

# MAIN FLOOR RETAIL SPACE FOR LEASE



FOR LEASE  
**620-626 ELLICE AVENUE**

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## PROPERTY HIGHLIGHTS

(+/-) 763 SF AVAILABLE

- Prime space on the main floor of Mansfield Court
- Large parking lot on site for tenant/client/customer use
- Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses
- Located close to the West End Cultural Centre & Feast Bistro, along with many other restaurants and amenities
- High level of foot traffic attracting a steady stream of customers and patrons
- Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs

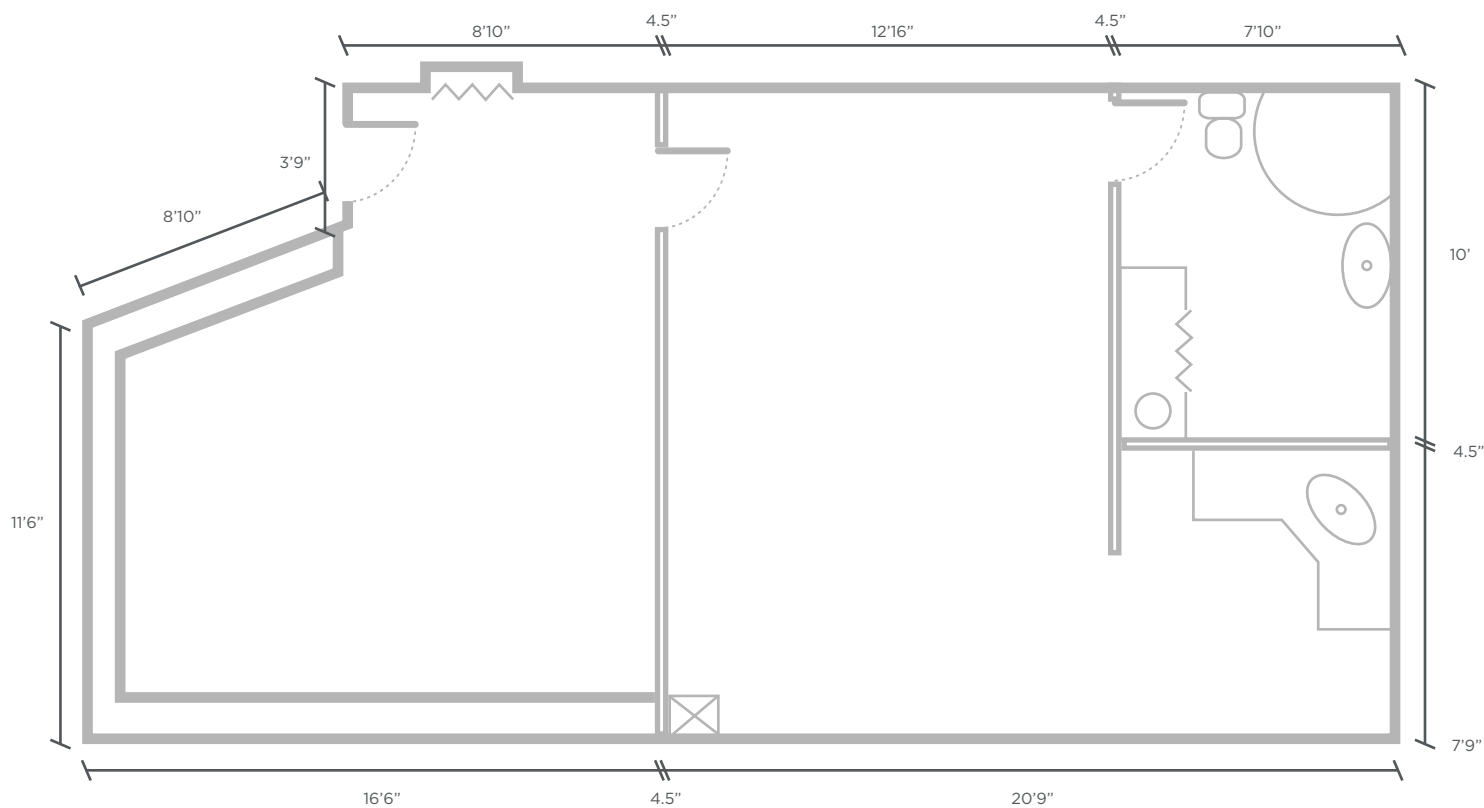
**LEASE RATE:** \$1,495 PER MONTH GROSS







# MAIN FLOOR PLAN



\* ALL MEASUREMENTS (+/-)



## SCORES



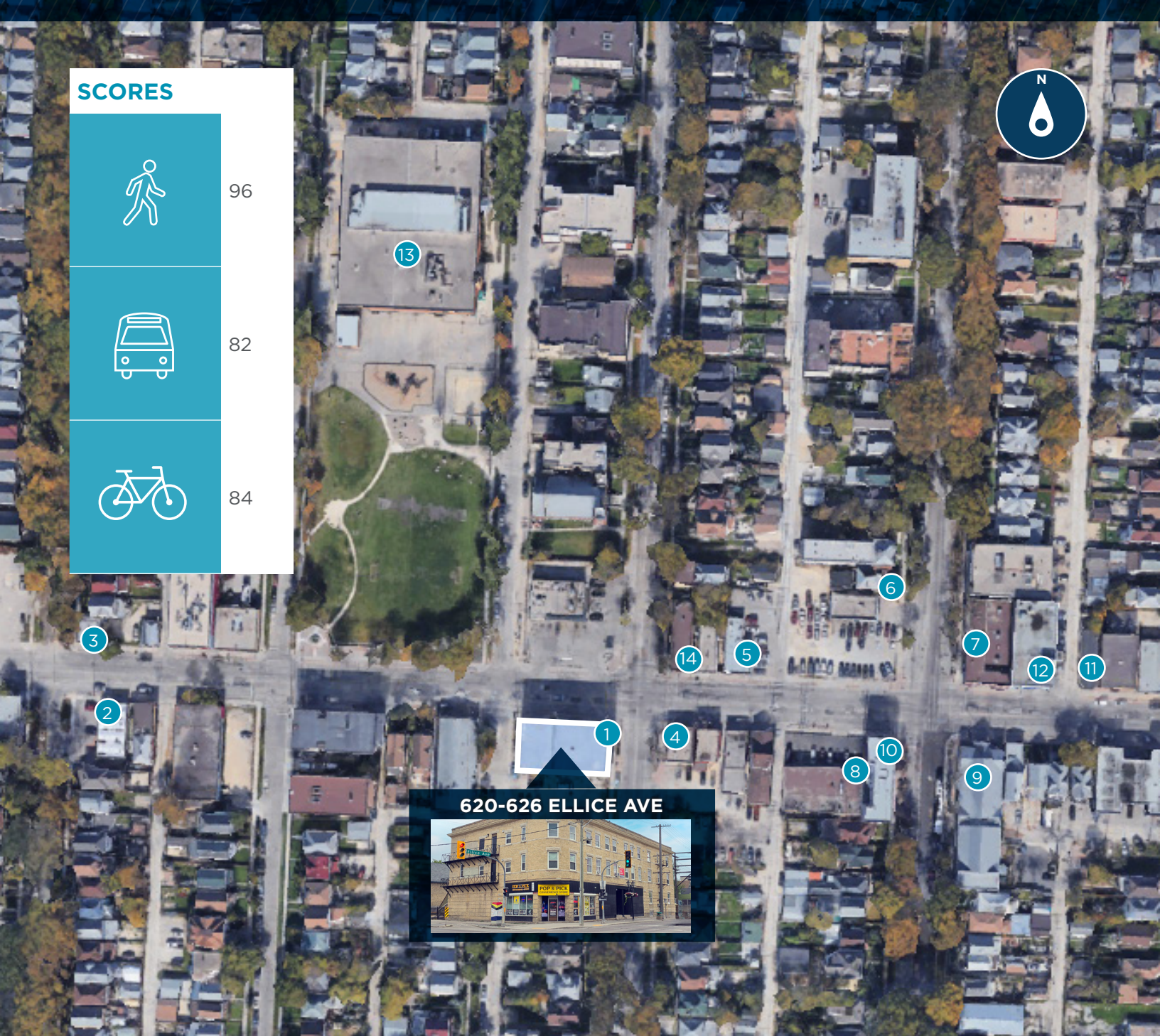
96



82



84



620-626 ELlice AVE



## LOCAL AMENITIES

- 1 POP & PICK CONVENIENCE STORE
- 2 PHO QUE HUONG
- 3 HONG HING COMPANY
- 4 BREAD & BIRYANI
- 5 NHU QUYNH
- 6 WEINA HAIR DESIGN
- 7 FEAST CAFE BISTRO

- 8 HABESHA ETHIOPIAN
- 9 WEST END CULTURAL CENTRE
- 10 SHERBROOK FOODS
- 11 EADHA BAKERY
- 12 JOHN HOWARD SOCIETY
- 13 JOHN M. KING SCHOOL
- 14 SPENCE NEIGHBOURHOOD ASSOCIATION





## CONTACT

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