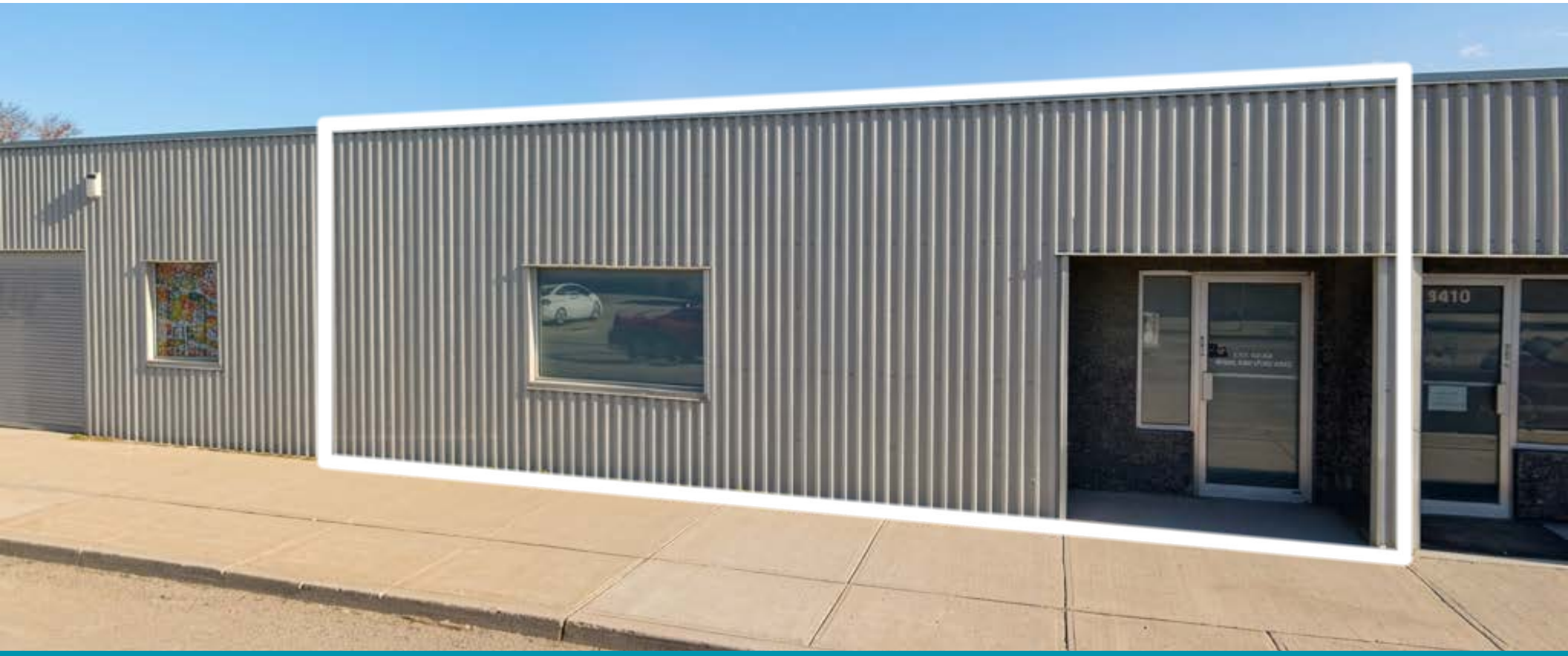
(+/-) 1,250 SQ FT OF COMMERCIAL SPACE

UNIT 111-1079 WELLINGTON AVENUE



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Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 1,250 SF AVAILABLE

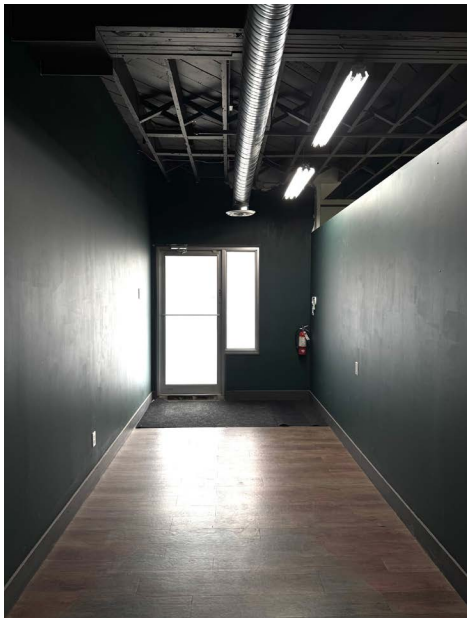
- Centrally located commercial space in Winnipeg's Sargent Park/St. James Industrial area
- Convenient access to Route 90, Wellington Avenue, and Winnipeg Richardson International Airport
- Layout features 4 private rooms and a generous open area suitable to personal services, retail or office use
- Existing lease available for assignment through December 31, 2030
- Immediate occupancy available
- Zoned: M1

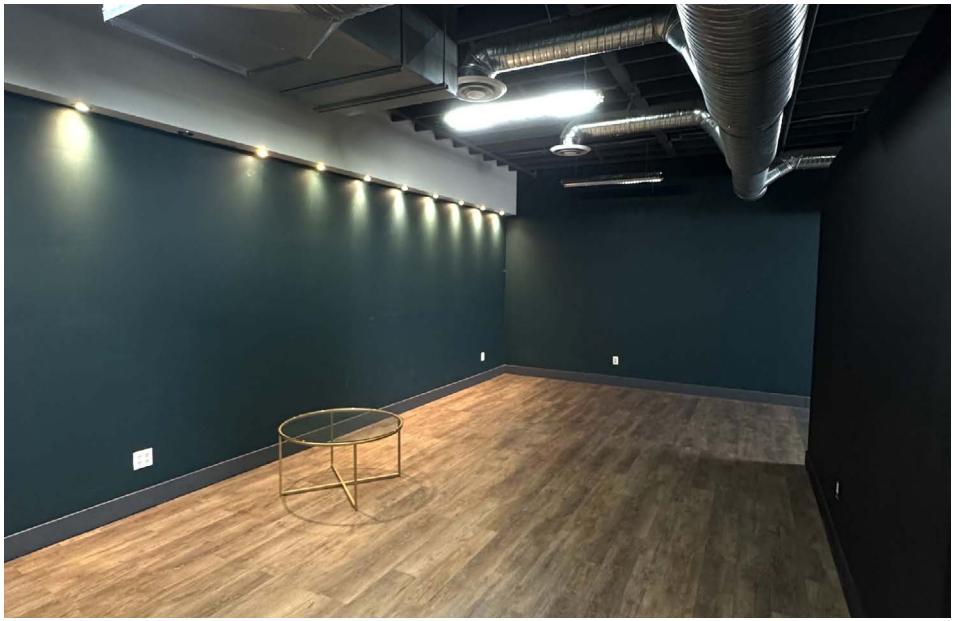
LEASE RATE: $13.00 PSF

CAM & TAX: $5.26 (2026)

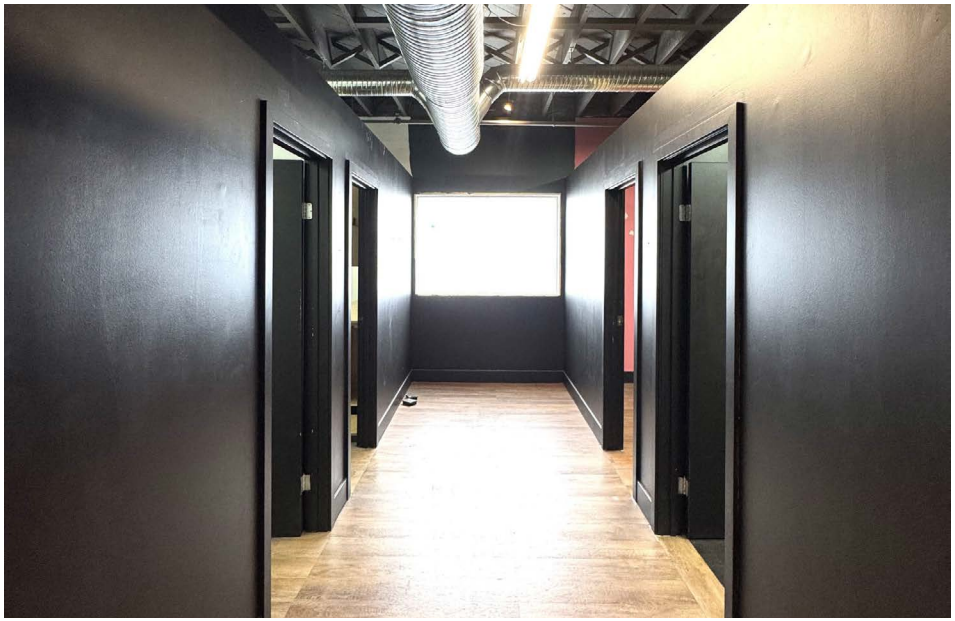


PROPERTY **IMAGES**

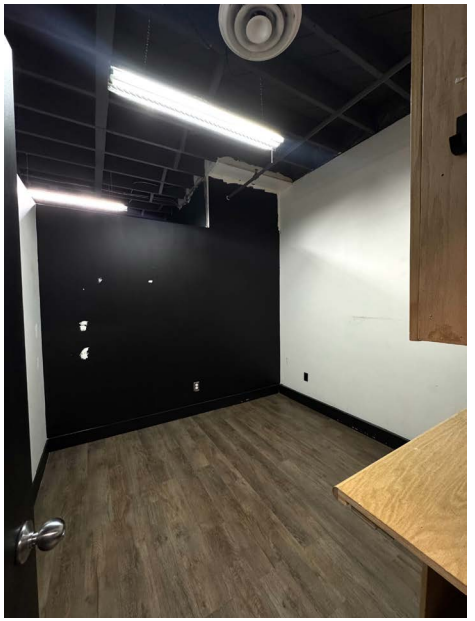




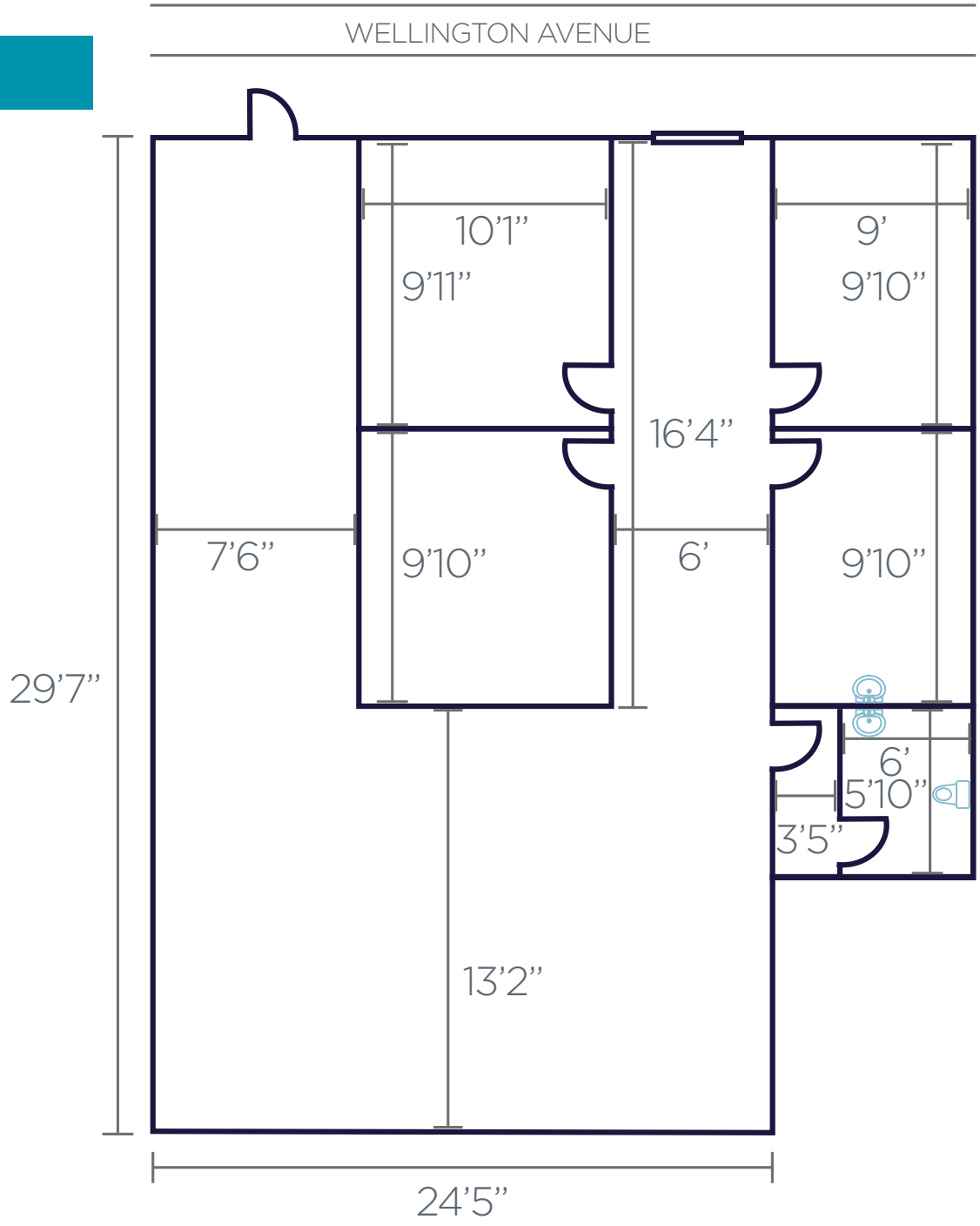








FLOOR PLAN


WELLINGTON AVENUE
10'1"
9'11"
9'
9'10"
16'4"
7'6"
9'10"
6'
9'10"
29'7"
6'
5'10"
3'5"
13'2"
24'5"



CONTACT

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