

**FOR LEASE**

# 1290-1294 Border Street

WINNIPEG, MB



*~ Mixed-Use Commercial Space in St. James ~*



BOB ANTYMNIUK, Vice President, Sales & Leasing  
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# Property Details

<b>LAND AREA (+/-)</b>	18,749 sq. ft. (0.43 acres)
<b>BUILDING AREA (+/-)</b>	Main Floor 8,252 sq. ft. Second floor 5,791 sq. ft. Total 14,043 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Main Floor: 1,460 sq. ft., 1,620 sq. ft., 2,630 sq. ft. or 5,710 sq. ft. Second Floor: 3,496 sq. ft.
<b>NET RENT</b>	Starting at \$10.00 per sq. ft. for second floor Starting at \$12.00 per sq. ft. for main floor
<b>ADDITIONAL RENT</b>	TBD
<b>ZONING</b>	M2
<b>YEAR BUILT</b>	1967
<b>TAX ROLL NO.</b>	07-010031000
<b>ELECTRICAL</b>	3 Phase, 200 Amp Power

## LOT AERIAL



## HIGHLIGHTS

- » Located in the St. James area close to Polo Park Shopping Centre and the Richardson International Airport
- » Located on the west side of Border Street, just south of Dublin Avenue
- » Building upgrades include new windows and insulation
- » 4 Separate HVAC systems and High Speed Internet Access through two separate fibre optic feeds to the building
- » Versatile layout
- » Good signage opportunities
- » Over 30 paved surface parking stalls (most of which are electrified)




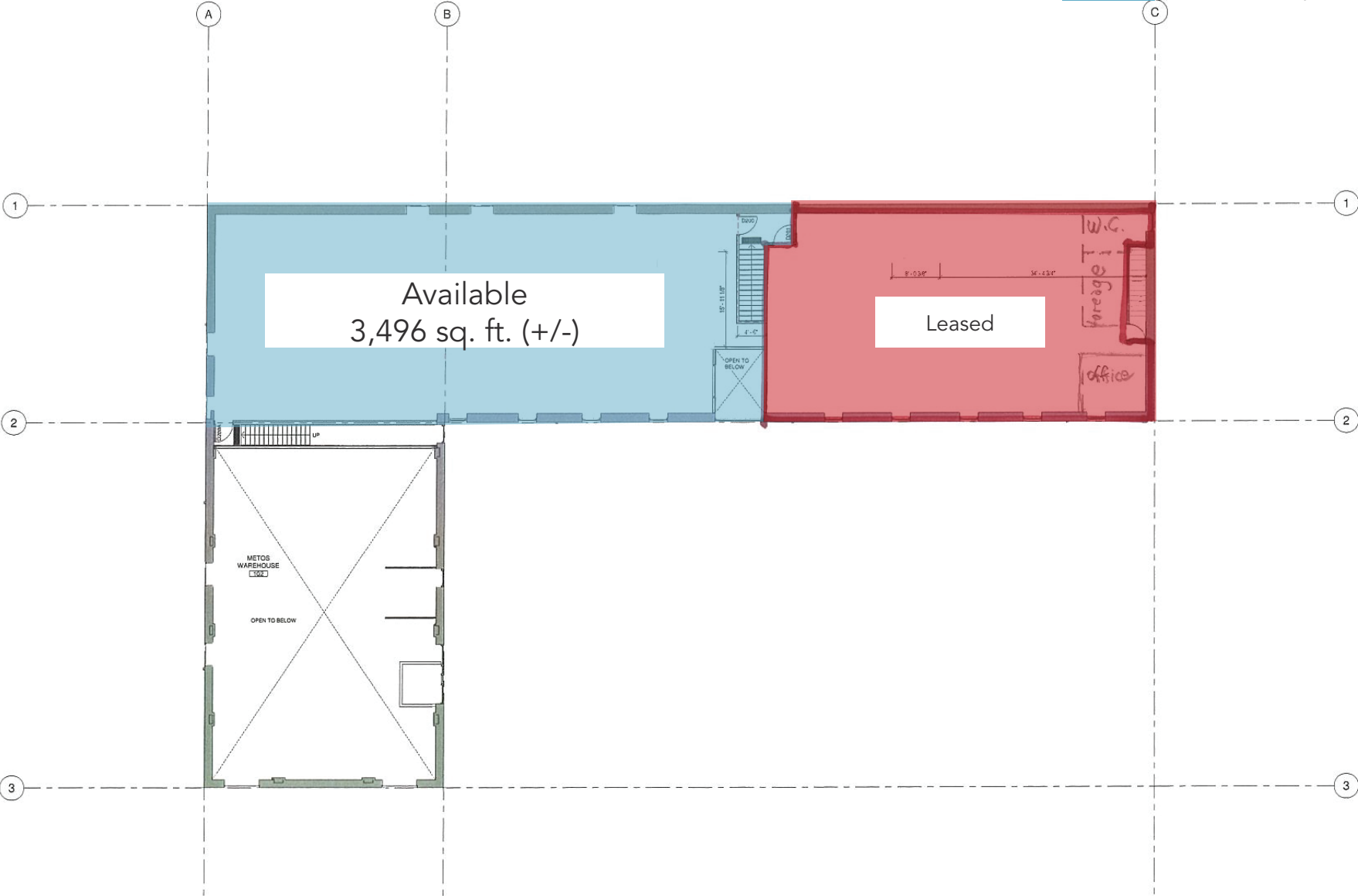
# Main Floor Plan



# Second Floor Plan



 \*Demising Option





COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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