

LOW COST

OFFICE / STORAGE SPACE



FOR LEASE

1450 Mountain Avenue

WINNIPEG, MB

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Services provided by Trevor Clay Personal Real Estate Corporation

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Services provided by Eric A. Ott Personal Real Estate Corporation

Property Overview

PROPERTY DETAILS

	Second Floor	13,260 sq. ft.
	Main Floor	3,332 sq. ft.
	Main Floor	4,000 sq. ft. Leased
AREA AVAILABLE (+/-)	Main Floor	2,923 sq. ft. Leased
	Total	16,592 sq. ft.*

*Requests for alternative demising configurations will be considered

PROPERTY HIGHLIGHTS

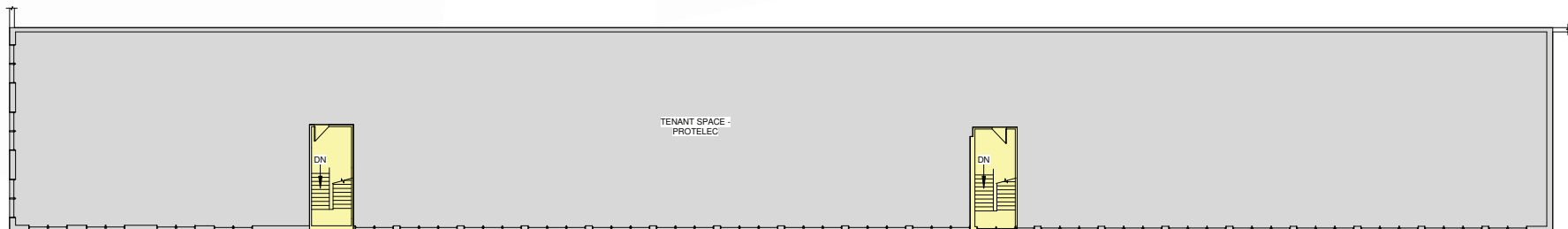
- Multiple configurations of offices on two floors
- Ample on-site parking
- Strategically located in Inkster Industrial Park
- Short term leases available

FLOOR PLAN

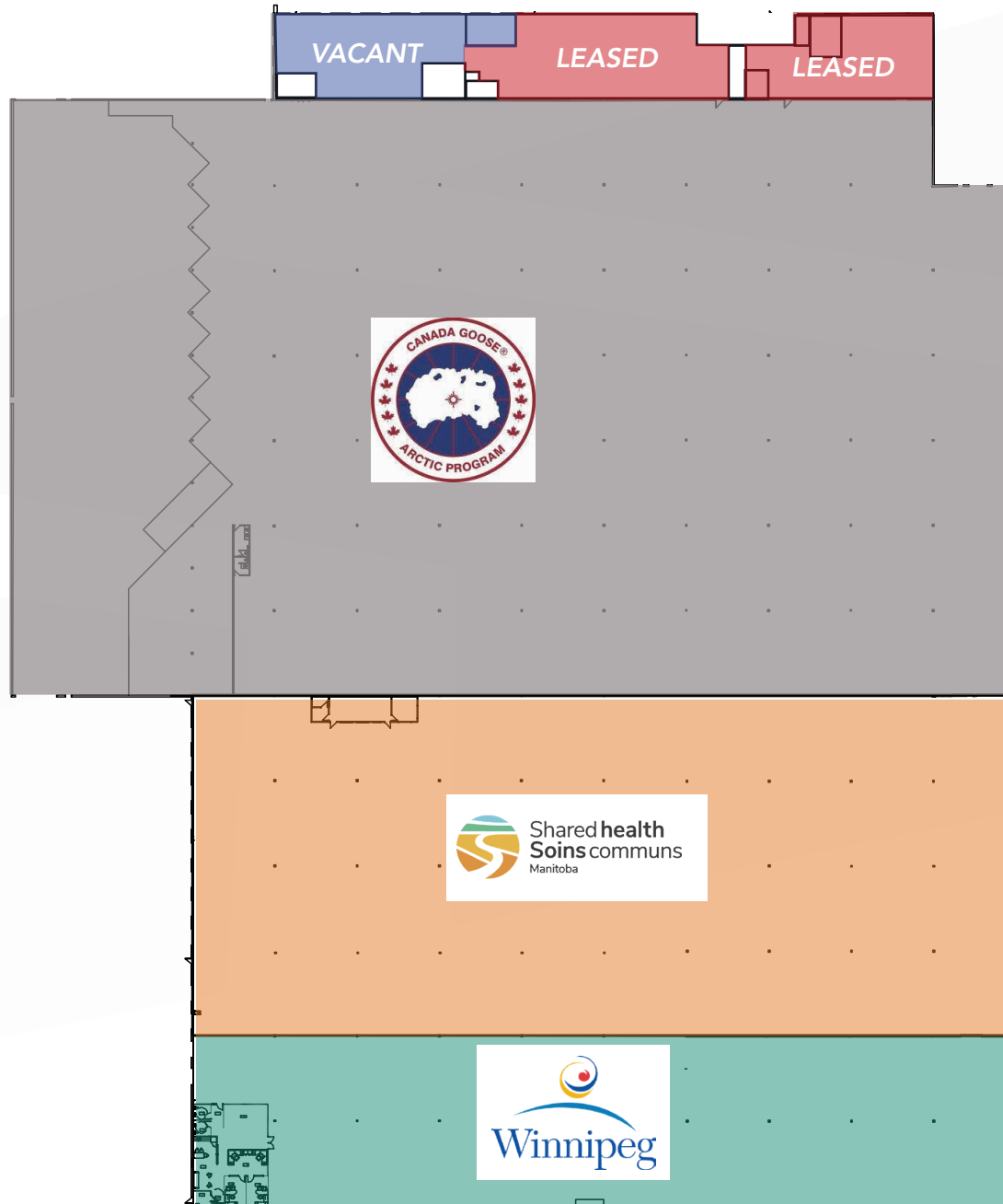
MAIN FLOOR



SECOND FLOOR



Site Plan



Exterior Photos



Interior Photos

MAIN FLOOR



Interior Photos

SECOND FLOOR



Location Aerial



Site Aerial



Northwest Winnipeg Aerial



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
7.0 km | 12 min.



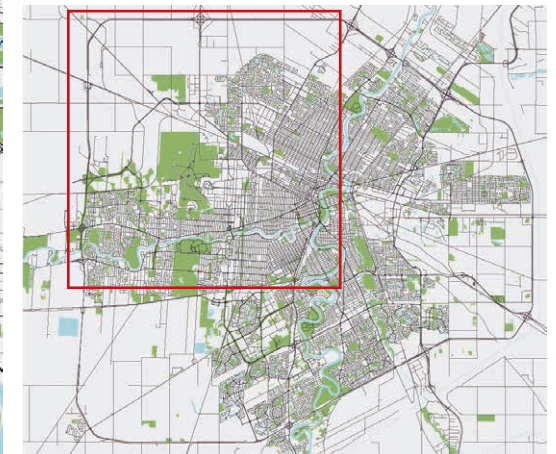
TRANSCANADA HWY.
9.3 km | 11 min.



PORTAGE & MAIN
7.2 km | 14 min.



CANADA / U.S. BORDER
114 km | 85 min.





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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