

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

Lydawn McGarry
Associate

T 204 934 8906

C 204 801 6967

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: \$616.70/MONTH

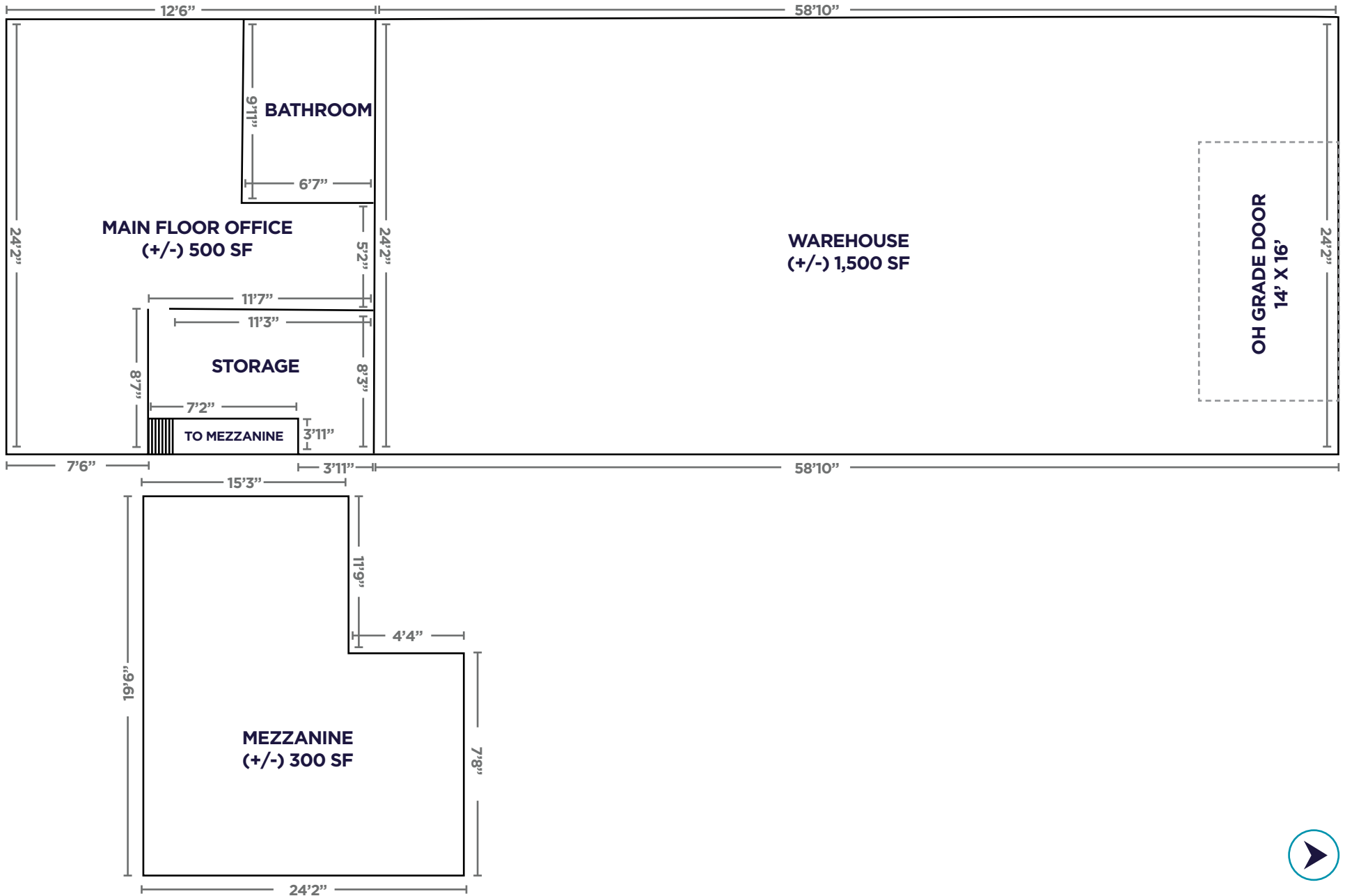
*UTILITIES SEPARATE



PROPERTY PHOTOS



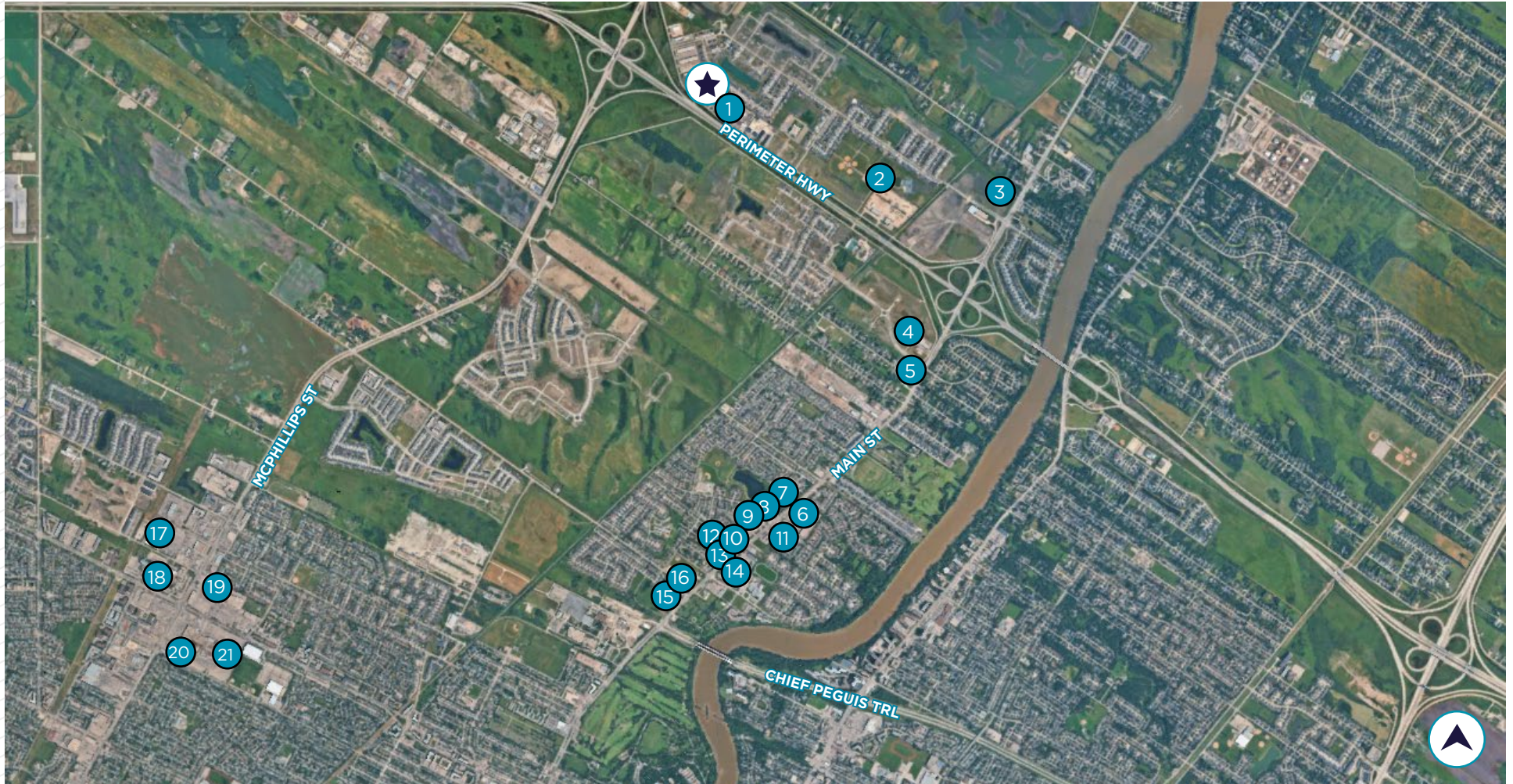
FLOOR PLAN



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 |



CONTACT

Colin Gratton
Associate

T 204 928 5000

C 204 471 1270

colin.gratton@cwstevenson.ca

Lydawn McGarry
Associate

T 204 934 8906

C 204 801 6967

lydawn.mcgarry@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.