

FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

1410 Notre Dame Avenue

WINNIPEG, MB

WELL-LOCATED INDUSTRIAL SPACE IN NORTHWEST WINNIPEG



2,400 sq. ft.
AVAILABLE FOR LEASE
(+/-)



STRATEGICALLY
LOCATED NEAR
PACIFIC INDUSTRIAL
PARK



MINUTES AWAY
FROM POLO PARK
SHOPPING CENTRE



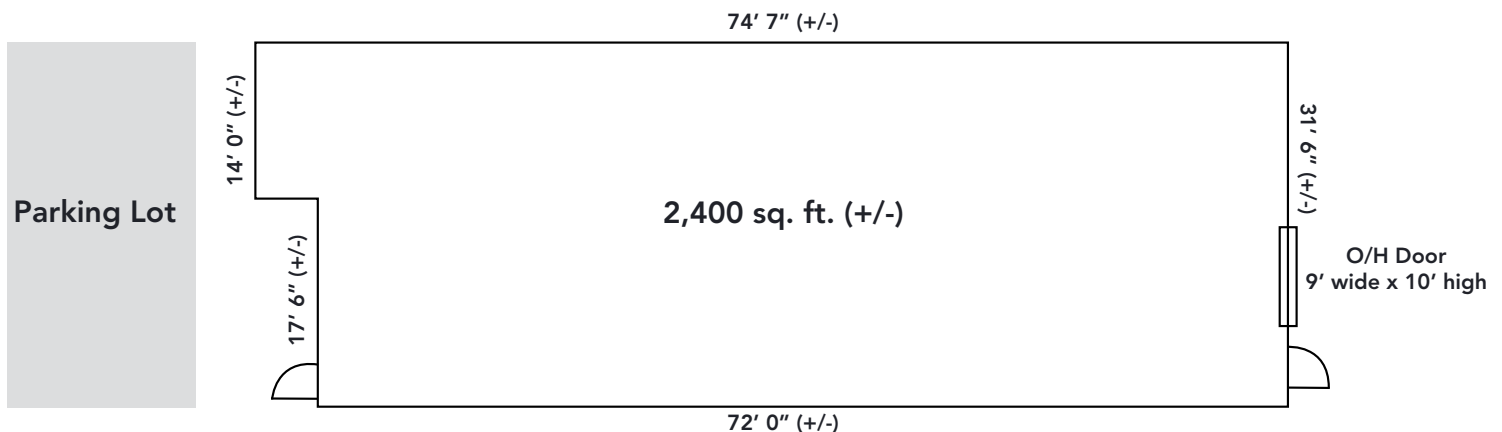
FOUR
ON-SITE PARKING
STALLS WITH
ADDITIONAL EAST
SIDE PARKING

1410 Notre Dame Avenue

PROPERTY DETAILS

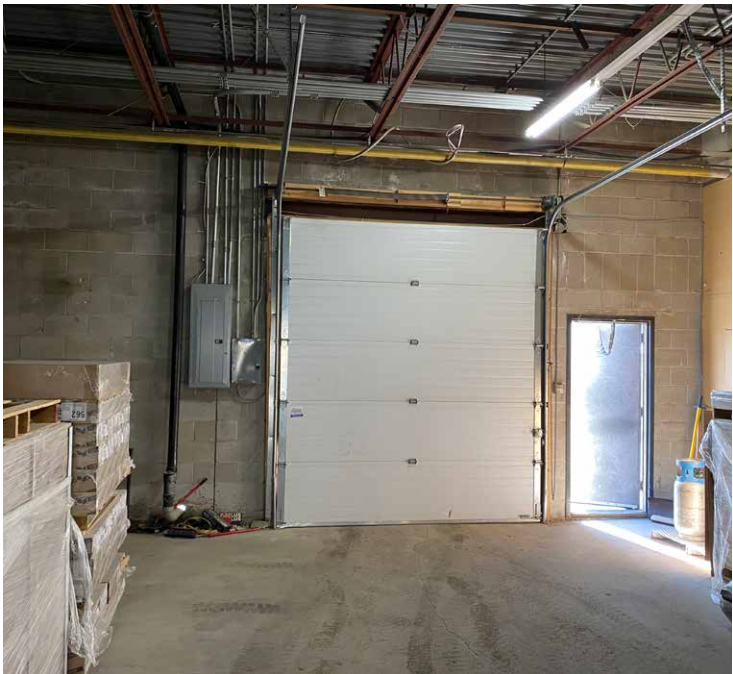
AREA AVAILABLE	2,400 sq. ft. (+/-)
ASKING RENT	\$2,500 per month gross plus utilities
DIMENSIONS	31'-6" wide East Wall: 74'-7" with 14' of frontage width West Wall: 72'-0" with 17'-6" of frontage width
ZONING	M1 - Industrial
LOADING	1 grade door (9' wide x 10' high); 1 man door at back
WASHROOMS	No existing washroom (rough-in plumbing for 1 washroom available)
MECHANICAL	1 rooftop 5 Tonne HVAC, 1 Anthes hanging gas unit heater at the back
ELECTRICAL	1 panel - size 200 AMP single phase
CEILING HEIGHT	14'-6" to underside of deck; 12'-6" to underside of joists
PARKING	4 stalls in front and potential additional stalls at the east side of the property subject to monthly cost
AVAILABILITY	February 1, 2022

FLOOR PLAN



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PROPERTY PHOTOGRAPHS



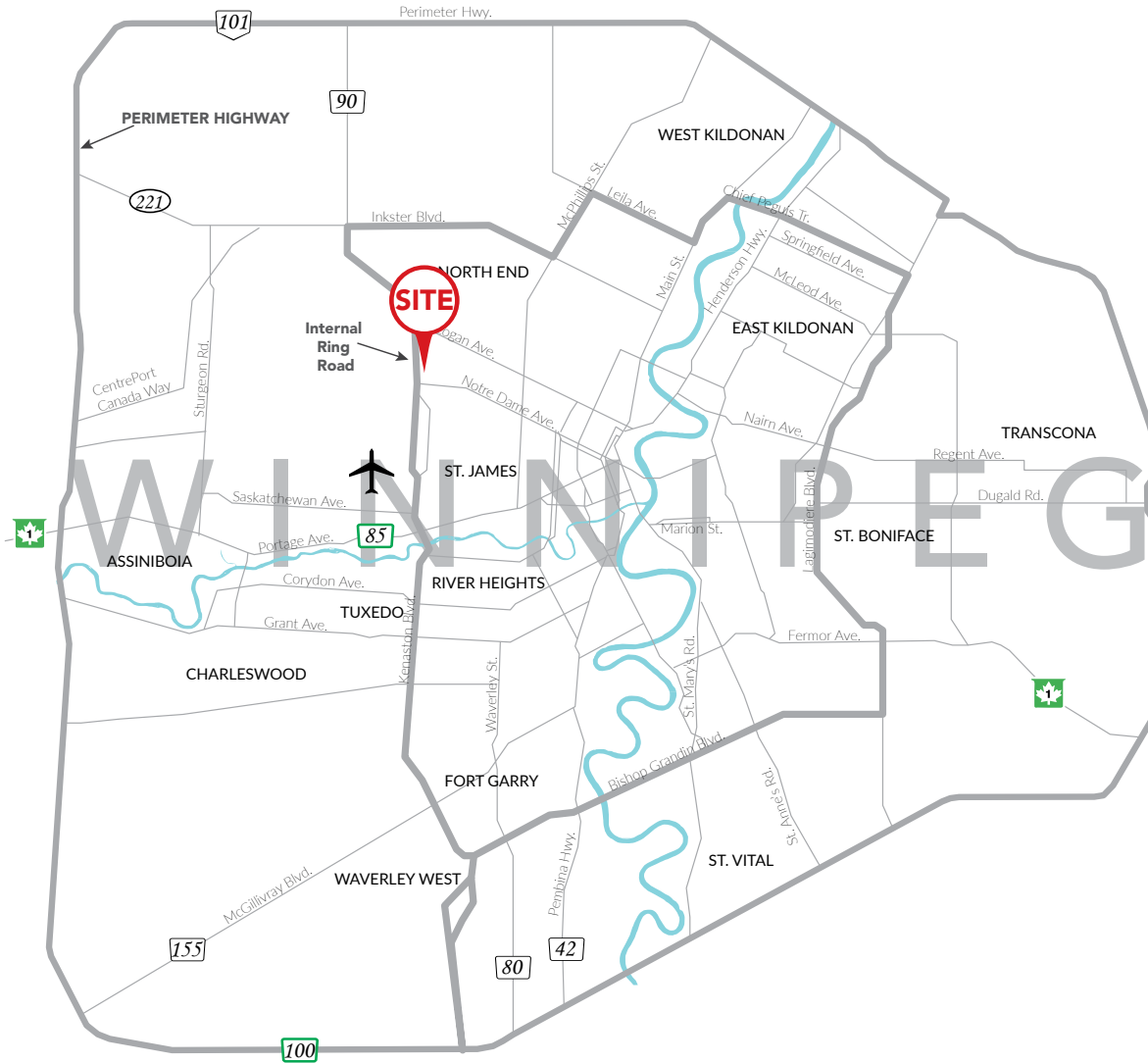
1410 Notre Dame Avenue

ZONING AERIAL



1410 Notre Dame Avenue

DRIVE TIME ANALYSIS



PORTAGE & MAIN
9 minutes



RICHARDSON INTL. AIRPORT
6 minutes



PERIMETER HIGHWAY
11 minutes



POLO PARK SHOPPING CENTRE
6 minutes

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GET CONNECTED

