



Location

- Located on a high profile street in the St. Boniface area of Winnipeg
- Adjacent to new bike lane
- Central located just 5 minutes from downtown
- Next door to a Fire & Paramedic Station

- Complete with small office and universal W/C
- Solid steel construction
- Overhead door: 12 ft (W) x 14 ft (H)

Building Details

- 3 phase power
- 17' 6" – 22' ceiling height
- Floor drains
- Possession: Immediate
- Zoning: M2-General Manufacturing
- Parking: 2 cars per bay + additional availability

- Space available:
Unit 3 – 1,935 sf – available immediately
- Starting at: \$14.00 psf / annum
- CAM/Tax: \$5.10 psf / annum (Estimated 2025)
Includes CAM, property tax, water, & access to exterior security cameras (tenants will need to download an app on their phone). Management (5%) & GST is extra

Lease Details

**Offered At:
\$14.00 PSF Net**

Avison Young Commercial
Real Estate

Unit 200 – 185 Provencher Blvd
Winnipeg, MB R2H 0G4
T 204 560 1500
F 204 943 2680
avisonyoung.com

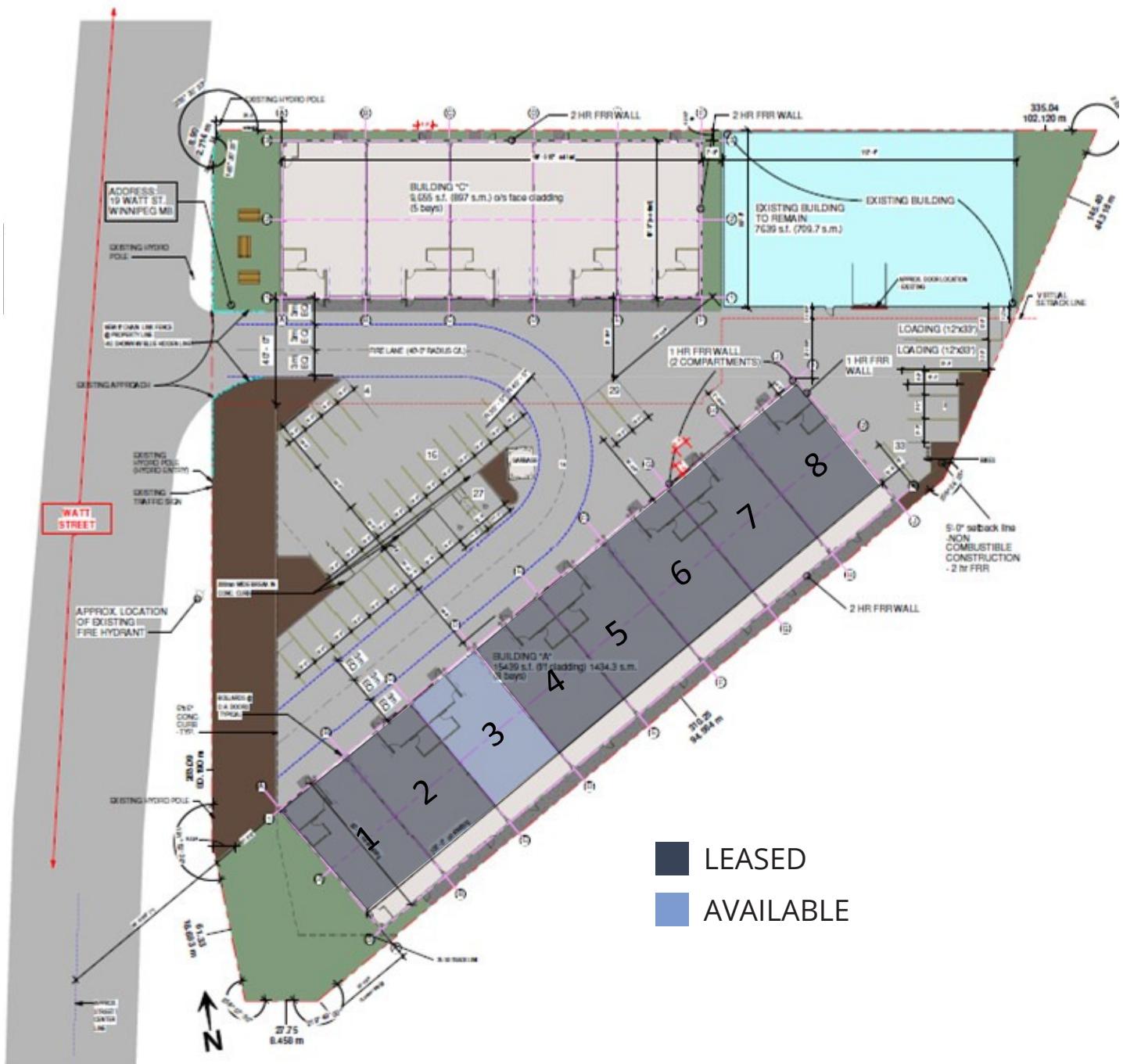
For more information, please contact:

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Industrial Space For Lease

19 Watt Street
Winnipeg, MB



Get more information

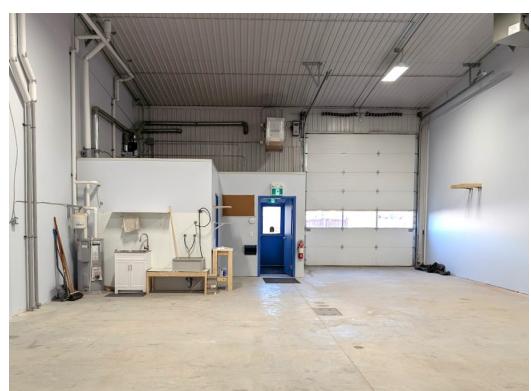
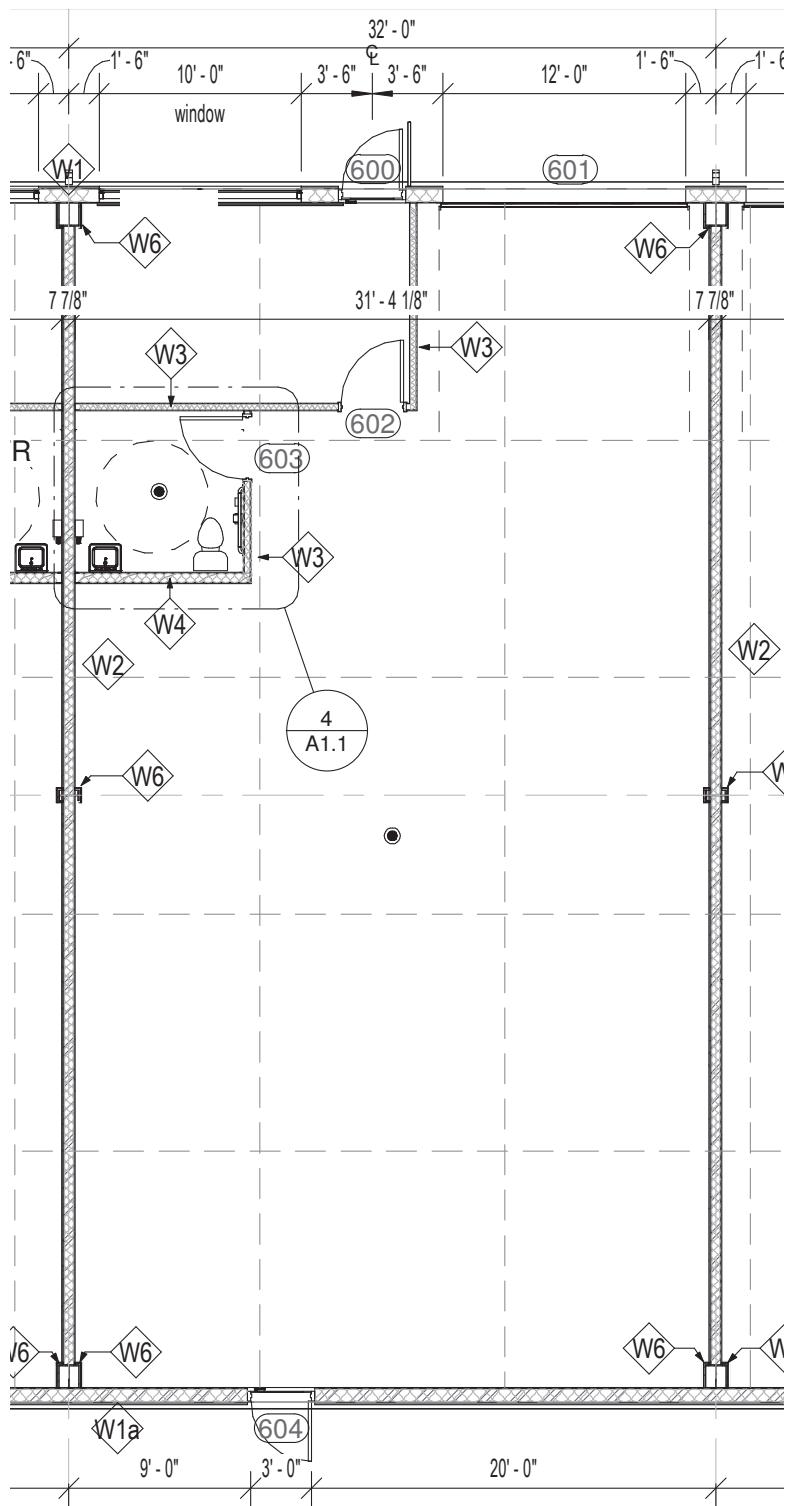
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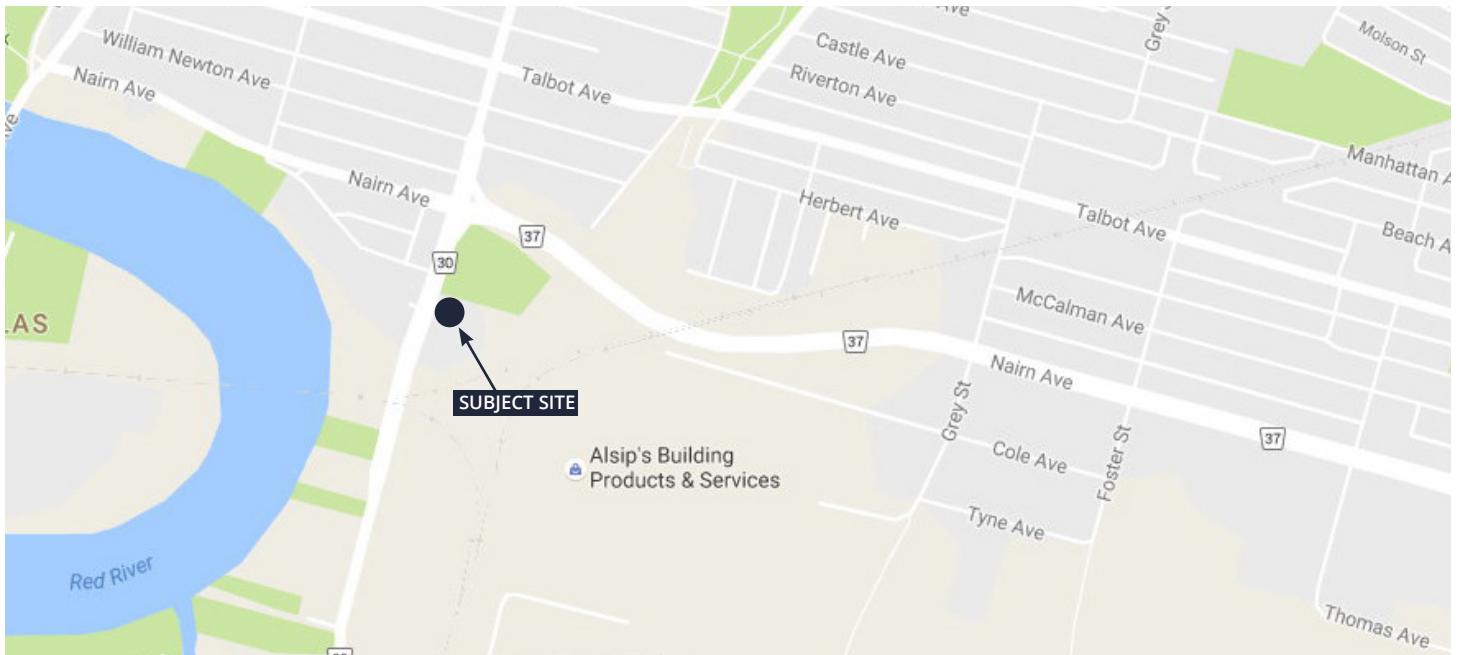
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