

TURNKEY OFFICE/RETAIL OPPORTUNITY FOR SUBLEASE

768 NOTRE DAME AVE



Chris Hourihan
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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 1,200 SF

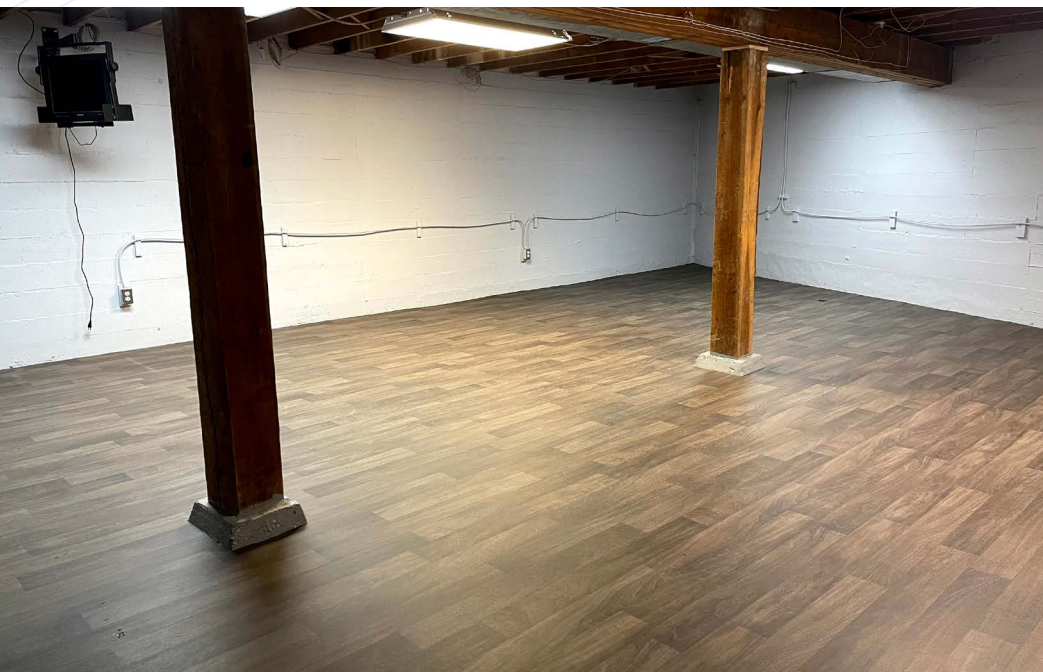
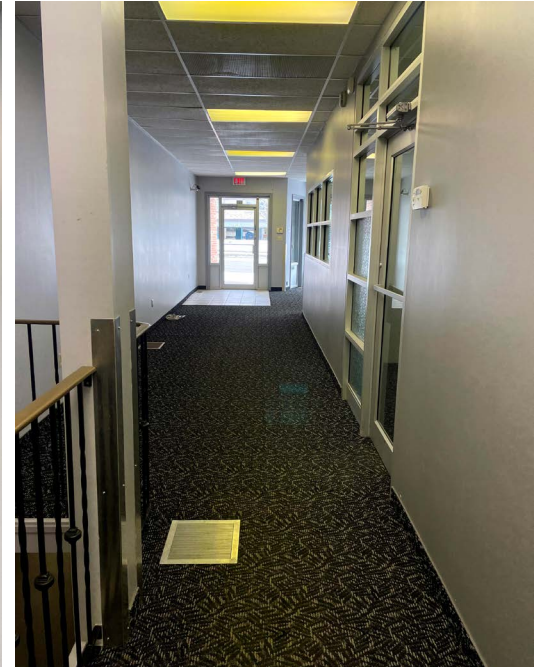
- High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day
- Beautifully built out with a reception area, 3 offices, 2 wash-rooms, lower level boardroom and additional lower level storage
- Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services
- Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry
- 3 parking stalls included at the rear of the premises with motion detected lighting
- Headlease Expiry Date: February 14, 2030

LEASE RATE: \$1,525 PER MONTH NET

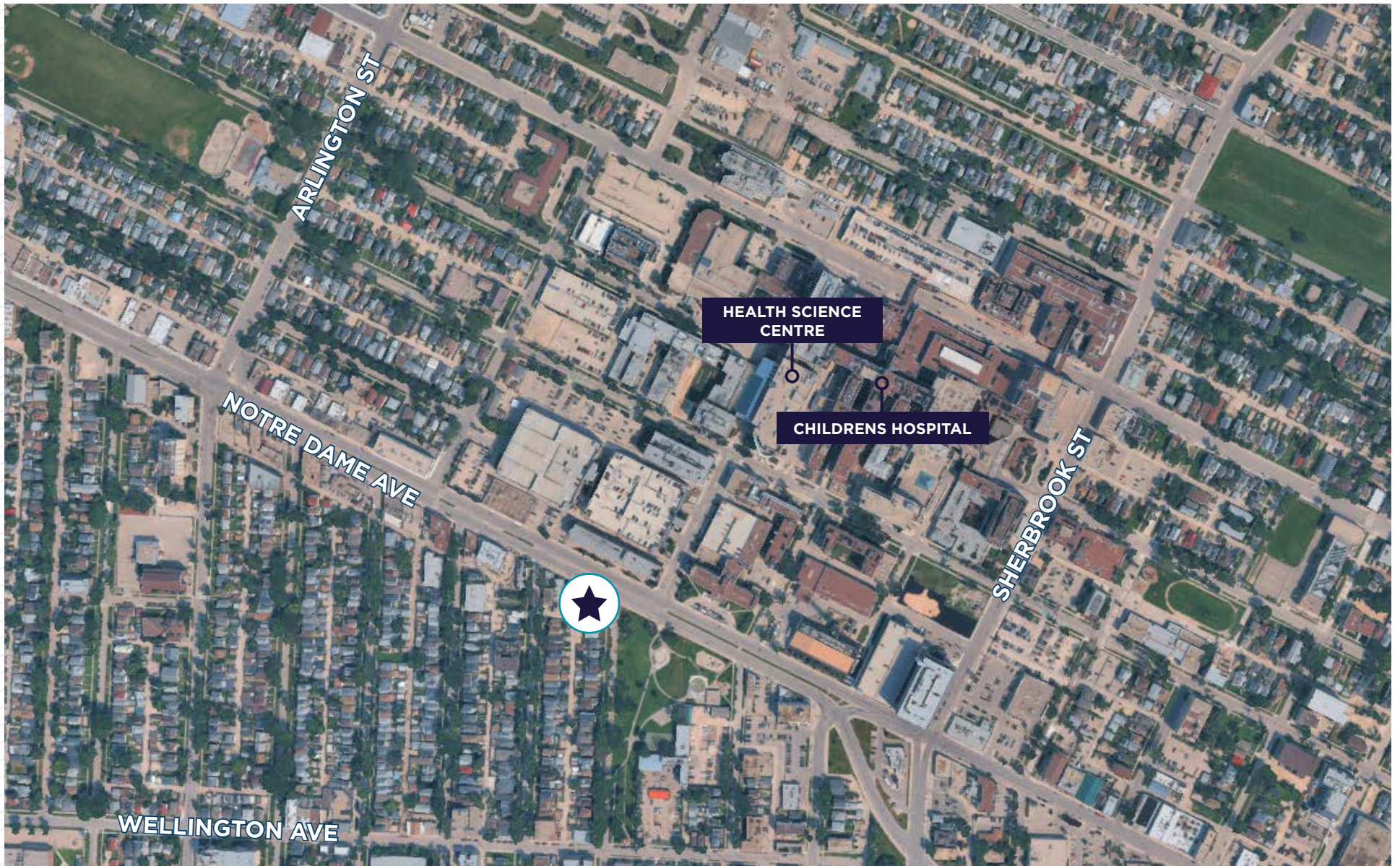
CAM & TAX: \$4.75 PSF (2024 EST)



PROPERTY PHOTOS



THE LOCATION





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