



LISTINGS UPDATE

COMMERCIAL

FEATURED PROPERTIES

FEBRUARY 2018

OFFICE/WAREHOUSE FOR LEASE



935 HENRY AVENUE

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LEASE

PROPERTY	AVAILABLE (SF)	BASIC RENT (per SF per annum)	ADDITIONAL RENT (per SF per annum)	TAXES	DESCRIPTION
 <p>935 Henry Avenue (click for more details)</p>	<p>2,400 SF, 4,200 SF, 5,145 SF & 6,600 SF units available</p>	<p>CONTACT AGENT</p>	-	-	<p><u>OFFICE/WAREHOUSE SPACE FOR LEASE</u></p> <ul style="list-style-type: none"> All warehouse units have grade level loading. Ceiling heights 14' to 24'. 3 phase power. The 5,145 SF unit comes with a 21,000 SF outdoor fenced compound.
 <p>156 St. Annes Road (click for more details)</p>	<p>2,688 SF</p>	<p>\$16.00 per SF per annum Net</p>	-	-	<p><u>RETAIL SPACE FOR LEASE</u></p> <ul style="list-style-type: none"> Great central St. Vital location minutes from downtown and St. Vital Centre. Excellent street front exposure to a high traffic street. Available immediately.
 <p>435 Century Street (click for more details)</p>	<p>3rd and 4th floors available. 1,000 SF to 10,000 SF available (5,000 SF floor plate)</p>	<p>\$22.00 per SF per annum</p>	<p>\$7.00 per SF per annum (2018 Estimate)</p>	-	<p><u>NOW PRE-LEASING! FIRST CLASS OFFICE SPACE</u></p> <ul style="list-style-type: none"> LATE 2018 OCCUPANCY. Incredible opportunity for a premier corporate location. Prime building signage available that will have excellent exposure to one of the best traffic flows in Winnipeg. Beautiful contemporary design. Ample on-site parking and good street parking nearby.
 <p>944 Elgin Avenue (click for more details)</p>	<p>1,450 SF</p>	<p>\$1,350 per month (Semi-Gross Rent)</p>	-	-	<p><u>OFFICE/WAREHOUSE SPACE FOR LEASE</u></p> <ul style="list-style-type: none"> Nice affordable office/warehouse space. Approximately 350 SF office area with the balance being open warehouse. 1 grade level loading door. Ceiling Height: 10' clear. Power: 125 amp single phase. Semi-Gross Rent includes all operating costs, property taxes and utilities except gas, plus GST


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LEASE SALE

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SALE

PROPERTY	AVAILABLE (SF)	ASKING PRICE	TAXES	DESCRIPTION
 <p>415 Madison Street (click for more details)</p>	<p>13,505 <i>(Building Area)</i></p> <p>15,546 <i>(Land Area)</i></p>	<p>\$1,095,000</p>	<p>\$24,843 (2016)</p>	<p><u>Industrial Building For Sale</u></p> <ul style="list-style-type: none"> • Concrete block manufacturing building built in 1988 with high ceilings and high power. • Ceiling Height: 20' • Loading: 1- 16' grade level door • Power: 600 volt, 500 amp, 3 phase <p>CONDITIONALLY SOLD</p>

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