



Industrial For Lease

763 Kapelus Drive has excellent exposure, offering frontage along the perimeter highway.

763 KAPELUS DRIVE - UNIT 1 | WINNIPEG, MB

Dan Bushuk

*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President

+1 204 954 1796

dan.bushuk@colliers.com

Daria Lukie

Associate

+1 204 515 7134

daria.lukie@colliers.com



Accelerating success.

Property Overview

Unit 1 - 763 Kapelus Drive has excellent exposure, offering frontage along the perimeter highway. The unit consists of 4,246 square feet including well built out main floor and mezzanine office, grade level loading, floor drain, heavy power and ample parking.

For Lease

\$14.95/SF

Net

Additional Rent:
\$4.50/SF (2025 Estimate)

Size

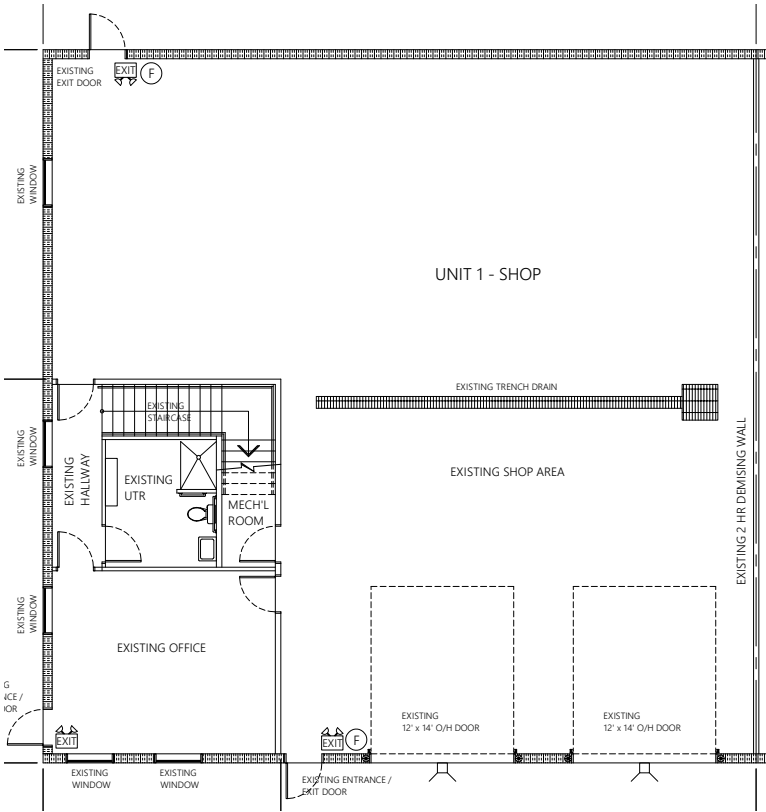
4,246 SF

Address	763 Kapelus Drive - Unit 1
Size	4,246 SF
Ceiling Height	18' clear
Loading	2 - 12' x 14' grade level doors
Electrical	200 amp, 208 V, 3 phase power
Lighting	LED
Heating	HVAC, gas fired unit heaters
Floor Drain	Yes
Parking	11 stalls
Availability	December 1, 2025

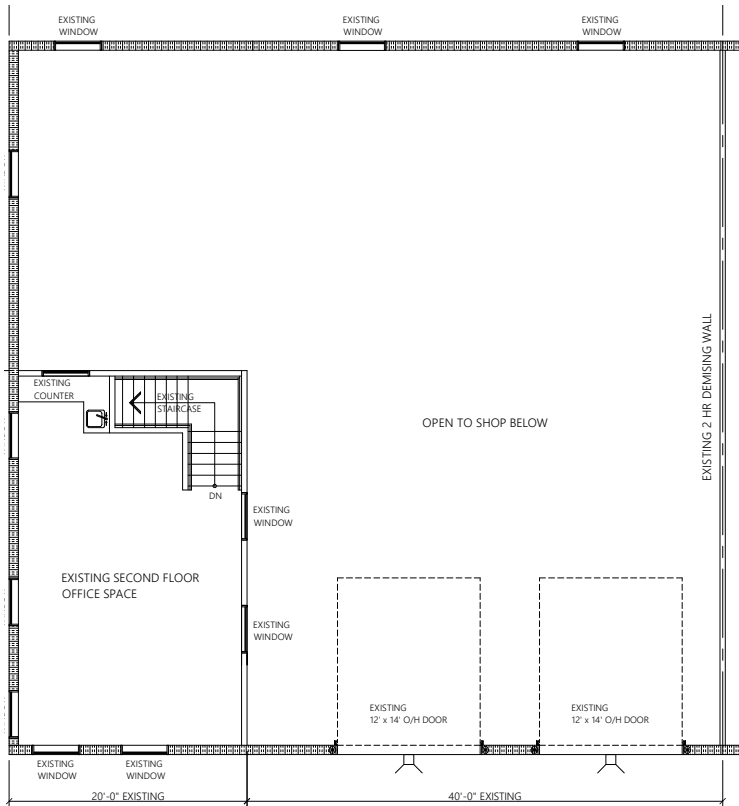


Floor Plan

MAIN FLOOR



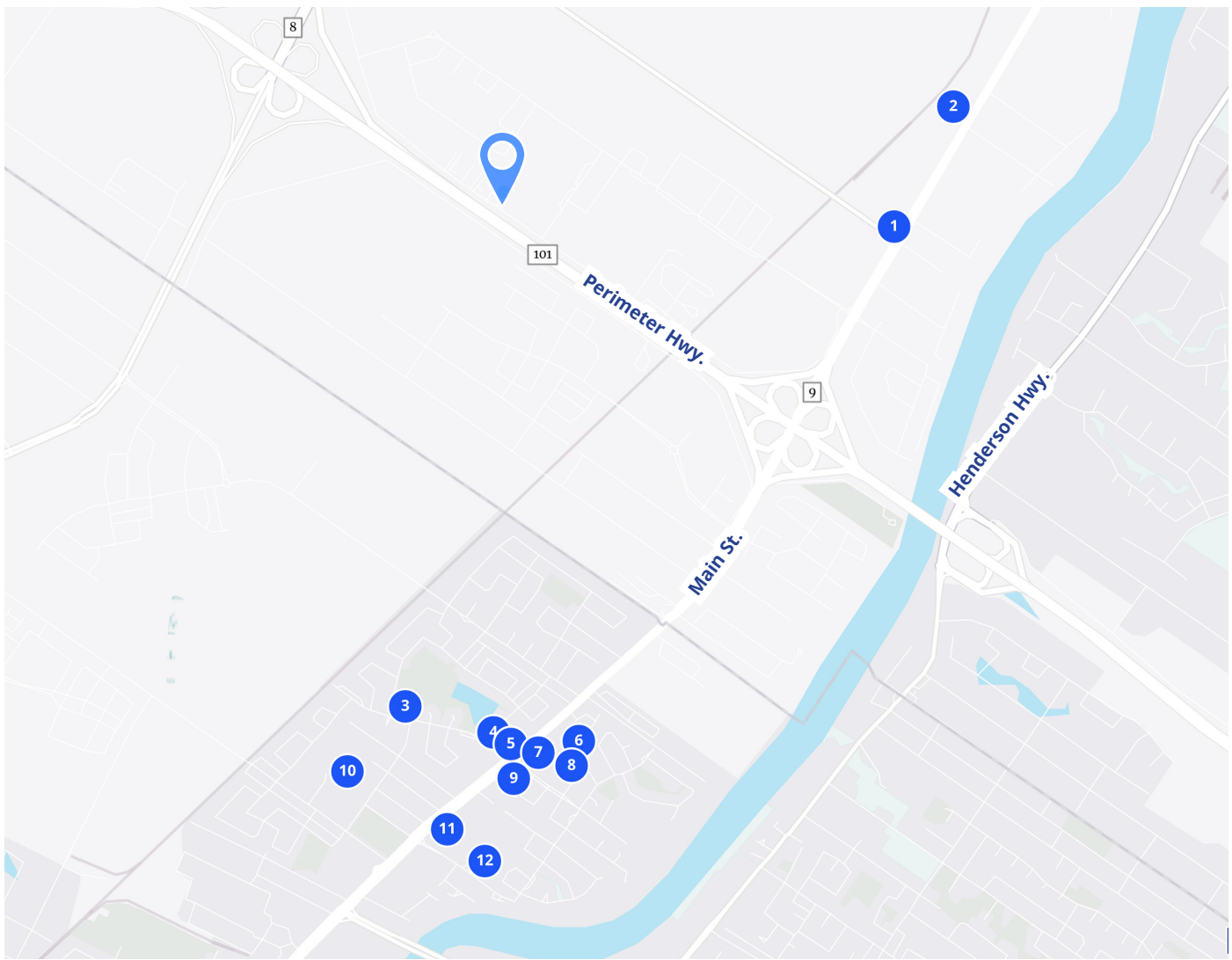
SECOND FLOOR





Location Overview

Located at 763 Kapelus Drive, this unit is well located with immediate access to Highway #8 and the Perimeter Highway. The flexible Commercial Highways zoning is capable of accommodating a variety of commercial and industrial uses.



Subject Property

- | | | |
|-------------------------------------|-----------------|------------------------------|
| 1. Municipal Hall | 5. Sushi Place | 10. Ecole River-Rouge |
| 2. West St. Paul School | 6. Subway | 11. Bubble Bath Car Wash |
| 3. Ecole Riverbend Community School | 7. Subway | 12. West Kildonan Collegiate |
| 4. Spotted Cow Iced Cream | 8. Fabutan | |
| | 9. Rogers Store | |



Colliers Canada

600 - 330 St. Mary Avenue,
Winnipeg, MB
R3C 3Z5
+1 204 943 1500

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Vice President
+1 204 954 1796
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