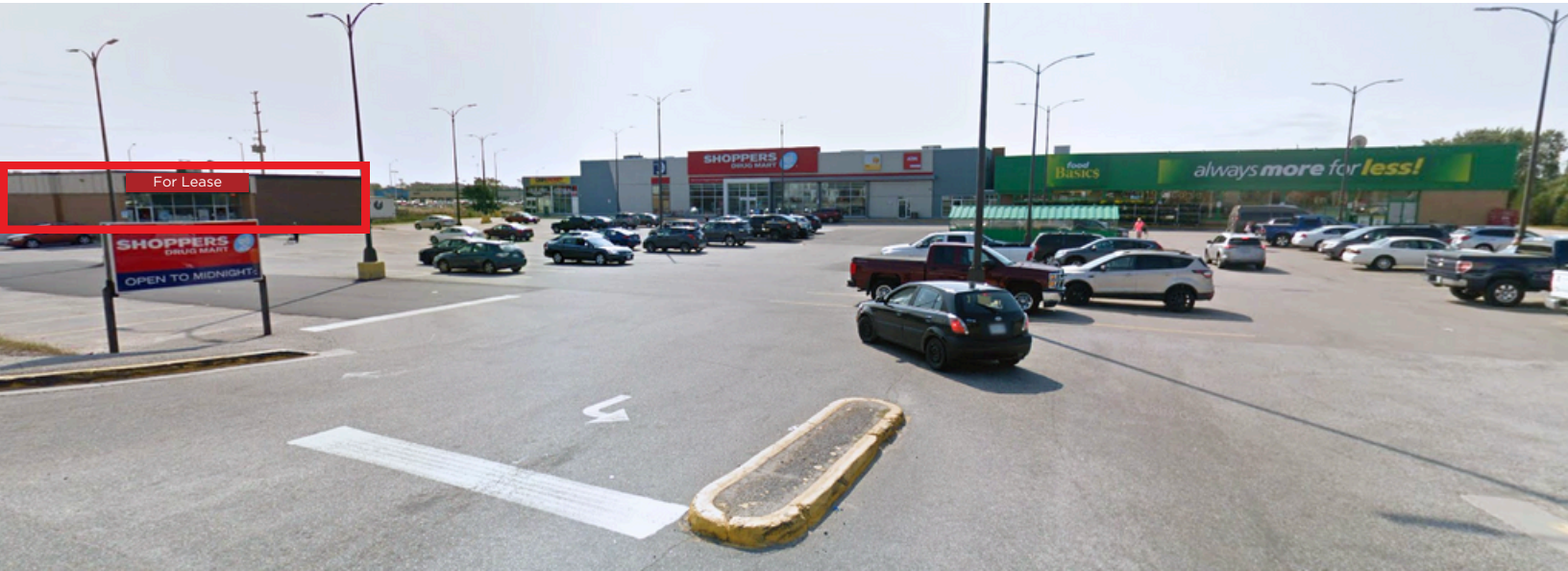
FOR LEASE



**2055 Cassells Street
NORTH BAY, ONTARIO**



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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

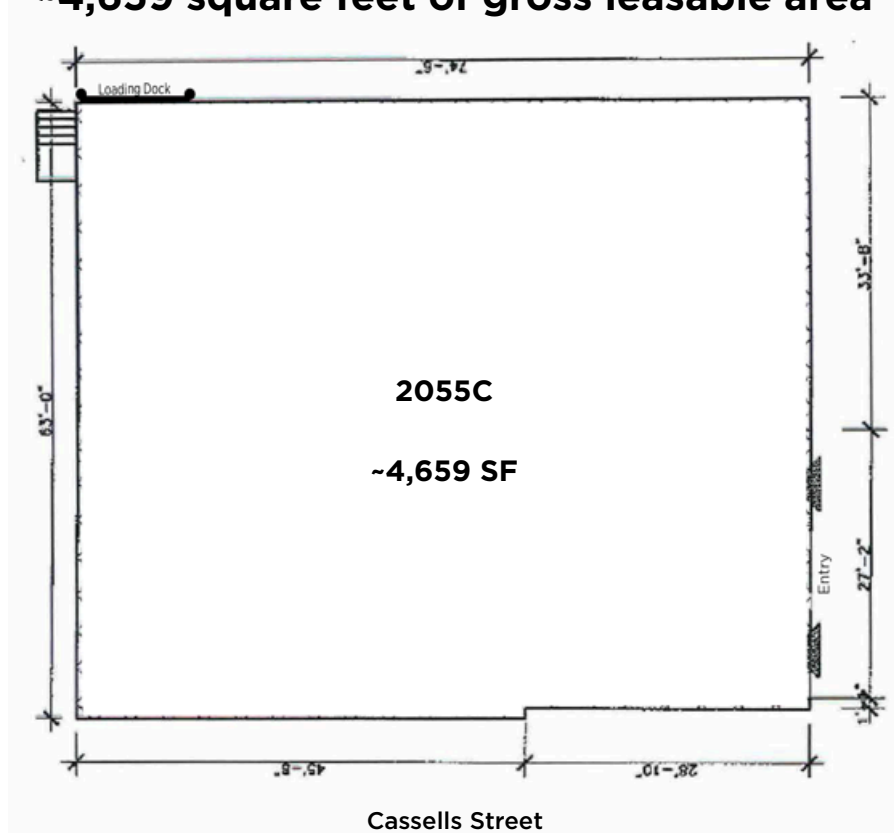


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FLOOR PLAN

~4,659 square feet of gross leasable area



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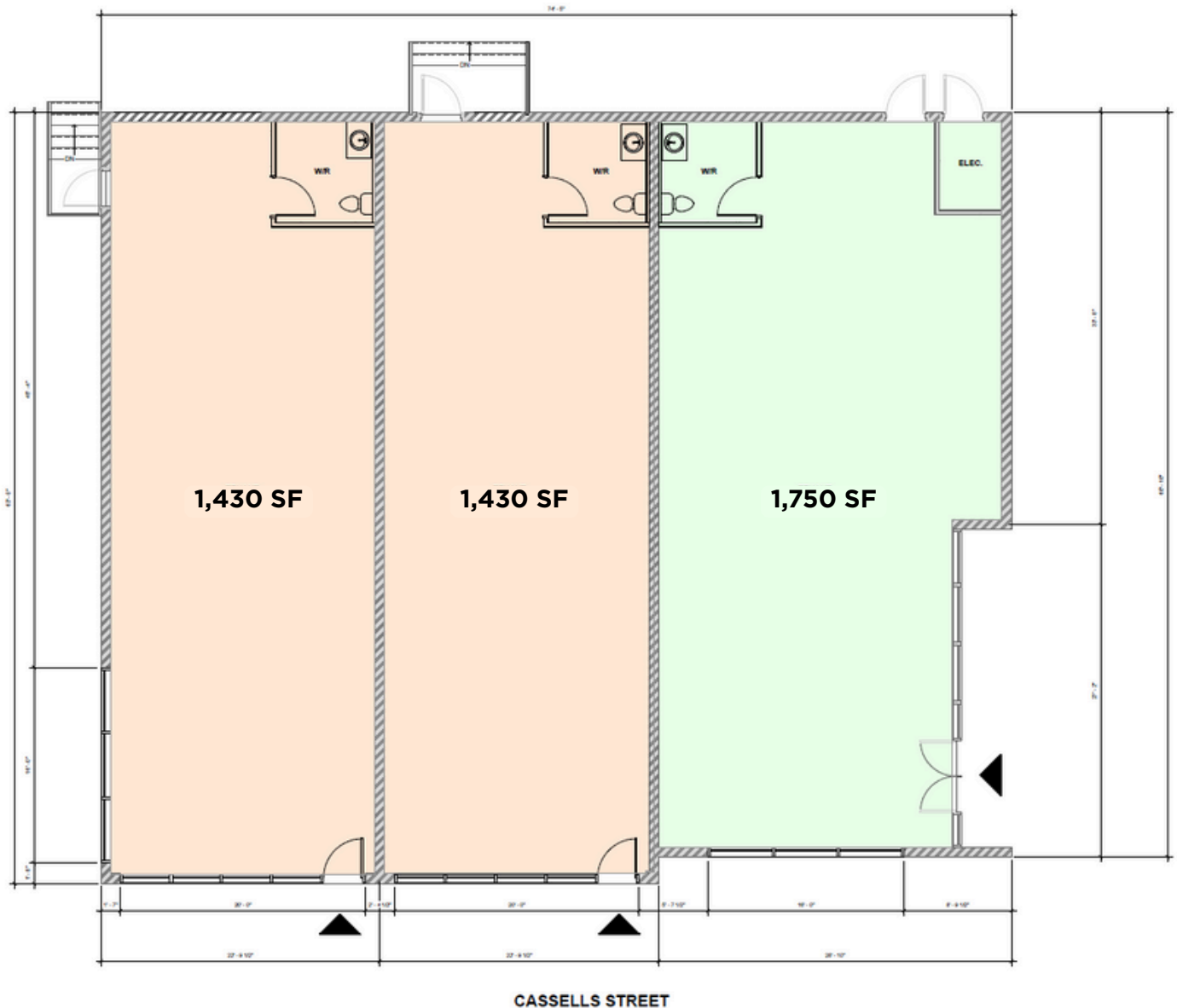
UNIT HIGHLIGHTS

- This pad measures ~4,659 sq. ft. of gross leasable area within a high-traffic shopping centre anchored by national co-tenants.
- The premises may be demised into three units; 1,430 sq. ft., 1,430 sq. ft., and 1,750 sq. ft.
- The building features one loading dock equipped with a dock leveler.
- The plaza offers excellent accessibility and a large on-site parking lot for shoppers.
- Ideally situated adjacent to the Trans-Canada Highway 11 and cross from the Northgate Shopping Centre.
- Available September 1, 2026.



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POTENTIAL DEMISING PLAN - 3 UNITS

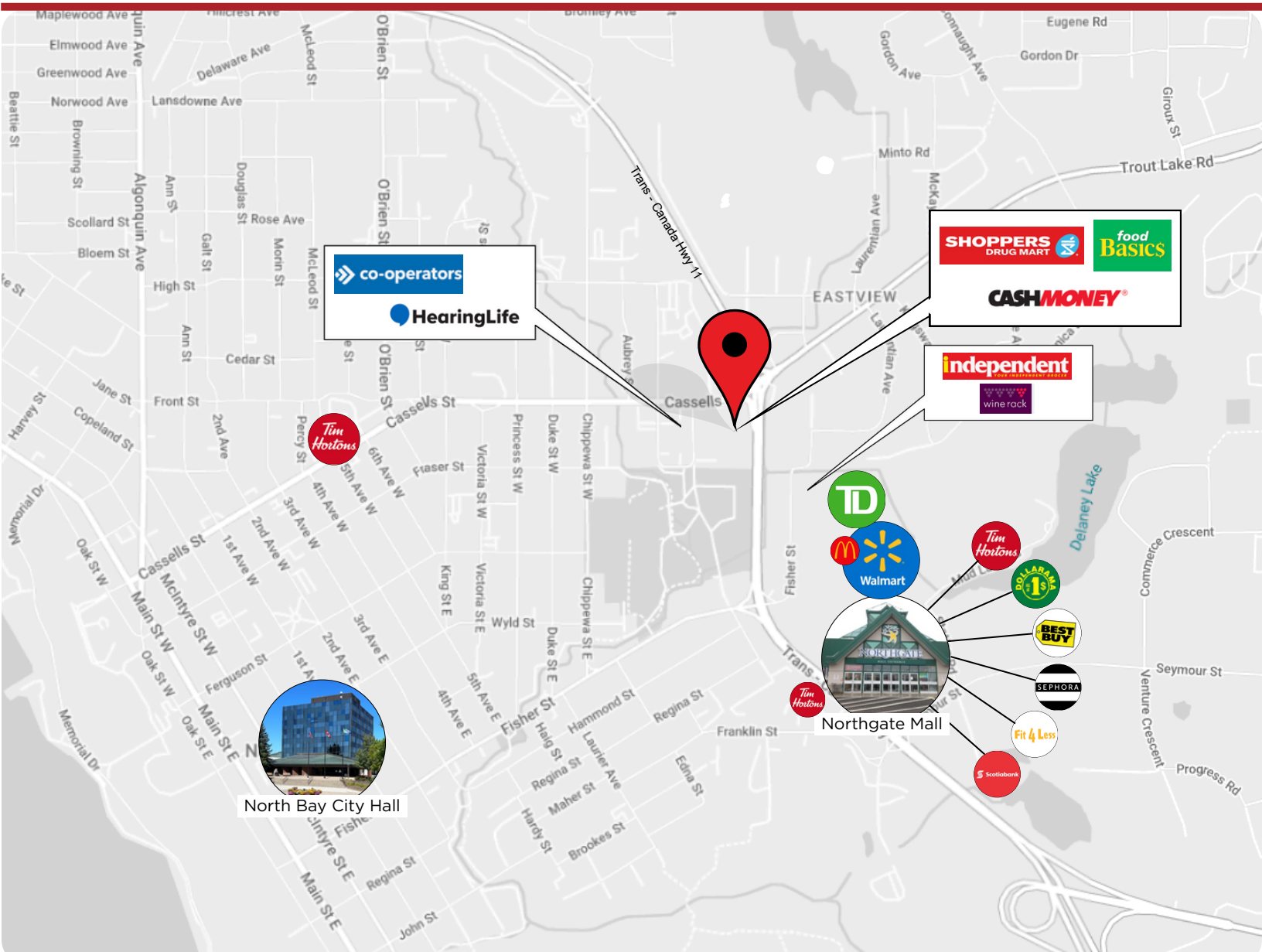


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LOCATION



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 This offering may be altered or withdrawn at any time without notice.

THE PROPERTIES GROUP MANAGEMENT LTD.
236 Metcalfe Street, Ottawa, ON K2P 1R3

(613) 369-5635 / leasing@prpgrp.com
www.thepropertiesgroup.ca