

# INDUSTRIAL FLEX SPACE IN THE RM OF WEST ST PAUL FOR SUBLEASE

## 943 KAPELUS DRIVE - UNIT 1



**Colin Gratton**  
**Associate**

T 204 928 5000  
C 204 471 1270  
[colin.gratton@cwstevenson.ca](mailto:colin.gratton@cwstevenson.ca)

**Lydawn McGarry**  
**Associate**

T 204 934 8906  
C 204 801 6967  
[lydawn.mcgarry@cwstevenson.ca](mailto:lydawn.mcgarry@cwstevenson.ca)

 **CUSHMAN &  
WAKEFIELD**  
Winnipeg





# PROPERTY HIGHLIGHTS

**TOTAL AVAILABLE SPACE:** (+/-) 2,000 SF

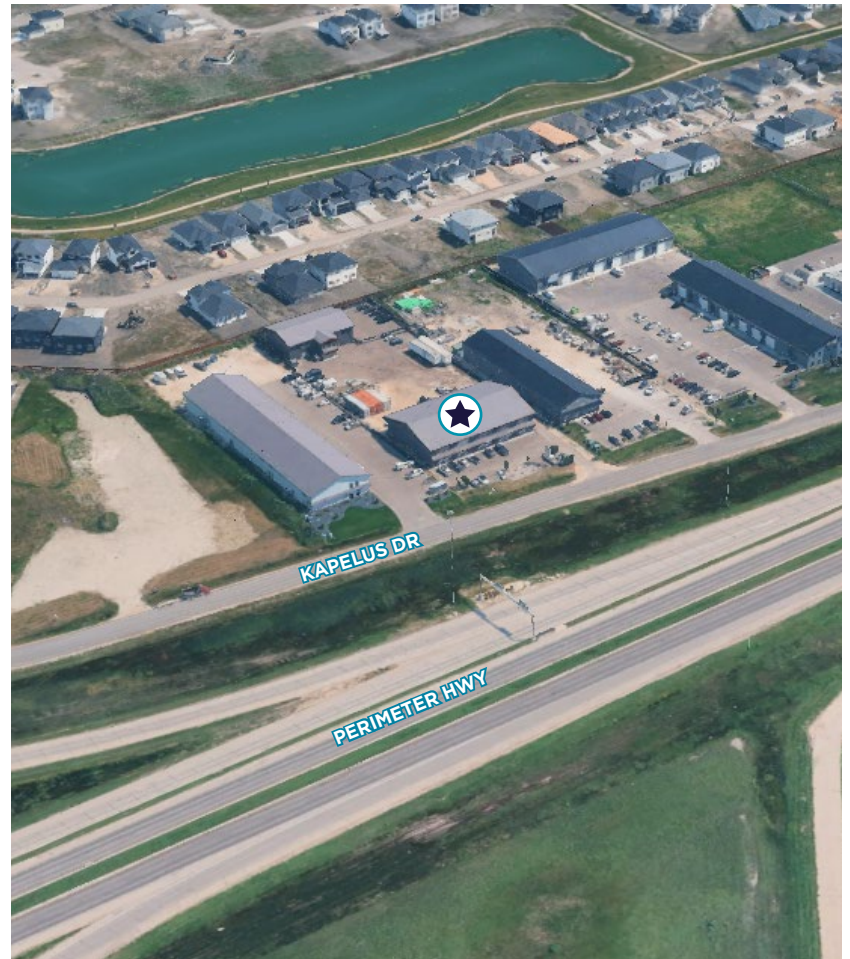
- Flexible warehouse/office layout suitable for a variety of light industrial manufacturing, distribution and warehousing uses
- Conveniently located close to major routes including the North Perimeter and McPhillips St
- Ample on-site parking for staff and visitors
- Finished Main Floor office space including washroom & extra storage
- (+/-) 1,500 sf Warehouse + Bonus Mezzanine
- One (1) 14' x 16' OH Grade Door
- Zoning: Commercial Highway
- Head lease expires December 31, 2028

**LEASE RATE:** \$2,700/MONTH

**CAM:** \$350/MONTH

**PROPERTY TAX:** TBD

\*UTILITIES SEPARATE

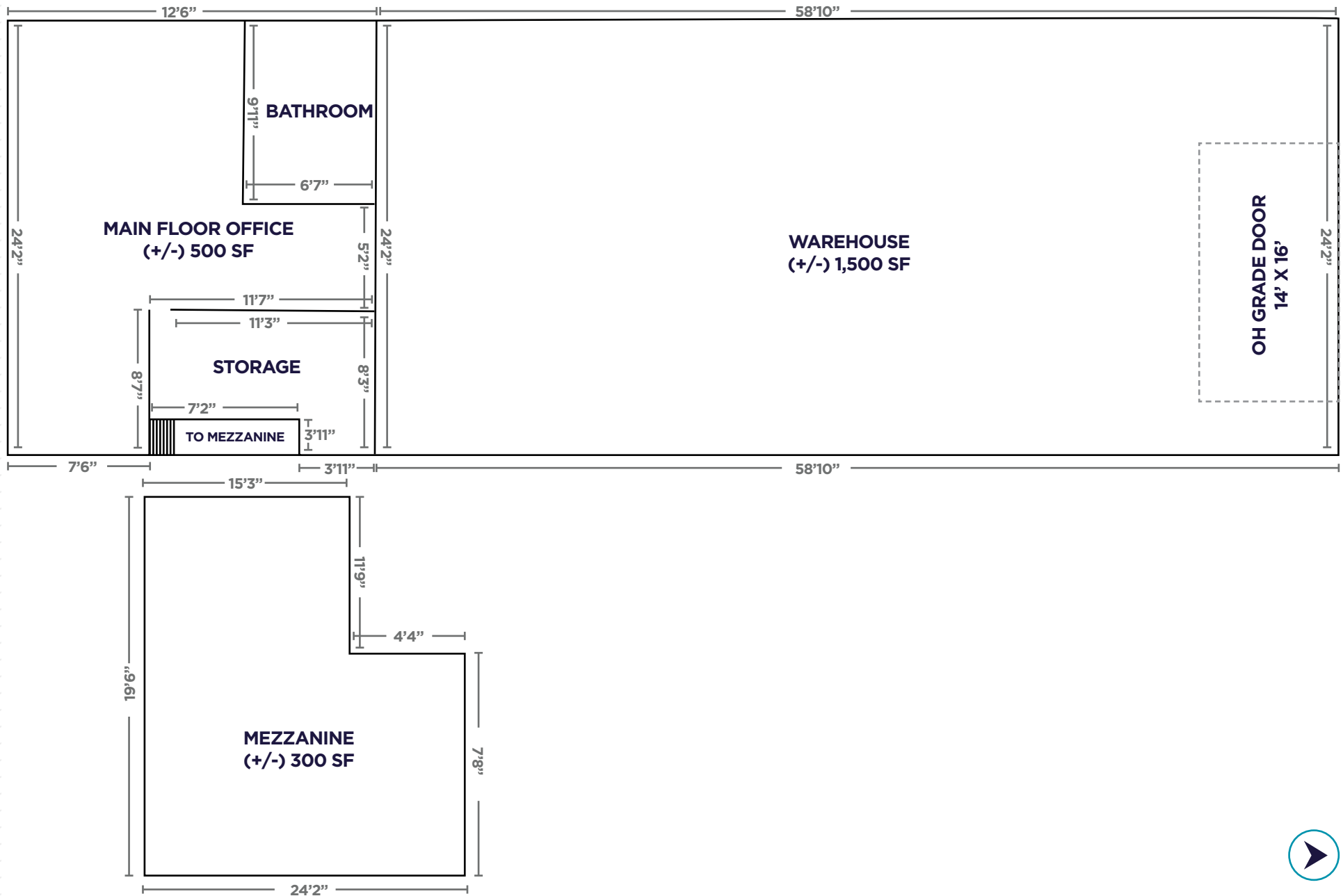




# PROPERTY PHOTOS



# FLOOR PLAN

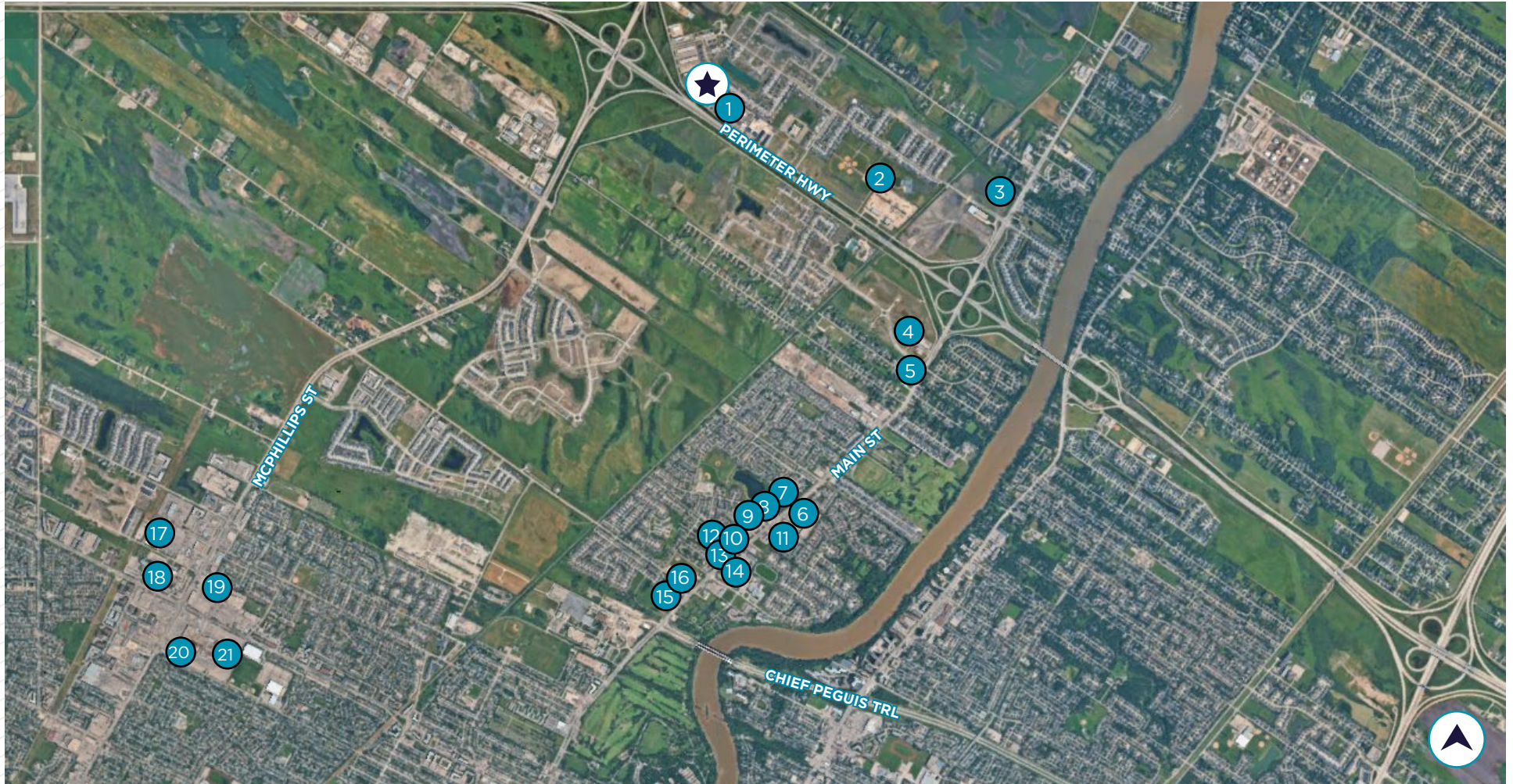


# LOCATION MAP





# AMENITIES MAP



- |                             |                       |                                |
|-----------------------------|-----------------------|--------------------------------|
| 1 DAIRY QUEEN GRILL & CHILL | 7 CHICKEN CHEF        | 13 GREAT CANADIAN OIL CHANGE   |
| 2 ACCESS CENTRE             | 8 ESSO                | 14 BROWNS SOCIAL HOUSE         |
| 3 TIM HORTONS               | 9 ACCESS CREDIT UNION | 15 STARBUCKS                   |
| 4 WINDSOR PLYWOOD           | 10 TIM HORTONS        | 16 DOLLARAMA                   |
| 5 THE BURGER PLACE ON MAIN  | 11 CO-OP GAS BAR      | 17 WALMART                     |
| 6 SOBEYS                    | 12 WOODBINE BURGER    | 18 SEVEN OAKS GENERAL HOSPITAL |
|                             |                       | 19 HOME DEPOT                  |
|                             |                       | 20 BOSTON PIZZA                |
|                             |                       | 21 CANADIAN TIRE               |





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