FOR LEASE

261 Vaughan Street

WINNIPEG, MB

~Retail Space Opportunity in the Heart of Downtown Winnipeg~

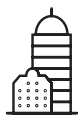**Capital**
COMMERCIAL REAL ESTATE
SERVICES INC.

Incentives

Financial incentive opportunities available to tenants interested in property renovations

Skywalk

Connected by Downtown Winnipeg Skywalk system

Amenities

Close proximity to downtown amenities and restaurants

Parking

Ample parkade and street parking available

261 Vaughan Street

Property Details

AREA AVAILABLE (+/-)	Unit 261:	1,736 sq. ft.
	~~Unit 261-B:~~	~~644 sq. ft.~~ *Leased*
	Total:	2,380 sq. ft.

NET RENTAL RATE	$11.00 per sq. ft.

ADDITIONAL RENT (EST. 2023)	$11.17 per sq. ft. including CAM, taxes and mgmt fees

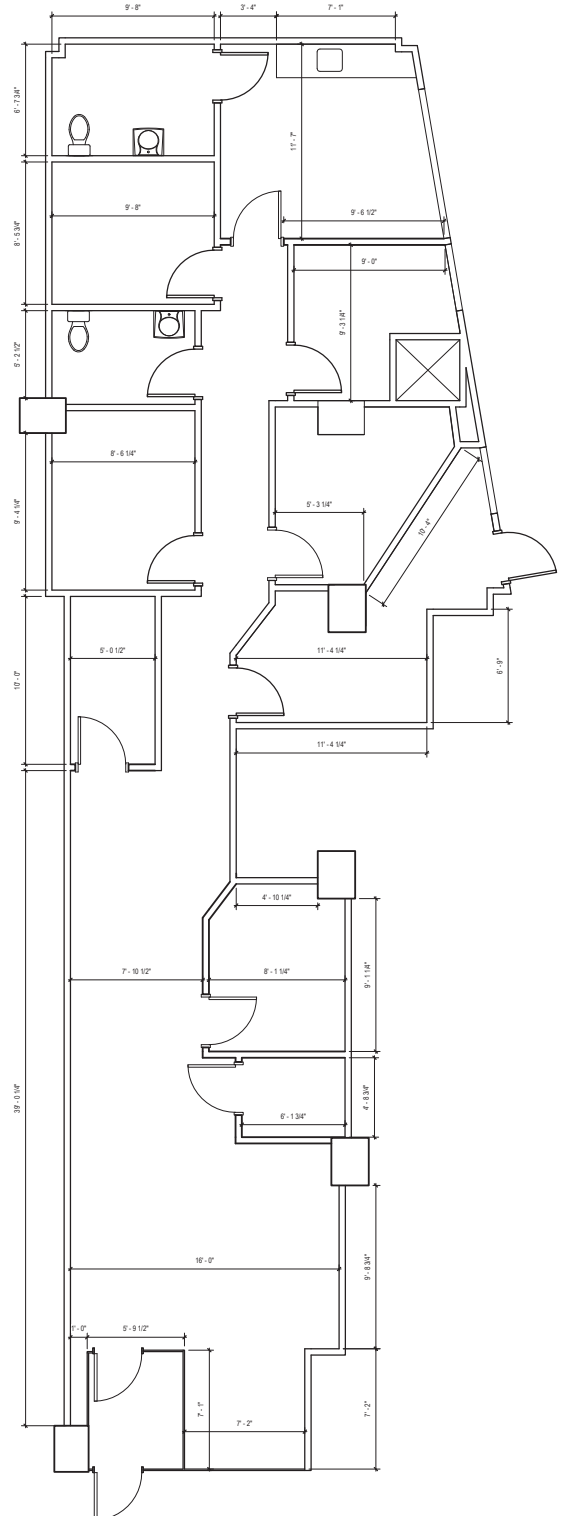|	
ZONING	M - Multiple Uses

HIGHLIGHTS

- Directly connected to Portage Place Mall for Skywalk access
- Adjacent to major Winnipeg Transit bus stops
- Walking distance to Downtown Winnipeg entertainment and amenities including Canada Life Centre and True North Square
- Ample parkade and street parking including heated underground parkade
- On-site security guard available from Monday to Saturday

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SERVICES INC.

capitalgrp.ca

261 Vaughan Street

Unit 261

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Drive Time Analysis

CANADA LIFE CENTRE
3 minutes

RBC CONVENTION CENTRE
4 minutes

UNIVERSITY OF WINNIPEG
1 minutes

PORTAGE & MAIN
3 minutes

THE FORKS
5 minutes

PERIMETER HIGHWAY
19 minutes

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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