### **FOR LEASE**



# 1555 St. Mary's Road

WINNIPEG, MB

~ Medical/Professional Office in St. Vital ~



PETER KAUFMANN, Vice President, Sales & Leasing (204) 985-1362

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### **Property Details**

AREA AVAILABLE (+/-) Lower Level: 865 sq. ft.

NET RENT \$12.94 per sq. ft.

Property Taxes (2023) \$4.40 per sq. ft.

ADDITIONAL RENT CAM (est. 2023) \$7.76 per sq. ft.

Total \$12.16 per sq. ft.

**CURRENT TENANTS** 

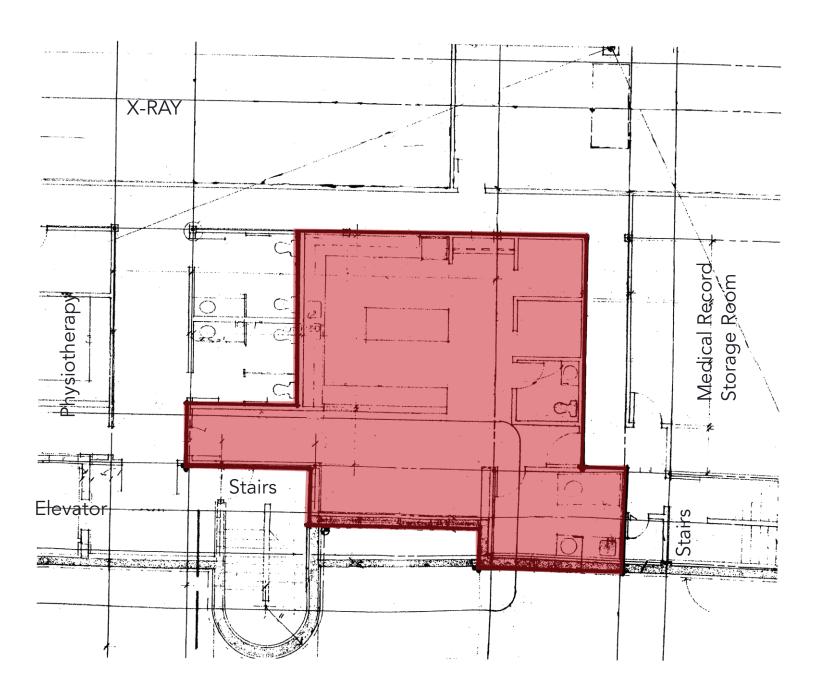
Meadowwood Medical Services, White Prairies Dental, Meadowwood Pharmacy, Robertson Shypit Soble Wood, St. Vital Physiotherapy, St. Vital Radiology Services

#### **HIGHLIGHTS**

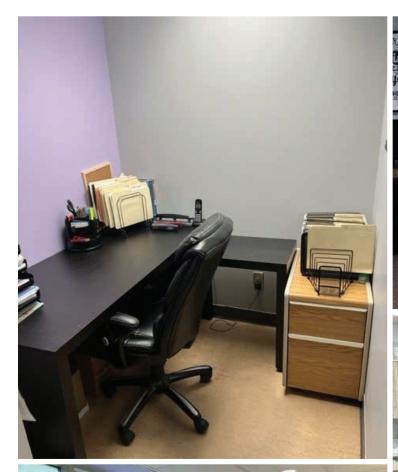
- Large South facing window well
- 2-piece washroom in the space
- Modern Metal-Clad, concrete building with an elevator, 3 stair wells and common washrooms in lower level



## Floor Plan

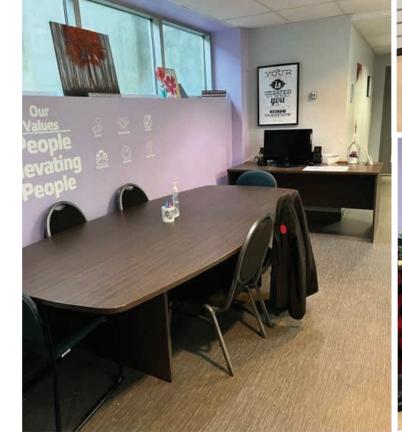


# **Interior Photos**



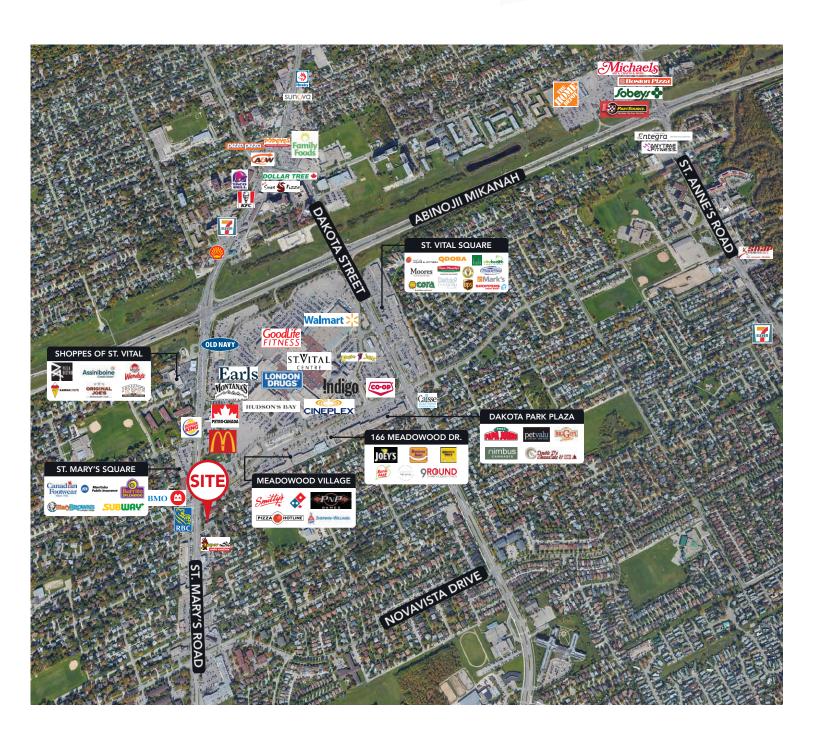








## **Retail Aerial**





#### **Contact**

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Services provided by Peter Kaufmann Personal Real Estate Corporation

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