

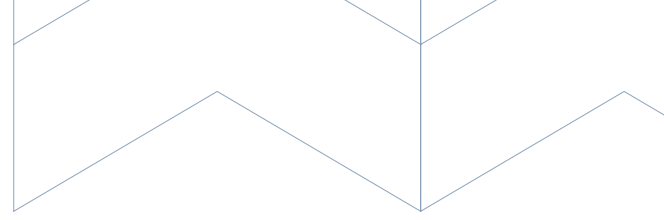


549 King Edward Street West, Winnipeg, Manitoba

Prime Industrial/Showroom on Busy Thoroughfare

For Lease





Property Details

+/- 6,030 sf

UNIT SIZE

\$11.95 psf

NET LEASE RATE

\$4.69 psf

ADDITIONAL RENT (EST. 2024)

1 - Dock Door

LOADING

M1 - Light Manufacturing

ZONING

Features

- Well-maintained move-in ready unit, with flexible configuration making the unit well-suited for various industrial uses, including warehousing, manufacturing, or showroom purposes
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing operational efficiency for tenants
- Prime location situated 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, making it an ideal location for distribution and logistics



Highlights



Prominently

LOCATED ON
KING EDWARD STREET



Excellent

BUILDING & PYLON
SIGNAGE OPPORTUNITIES



Access

TO PUBLIC TRANSIT



On-site

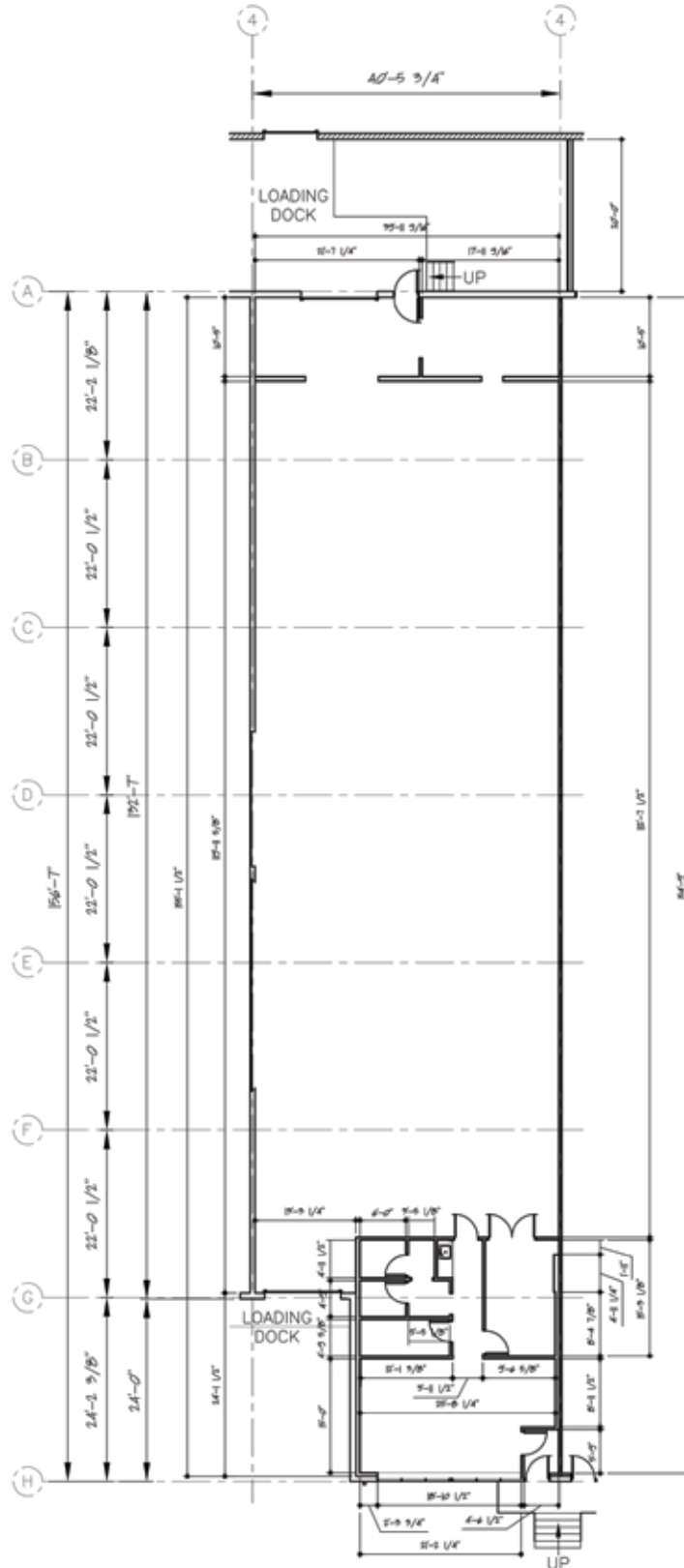
PARKING AVAILABLE

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Floor Plan



For Lease





LEGEND

- | | |
|------------------------------------|------------------------------------|
| 1. Winipeg International Airport | 18. Winners Home Sense |
| 2. Torque Brewing | 19. PT Chang's |
| 3. Costco | 20. Toys R Us |
| 4. Real Canadian Superstore | 21. Canad Inns Polo Park |
| 5. Roma+ | 22. Home Depot |
| 6. Leon's Furniture | 23. Chapters |
| 7. Half Pint Brewing | 24. Dollarama |
| 8. Speedworld | 25. Marshalls |
| 9. Dufresne Furniture & Appliances | 26. Matt's |
| 10. Wholesale Club | 27. Scotiabank Theatre |
| 11. Ashley Furniture | 28. Canadian Tire |
| 12. The Brick | 29. Gonsomo |
| 13. Walmart Supercentre | 30. Boston Pizza |
| 14. Staples | 31. Safeway |
| 15. Giant Tiger | 32. Dollarama |
| 16. Crazy 8s | 33. One Great City Brewing Company |
| 17. Petro Canada | 34. Liquor Mart |
| 18. Pro Hockey Life | 35. CF Polo Park |
| 19. Save-On-Foods | 36. Manitoba Blue Cross |
| 20. Michaels | 37. Lincoln Ford |
| 21. Old Navy | 38. Bee & Jerry's |
| 22. Best Buy | 39. Five Whiskeys |
| | 40. Barn Hammer Brewing |

Connect with us today!

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