(+/-) 2,800 TO (+/-) 4,300 SF OFFICE/INDUSTRIAL SPACE IN ST. JAMES

UNIT 10 - 1555 DUBLIN AVENUE



Ryan Munt Executive Vice President

Ryan Munt Personal Real Estate Corporation T 204 928 5015 C 204 298 1905 ryan.munt@cwstevenson.ca





PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 2,800 to (+/-) 4,300

- Located in Winnipeg's St. James Industrial area
- Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway
- Close proximity to restaurants, service stations, and industrial suppliers
- Endcap unit with excellent natural light throughout
- Mix of private office and open work area with kitchenette and two washrooms
- Landlord open to potential for grade-level loading
- Easy access from all directions
- Ample on-site parking for staff and visitors
- Zoning: M2

LEASE RATE: \$12.95 PSF

CAM & TAX: \$6.33 psf (2025 est.)

*Plus management fee

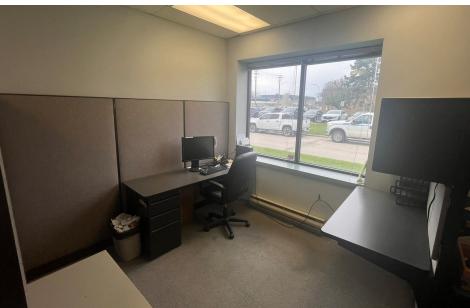


UNIT 10

PHOTOS

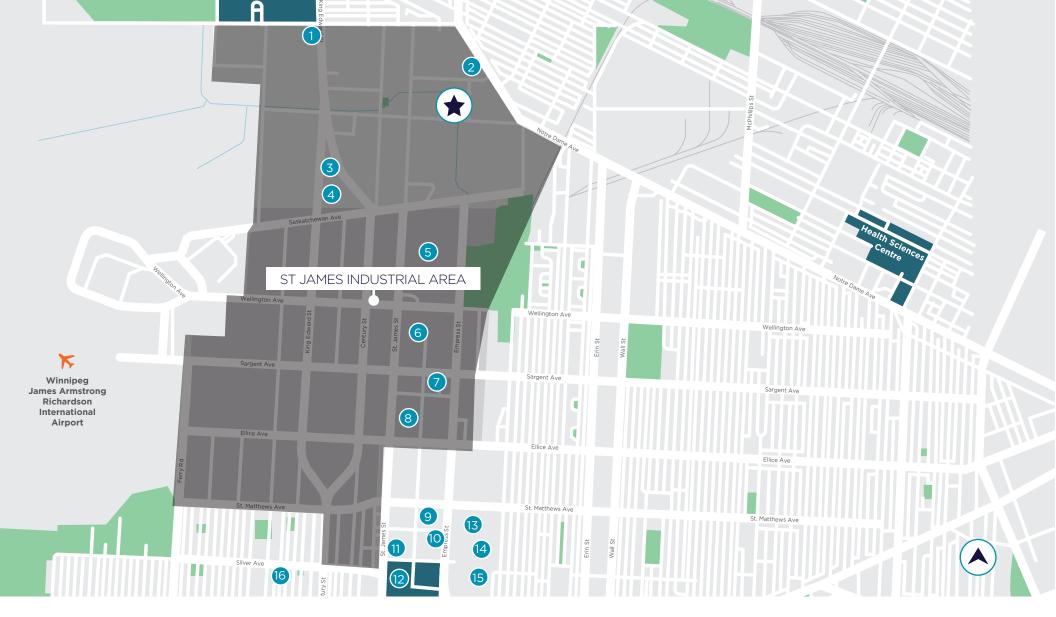














- 1 A&W
- 2 TIM HORTONS
- 3 WENDY'S
- 4 TIM HORTONS
- 5 COSTCO
- 6 SUPERSTORE
- 7 WALMART
- 8 STAPLES

- 9 WINNERS
- 10 PF CHANGS
- 11 CINEPLEX
- 12 POLO PARK SHOPPING CENTRE
- 13 HOME DEPOT
- 14 BURGER KING
- 15 CHAPTERS
- 16 CANADIAN TIRE



CONTACT

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