

MULTIPLE UNITS AVAILABLE NEAR INKSTER INDUSTRIAL PARK

KEEWATIN SQUARE



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Stevenson

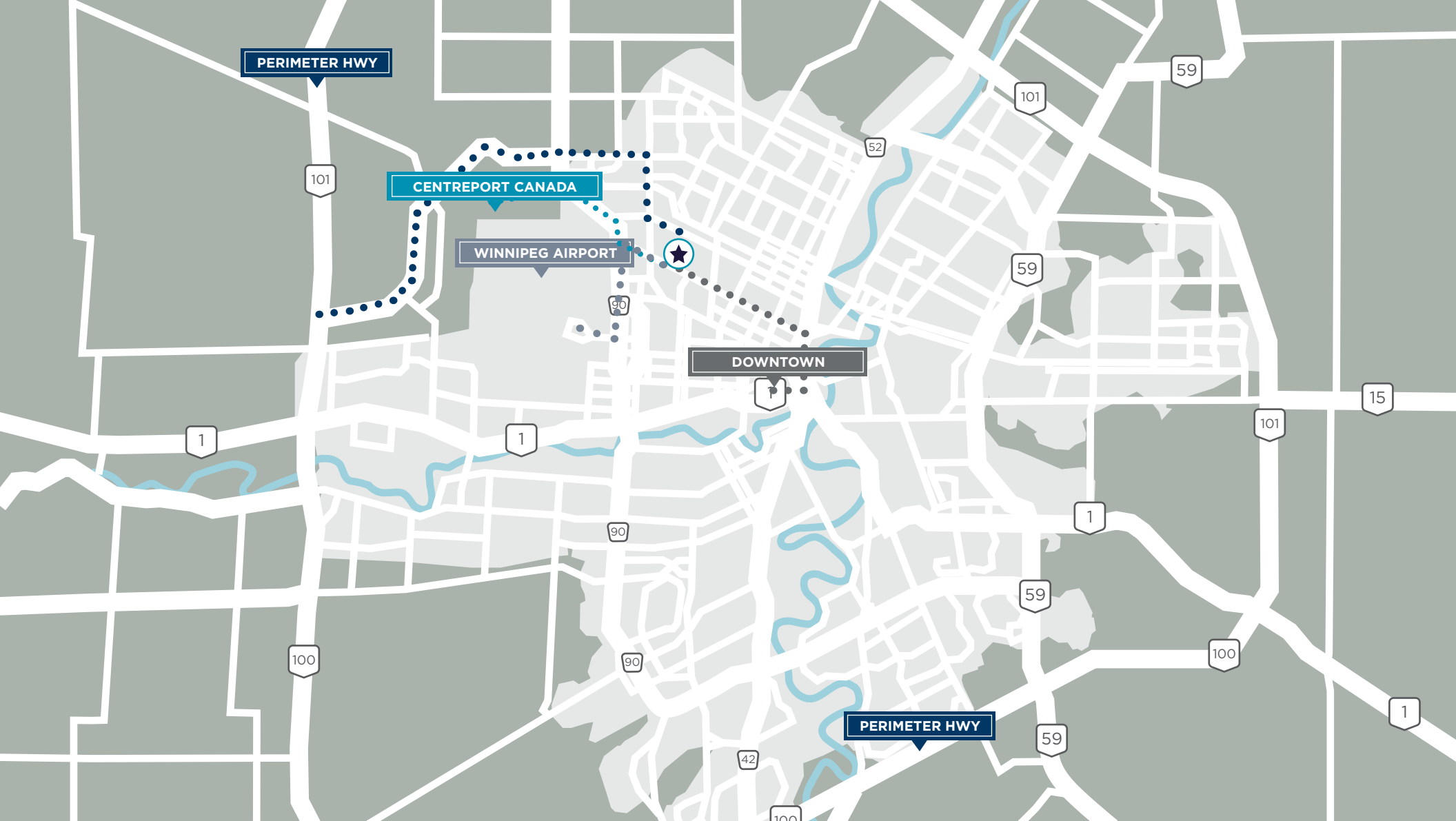
PROPERTY HIGHLIGHTS

- Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park
- Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg
- Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway
- Unit 2-350 Keewatin (1,612 sq. ft.) includes 2 private offices, an open office area, a rear storage/open area, and a washroom. Loading is available through a double-wide man door and hallway at the rear
- Excellent on-site parking
- Available for immediate occupancy
- Zoned M1

Unit	SF	Lease Rate Per SF	CAM & TAX
Unit 2 - 350 Keewatin St	(+/-) 1,612 SF	\$9.95	CAM: \$2.02 PSF TAX: \$2.28 PSF
302 Keewatin Street	(+/-) 4,565 SF	\$9.95	CAM: \$2.02 PSF TAX: \$2.28 PSF

*Plus a 5% management fee based on gross rent

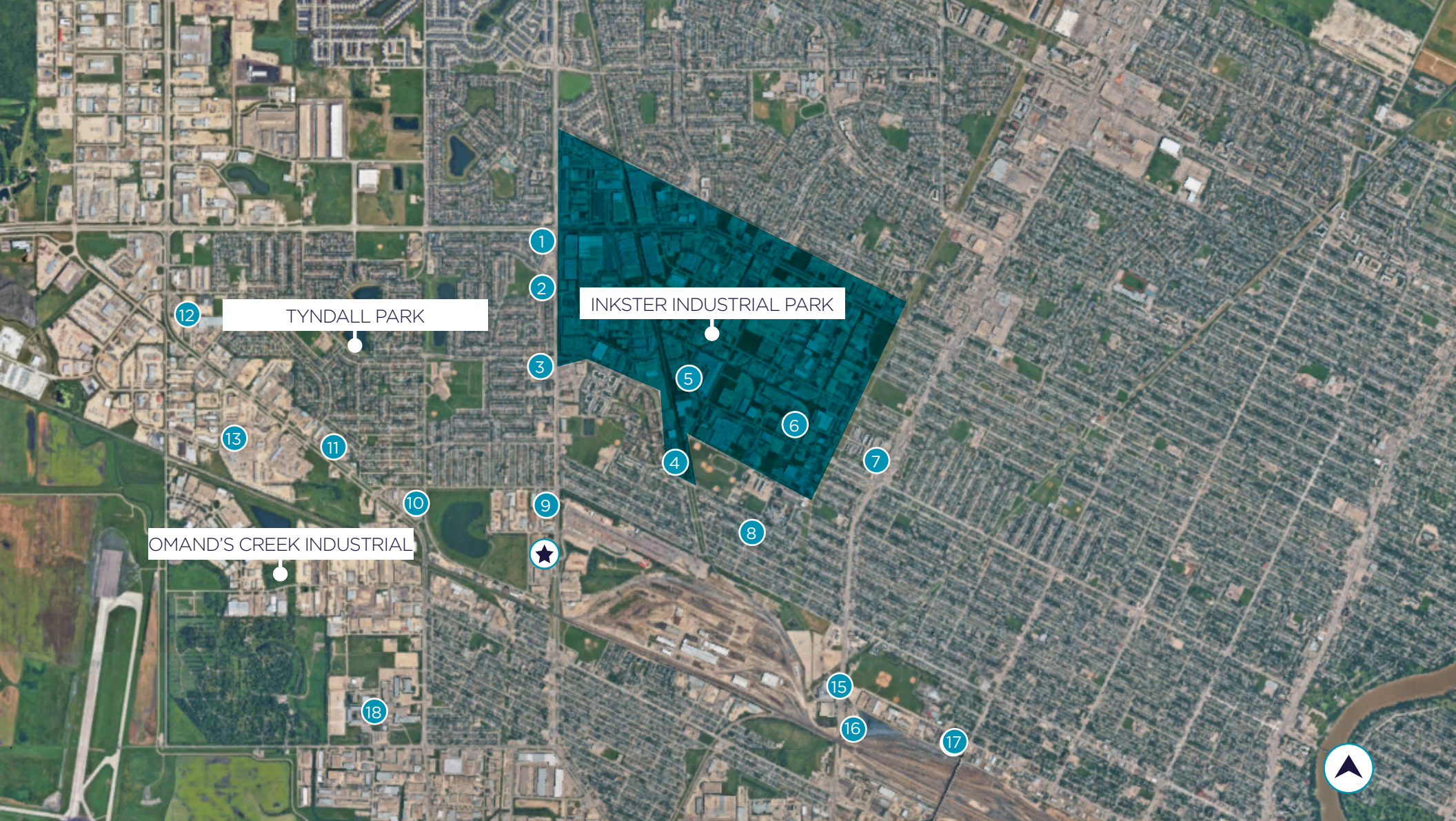




AREA MAP

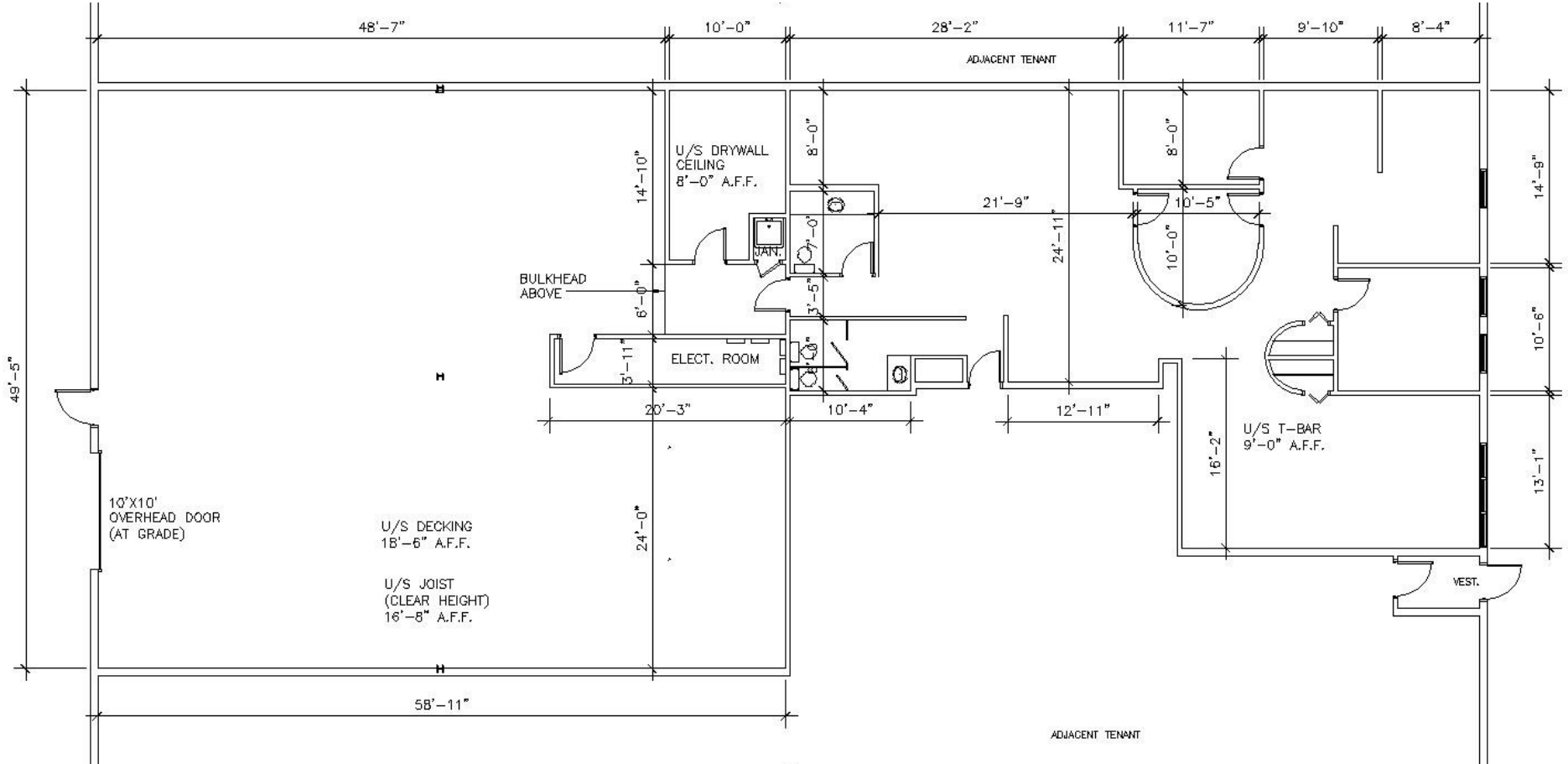
DRIVE TIMES

- 11 MINS TO CENTREPORT CANADA
- 12 MINS TO THE AIRPORT
- 12 MINS TO THE PERIMETER HWY
- 15 MINS TO DOWNTOWN



AMENITIES MAP

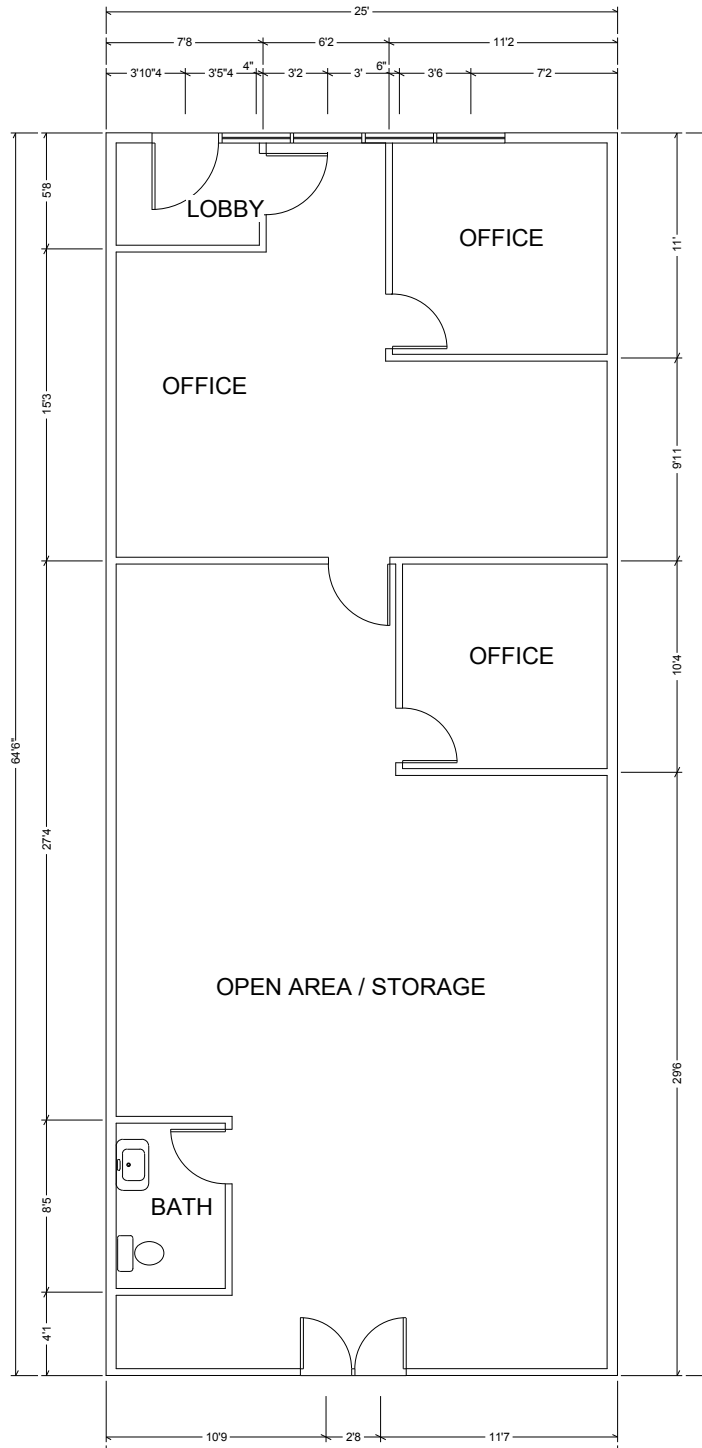
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|---|-------------------------------------|----|---------------------------|----|--------------|
| 1 | THE FARMER'S CUISINE | 9 | AIR WISE | 17 | SOBEYS |
| 2 | MCDONALD'S | 10 | BEAVER TRUCK CENTRE | 18 | RRC POLYTECH |
| 3 | SAFeway | 11 | INLAND TRUCK & EQUIPMENT | | |
| 4 | FLOORING INSTALLATION SUPPLY CENTER | 12 | OAK POINT RESTAURANT | | |
| 5 | G&L FURNITURE WAREHOUSE | 13 | GARDWINE | | |
| 6 | WINNIPEG FREE PRESS | 14 | CANADIAN LINEN & UNIFORMS | | |
| 7 | FOUR CROWNS RESTAURANT & BAR | 15 | MCPHILLIPS STATION CASINO | | |
| 8 | CITY FOOD | 16 | U-PUTZ AMUSEMENT CENTRE | | |



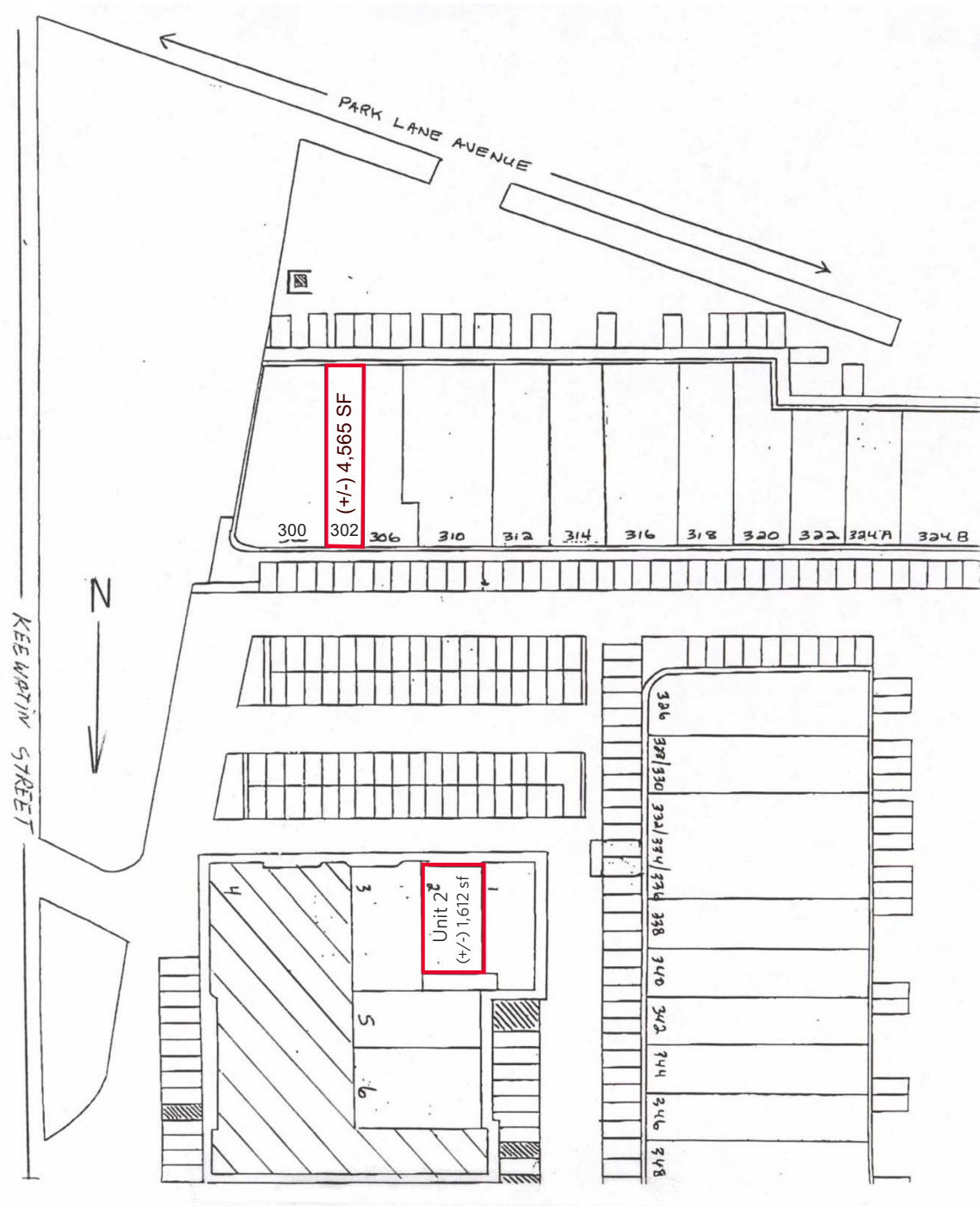
302

FLOOR PLAN

UNIT 2 FLOOR PLAN



SITE PLAN





CONTACT

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**CUSHMAN &
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