

~ Free-standing Industrial Building in Île des Chênes ~



FOR LEASE

777 Quest Boulevard

ÎLE DES CHÊNES, RM OF RICHOT, MB

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Services provided by Brett Chartier Personal Real Estate Corporation

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

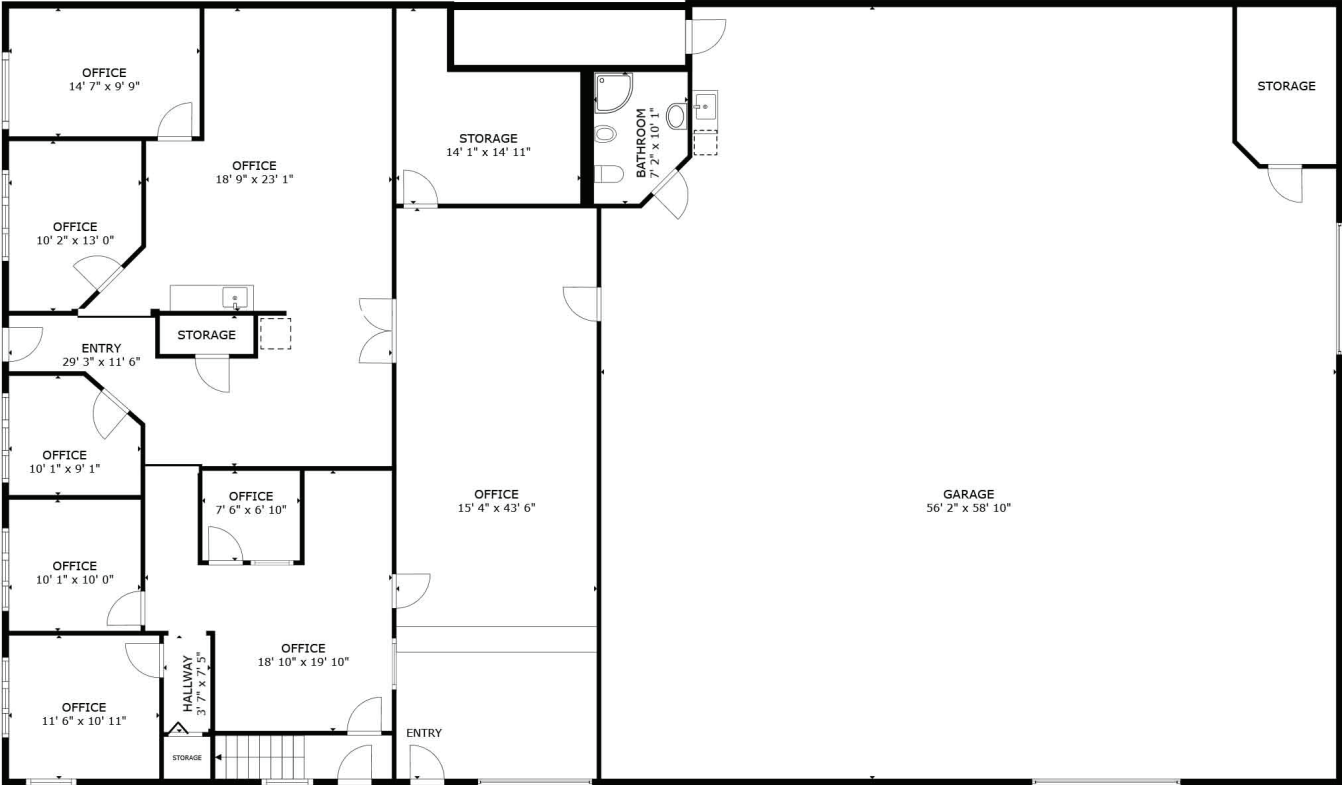
BUILDING AREA (+/-)	7,920 sq. ft.
LAND AREA (+/-)	4.12 acres (179,467 sq. ft.)
AREA AVAILABLE (+/-)	Main Floor 1,800 sq. ft. developed office or showroom space
	4,320 sq. ft. warehouse/shop space
	Second Floor 1,800 sq. ft. developed office space
	Total 7,920 sq. ft.
NET RENTAL RATE	\$13.75 per sq. ft.
PROPERTY TAXES (2024)	\$18,424.61 (\$2.32 per sq. ft.)
ZONING	Commercial Highway
CLEAR HEIGHT (+/-)	Warehouse/shop: 18' Office: TBD
LOADING	Three (3) Grade Doors (One (1) 9' x 8', Two (2) 12' x 14')
ELECTRICAL	400amp, 120/240 volt, single phase
MECHANICAL	Geothermal heat & cool source
WATER SOURCE	On-site pond - services geothermal
AVAILABILITY	July 1, 2025

PROPERTY HIGHLIGHTS

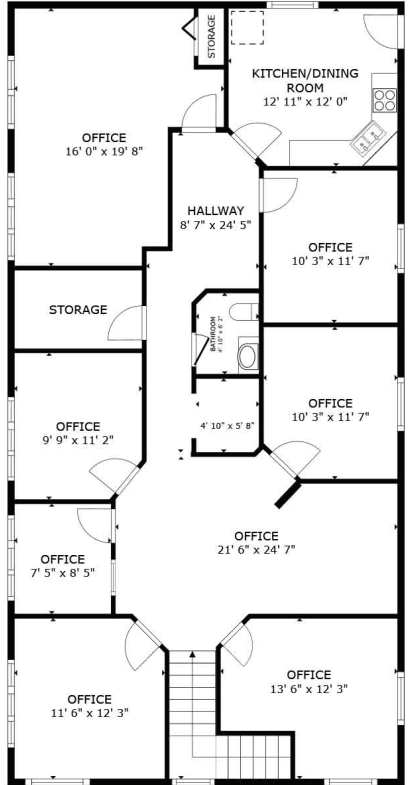
- Excellent visibility from HWY 59 south
- Located just 12 minutes from Winnipeg's Perimeter Highway
- In-floor warehouse Glycol heat exchanger
- Mezzanine in warehouse
- Floor drain in warehouse
- Developed Main & Second Floor Office Space
- Large secured compound space



Floor Plan



FLOOR 1



FLOOR 2

Exterior Photos



Interior Photos




Market Overview


Île des Chênes is a community of approximately 1,600 people in the Rural Municipality of Richot, Manitoba. Located about 15 kilometres southeast of Winnipeg, it's part of the Winnipeg Metropolitan Region, making it a popular and fast-growing area for people looking to live close to the city while enjoying a more rural lifestyle.

The name "Île des Chênes" means "Island of the Oaks" in French, referencing the oak trees that once grew abundantly in the area. The community has a predominantly Francophone history, and its bilingual nature is reflected in the culture, with both French and English widely spoken.


The town has various community amenities, including a community center, arena, and a local school. It also has sports fields, playgrounds, and recreational facilities for residents. In recent years, the community has seen strong growth in industrial development, specifically related to agribusinesses and light manufacturing.




101
PERIMETER HIGHWAY
16 km / 12 minutes



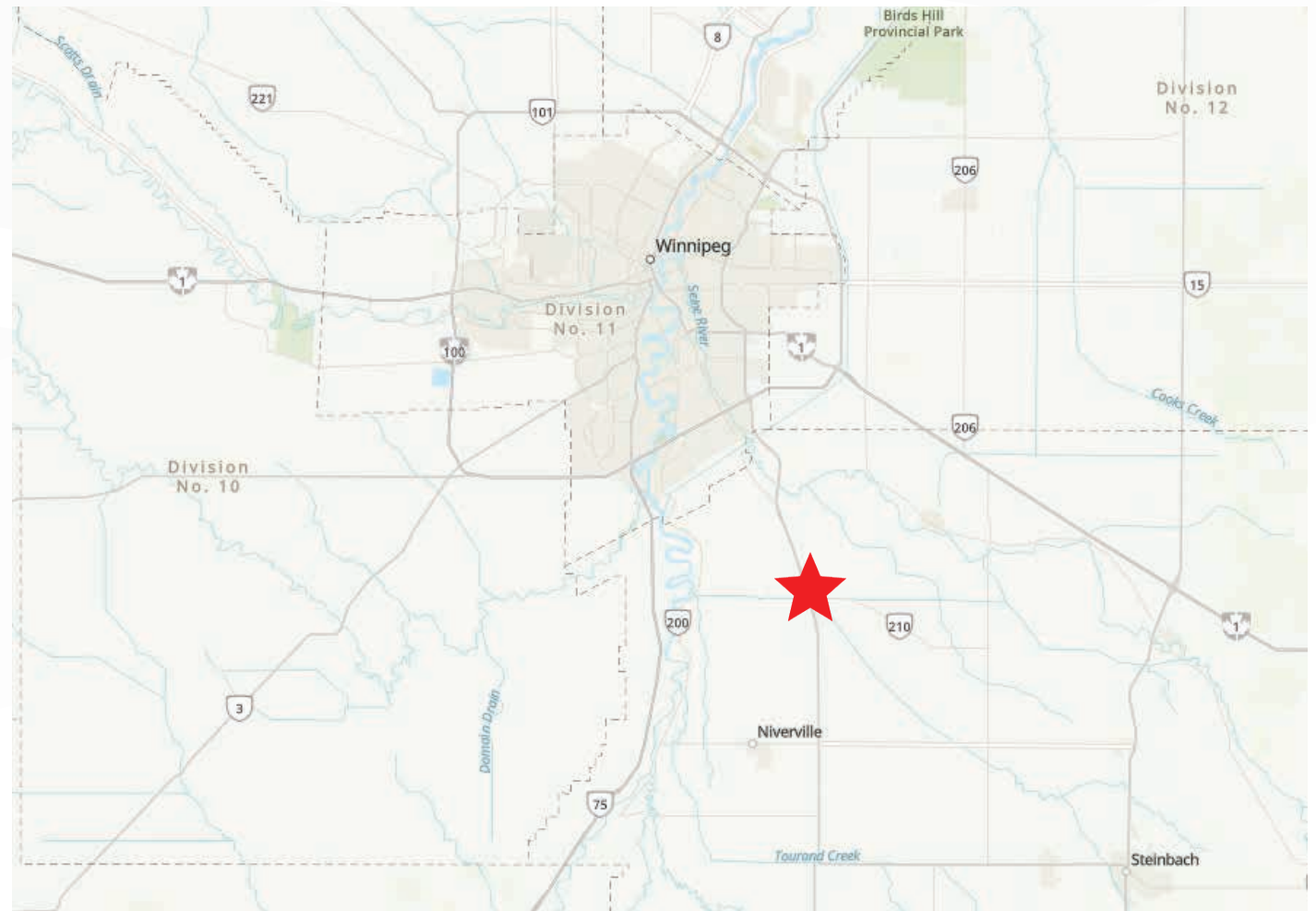
STEINBACH
36 km / 28 minutes



PERIMETER HIGHWAY
16 km / 11 minutes



CANADA / U.S. BORDER
86 km / 54minutes





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