



# *Land Lease / Build-to-Suit Opportunity*

## 910 Wall Street

**WINNIPEG, MB**



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*Services provided by Luke Paulsen Personal Real Estate Corporation*

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# Property Overview

## PROPERTY DETAILS

SITE AREA 0.76 acres (+/-)

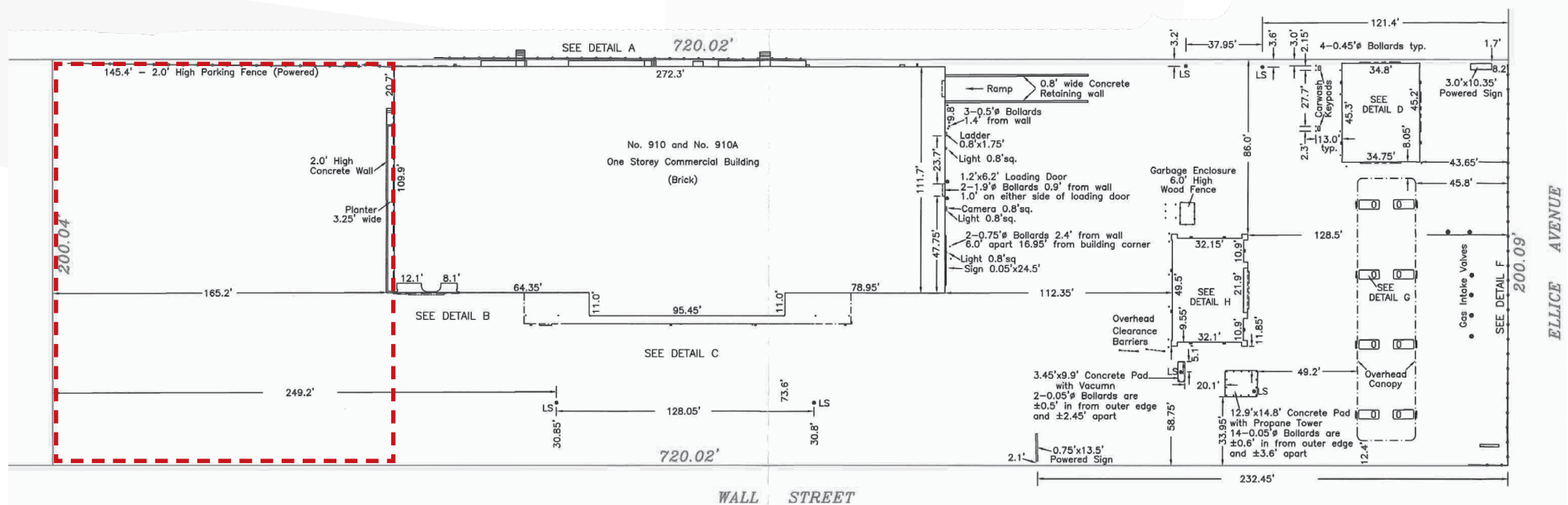
SITE DIMENSIONS 200' x 165.2' (+/-)

ZONING M1-Industrial

### HIGHLIGHTS

- Great exposure along Wall Street, next to Co-op Gas Bar and Value Lots
- Just south of Ellice Avenue, in close proximity to the Winnipeg Airport, St. James Industrial and the Polo Park retail node
- Landlord willing to build-to-suit for suitable tenant

## SITE PLAN





# Area Overview







# Drive Time Analysis



PERIMETER HIGHWAY  
*20 minutes*



PORTAGE & MAIN  
*12 minutes*



CANADA / U.S. BORDER  
*92 minutes*



RICHARDSON AIRPORT  
*10 minutes*



TRANSCANADA HIGHWAY  
*2 minutes*







COMMERCIAL REAL ESTATE  
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## Contact

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