

(+/-) 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
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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: M3

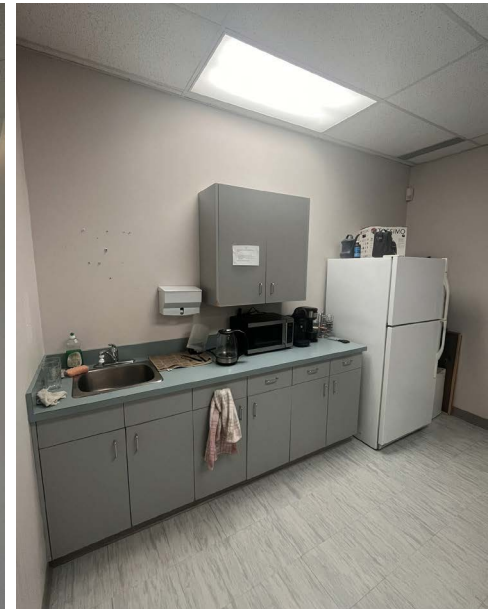
LEASE RATE: \$12.95 PSF

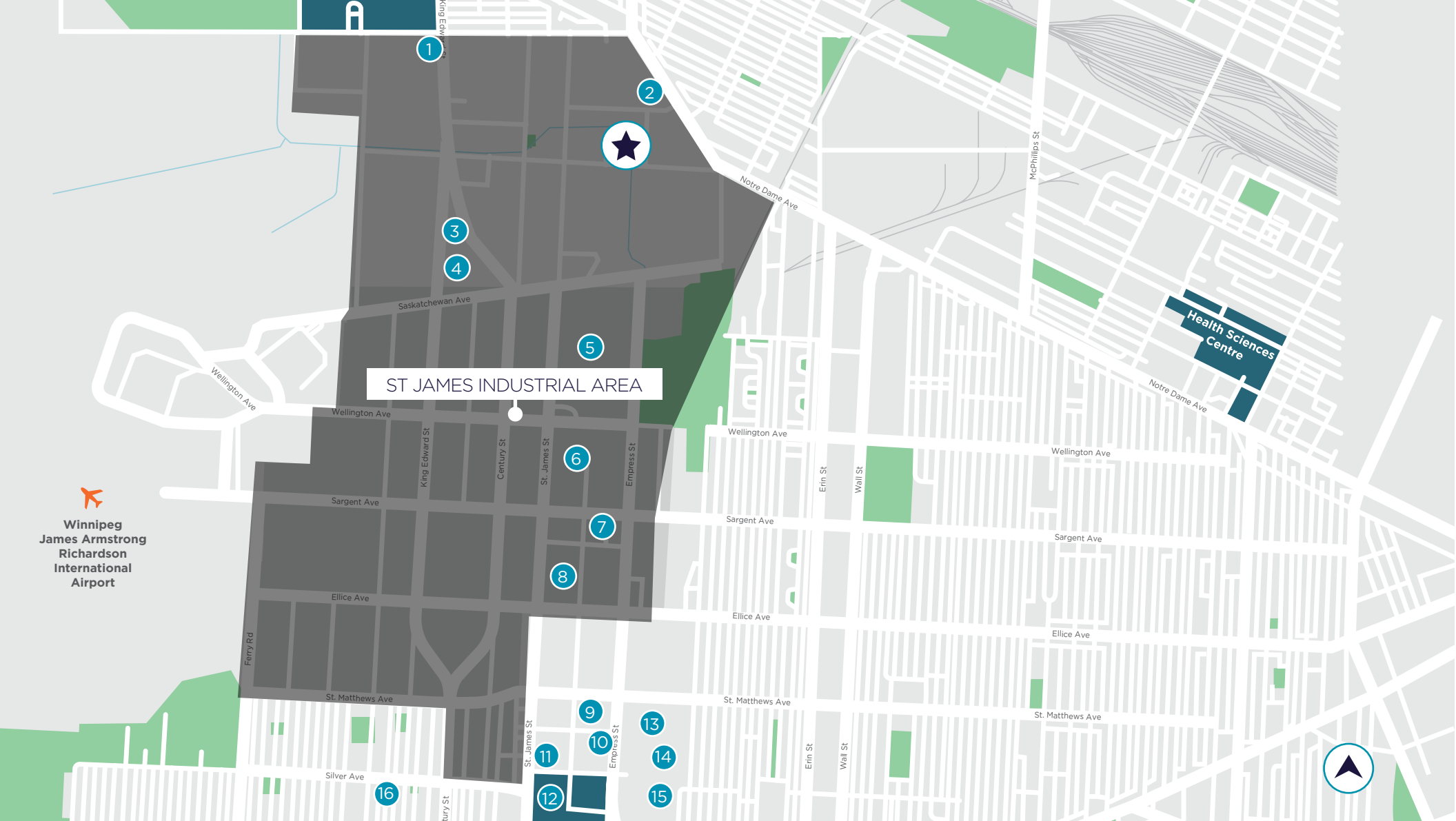
CAM & TAX: \$6.33 PSF (2025 EST.)

**PLUS MANAGEMENT FEE*



UNIT 10 PHOTOS





Winnipeg
James Armstrong
Richardson
International
Airport

ST JAMES INDUSTRIAL AREA

Health Sciences
Centre

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |

AMENITIES MAP



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