

~ Back Warehouse Unit with Compound Available at Below Market Rent ~



FOR SUBLEASE

1500 King Edward Street

WINNIPEG, MB

GARY GOODMAN, Vice President, Sales & Leasing
(204) 997-4831
gary.goodman@capitalgrp.ca

ERIC OTT, Associate Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 54,400 sq. ft.

LAND AREA (+/-) 2.60 acres

AREA AVAILABLE (+/-) Unit 4: 16,000 sq. ft.

BASIC RENTAL RATE Market Rates (TBN)

ADDITIONAL RENT \$3.00 per sq. ft. (est. 2024)

ZONING M2 - Manufacturing General

YEAR BUILT 1960 (with addition on 1975)

CLEAR HEIGHT (+/-) 14 ft.

LOADING (1) 12'H x 16'W Grade Level Door

ELECTRICAL 400 Amp, 208 Volt, 3 Phase

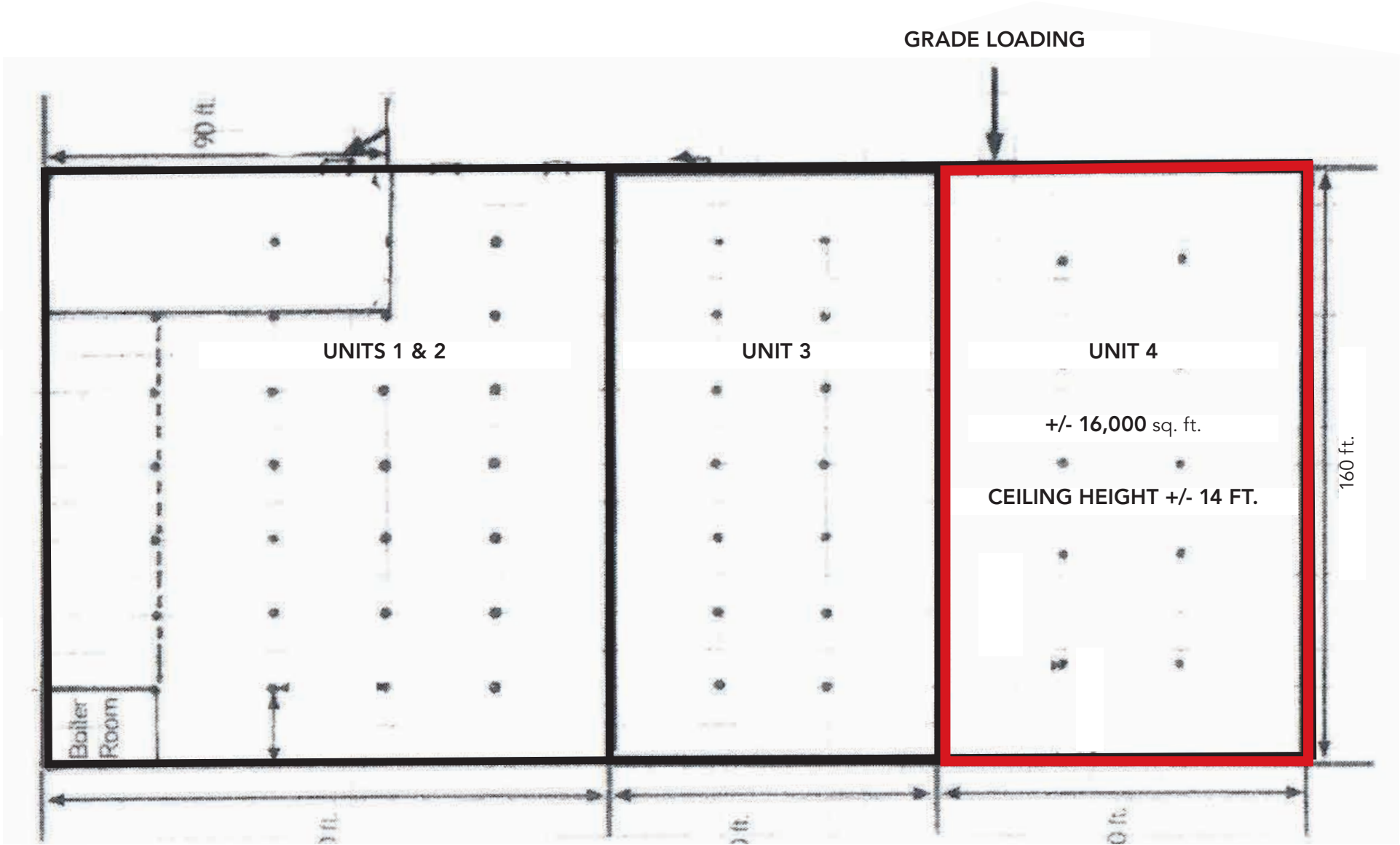
HEADLEASE EXPIRY September 30, 2027

HIGHLIGHTS

- Excellent exposure on King Edward Street
- Close Proximity to James Richardson International Airport
- Compound included



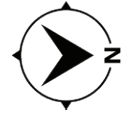
Floor Plan



Photos



Location Aerial



Drive Time Analysis



WINNIPEG AIRPORT
8 minute



TRANSCANADA HIGHWAY
7 minutes



CENTREPORT CANADA WAY
10 minutes



PORTAGE & MAIN
12 minutes



CF POLO PARK
7 minutes



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

gary.goodman@capitalgrp.ca

ERIC OTT, Associate Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.