



104 King Edward Street, Winnipeg, Manitoba

Turnkey Retail Fitness/Flex Space

For Lease





Property Details

+/- 6,000 - 12,000 sq. ft.

UNIT SIZE

\$12.95/sq. ft.

NET LEASE RATE

\$5.39/sq. ft.*

ADDITIONAL RENT (EST. 2025)

*INCLUDING 5% MANAGEMENT FEE

1 - Dock level door

LOADING

M1 - Light Manufacturing

ZONING

Features

- Turnkey space with flexible configuration, ideal for various uses, including fitness, showroom, and light industrial
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing tenant operational efficiency
- High visibility location in the heart of Winnipeg's St. James industrial hub
- The property offers excellent access to major transportation routes and nearby amenities, including the Winnipeg International Airport and CF Polo Park



Highlights



Prominently

LOCATED ON
KING EDWARD STREET



Excellent

BUILDING & PYLON
SIGNAGE OPPORTUNITIES



Access

TO PUBLIC TRANSIT



On-site

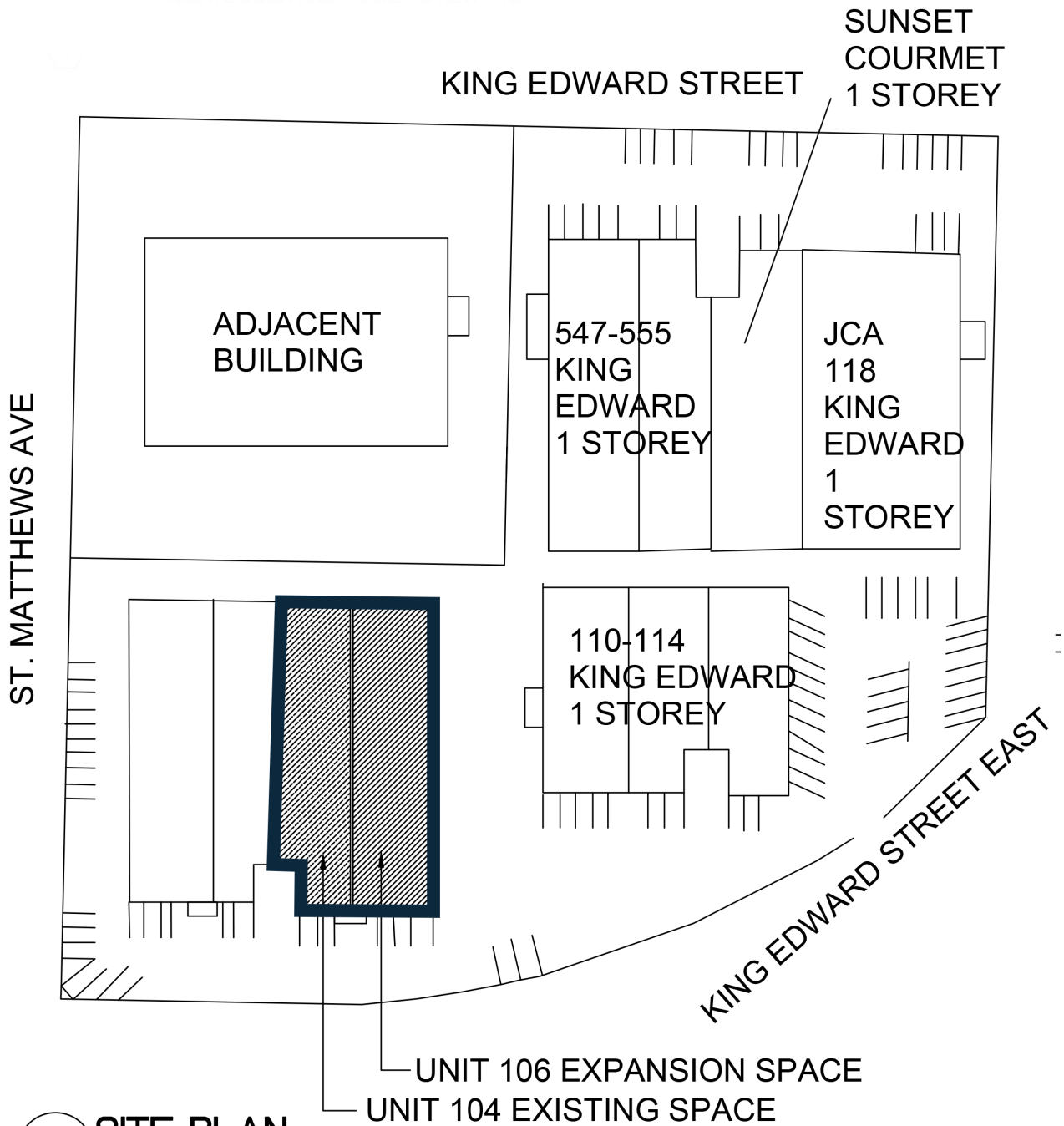
PARKING AVAILABLE

For Lease



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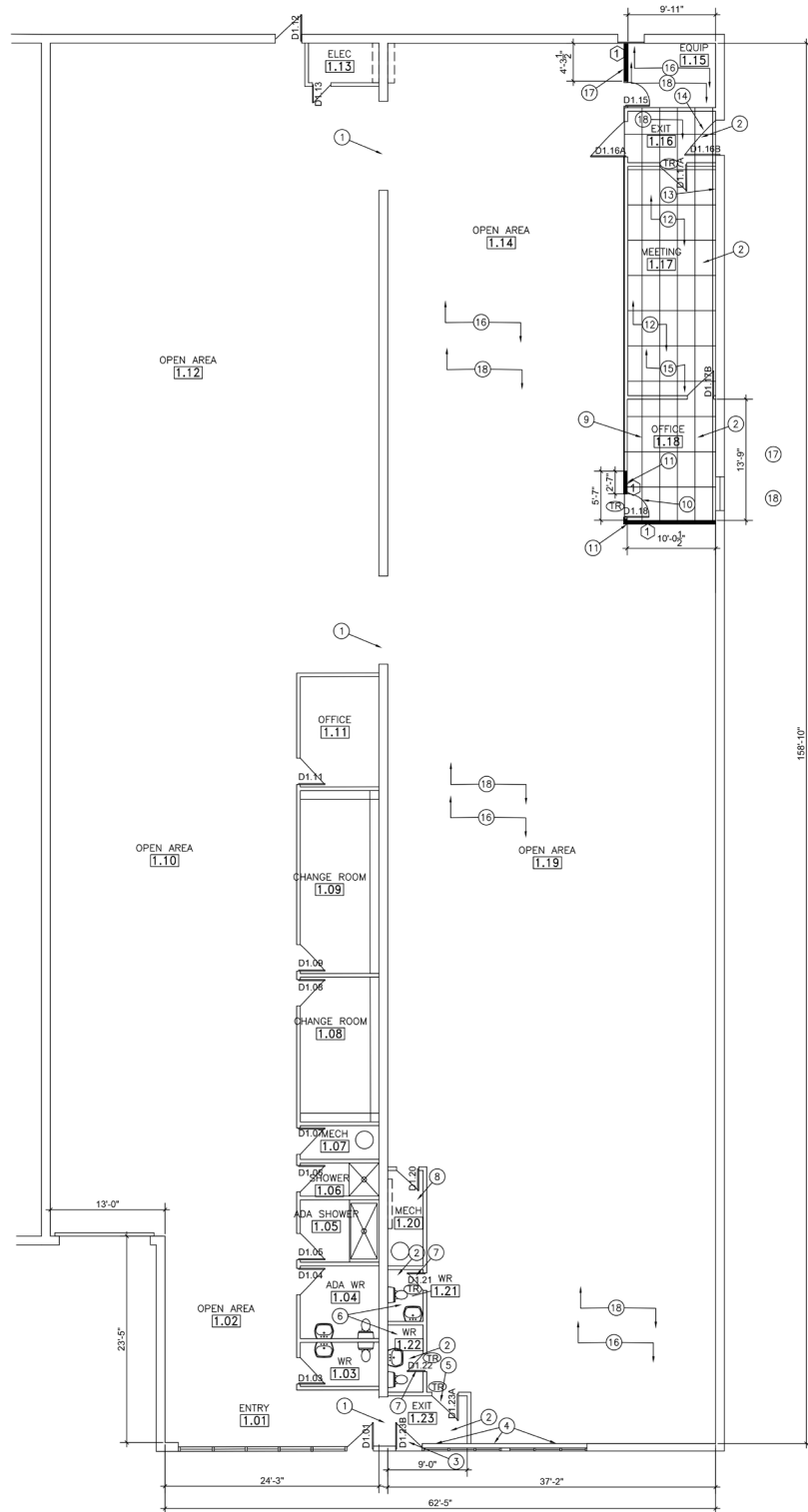
Site Plan



2
A1 **SITE PLAN**
SCALE: NOT TO SCALE



Construction Plan



1 CONSTRUCTION PLAN
 A2 SCALE 1/8" = 1'-0"





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