



LISTINGS UPDATE

COMMERCIAL

FEATURED PROPERTIES

APRIL 2018

OFFICE/WAREHOUSE FOR LEASE



935 HENRY AVENUE

Dave Bergman

Phone: (204) 229-5136

Fax: (204) 452-4359

Email: davidbergman@remax.net

www.thecommercialteam.ca

RE/MAX Professionals
1601 Buffalo Place
Winnipeg, Manitoba
R3T 3K7



The Commercial Team is a division of RE/MAX Professionals.

The information contained herein has been providing to RE/MAX Professionals by others. We do not warranty it's accuracy. You are advised to independently verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contain herein may change from time to time with out notice. The property may be withdrawn from the market at any time without notice.

LEASE

| PROPERTY | SIZE(S) AVAILABLE | BASIC RENT (per SF per annum) | ADDITIONAL RENT (per SF per annum) | TAXES | DESCRIPTION |
|---|---|--|---|-------|--|
|  <p>935 Henry Avenue (click for more details)</p> | 2,400 SF, 4,200 SF, 5,145 SF & 6,600 SF units available | CONTACT AGENT | - | - | <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> | 1,431 SF 2,688 SF | \$16.00 per SF per annum Net | - | - | <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> | 3rd and 4th floors available. 1,000 SF to 10,000 SF available (5,000 SF floor plate) | \$22.00 per SF per annum | \$7.00 per SF per annum (2018 Estimate) | - | <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> | 1,450 SF | \$1,350 per month (Semi- Gross Rent) | - | - | <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 |

Dave Bergman
Phone: (204) 229-5136
Fax: (204) 452-4359
Email: davidbergman@remax.net

LEASE




SALE

www.thecommercialteam.ca

RE/MAX

COMMERCIAL

LEASE

| PROPERTY | SIZE(S) AVAILABLE | 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>1819 Main Street (click for more details)</p> | <p>1,960 SF (Main Floor)</p> <p>784 SF (Lower Level Area)</p> | <p>\$12.00 per SF per annum</p> | <p>\$4.36 per SF per annum</p> | - | <p><u>Stand Alone Retail/Office Building For Lease</u></p> <ul style="list-style-type: none"> Nice single tenant building currently developed as office space but could be opened up for retail use. Parking for 3 cars at the rear of the property and very good street parking available. 784 SF developed lower level includes a bathroom & shower (lower level is free of rent). |
|  <p>570 Panet Road (click for more details)</p> | <p>2,560 SF</p> | <p>\$3,950 per month **</p> | - | Incl. | <p><u>Automotive Repair Building for Lease</u></p> <ul style="list-style-type: none"> Great building for automotive repair use. 4 overhead service bay doors. ** (includes property taxes and building insurance) |

Dave Bergman
Phone: (204) 229-5136
Fax: (204) 452-4359
Email: davidbergman@remax.net

LEASE



SALE

www.thecommercialteam.ca

RE/MAX

COMMERCIAL

SALE

| PROPERTY | SIZE(S) AVAILABLE | ASKING PRICE | TAXES | DESCRIPTION |
|--|---|--------------------|---------------------------|--|
|  <p>415 Madison Street (click for more details)</p> | <p>13,505 SF (Building Area)</p> <p>15,546 SF (Land Area)</p> | \$1,095,000 | \$24,843 (2016) | <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> |
|  <p>894 Portage Avenue (click for more details)</p> | <p>1,430 SF (Main Floor)</p> <p>1,430 SF (Lower Level)</p> <p>22' x 100' (2,200 SF) (Lot Size)</p> | \$279,000 | \$5,597.67 | <p><u>RETAIL BUILDING FOR SALE</u></p> <ul style="list-style-type: none"> • Great little building at a very affordable price! • Currently occupied by the owner and used for a tattoo business that is optional to buy. • The lower level is fully developed space. • Secured parking for up to 3 cars at the rear of the property. |

Dave Bergman
Phone: (204) 229-5136
Fax: (204) 452-4359
Email: davidbergman@remax.net

LEASE

SALE

www.thecommercialteam.ca

RE/MAX

COMMERCIAL