

# NEW RETAIL SPACE FOR LEASE

1 UNIT LEFT



980 St. Anne's Road / Winnipeg, MB

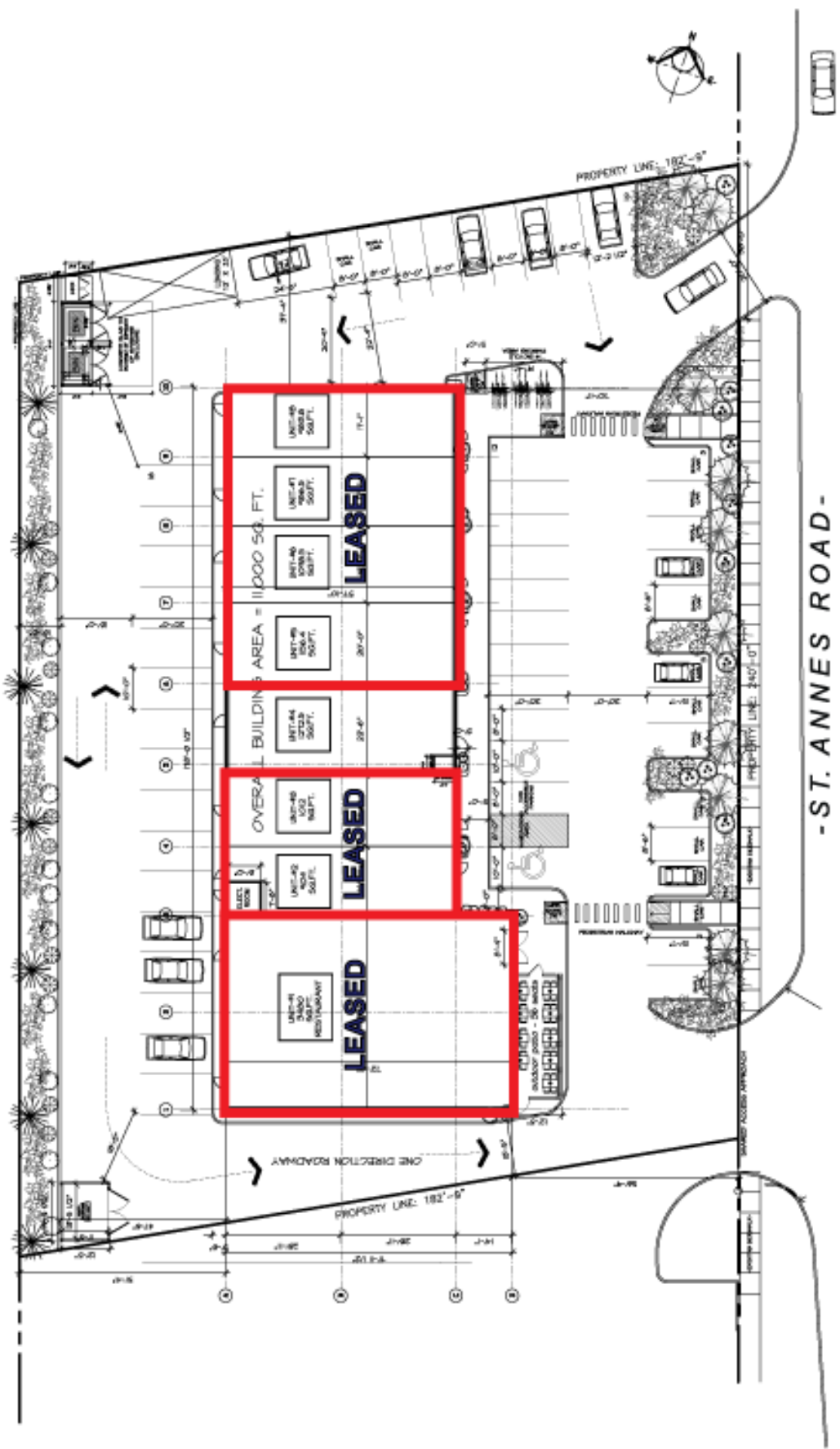
## NEW RETAIL SPACE FOR LEASE

<b>Total Size:</b>	1,124 SF units
<b>Zoning:</b>	C3
<b>Location Description:</b>	Located in South St. Vital at the corner of Ward Avenue
<b>Basic Rent:</b>	\$23.00 net per SF per annum
<b>Additional Rent:</b>	\$6.50 per SF per annum
<b>Management Fee:</b>	5% of the basic rent
<b>Utilities:</b>	Tenant pays directly

**Property Description:** Exciting new retail location in booming south St. Vital next to Oasis Leisure Centre.

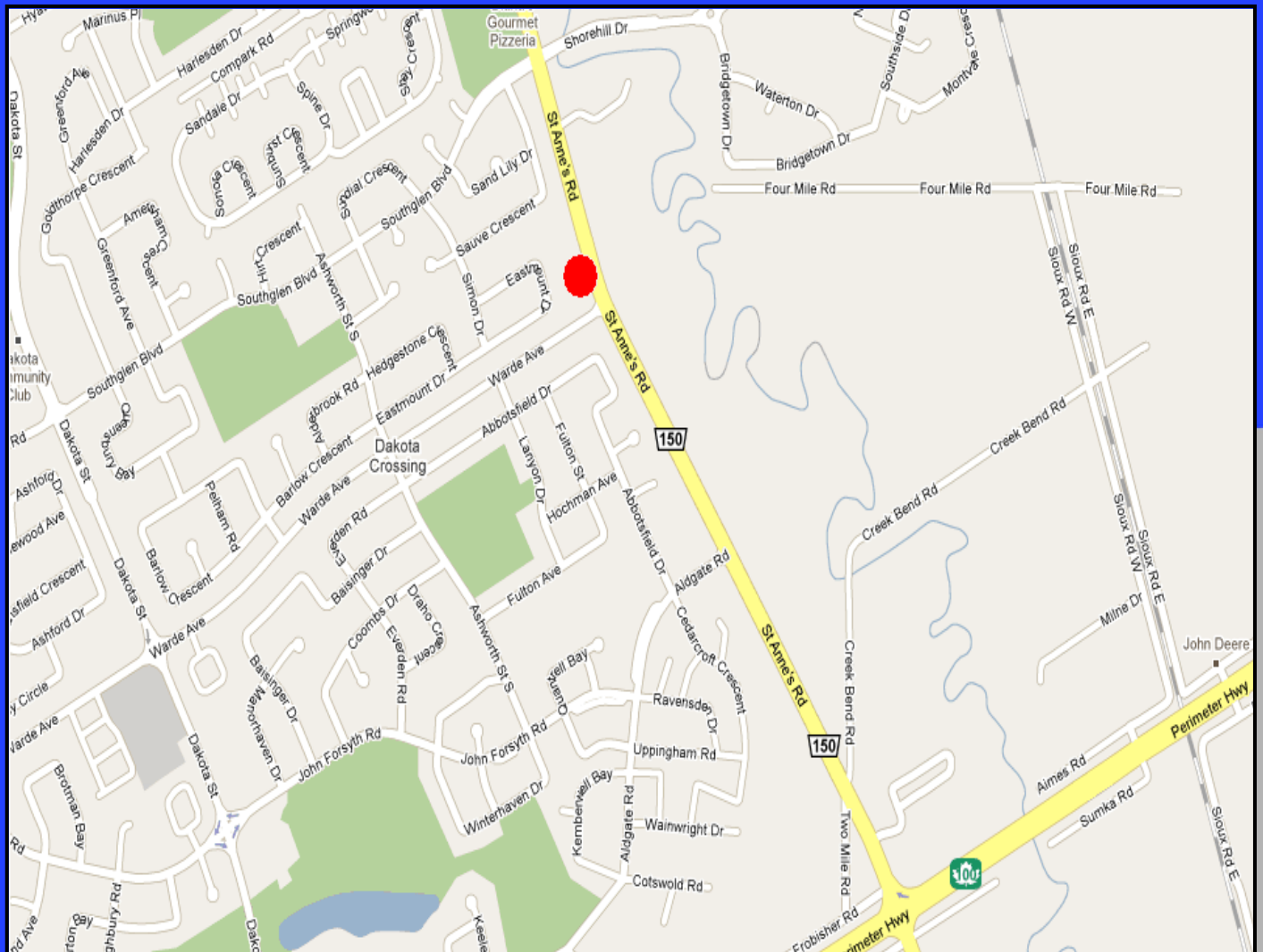
- Generous tenant improvement allowance available.
- Highly visible corner location with great accessibility.
- Ideal location for retail and office tenants with excellent parking
- High traffic route close to the Perimeter Highway and Bishop Grandin Blvd.





# 980 ST. ANNE'S ROAD

DAVID GOYER ARCHITECTURE  
10/10/05



For more information, please contact:

**Dave Bergman**

Phone: (204) 229-5136

Fax: (204) 452-4359

Email: davidbergman@remax.net

[www.thecommercialteam.ca](http://www.thecommercialteam.ca)

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