

49 HEATON AVENUE

49 HEATON AVENUE, WINNIPEG, MB R3B 0J4



**TURNKEY FITNESS
FACILITY FOR LEASE
IN THE EAST EXCHANGE**

± 4,524 SQ. FT FOR LEASE

CBRE

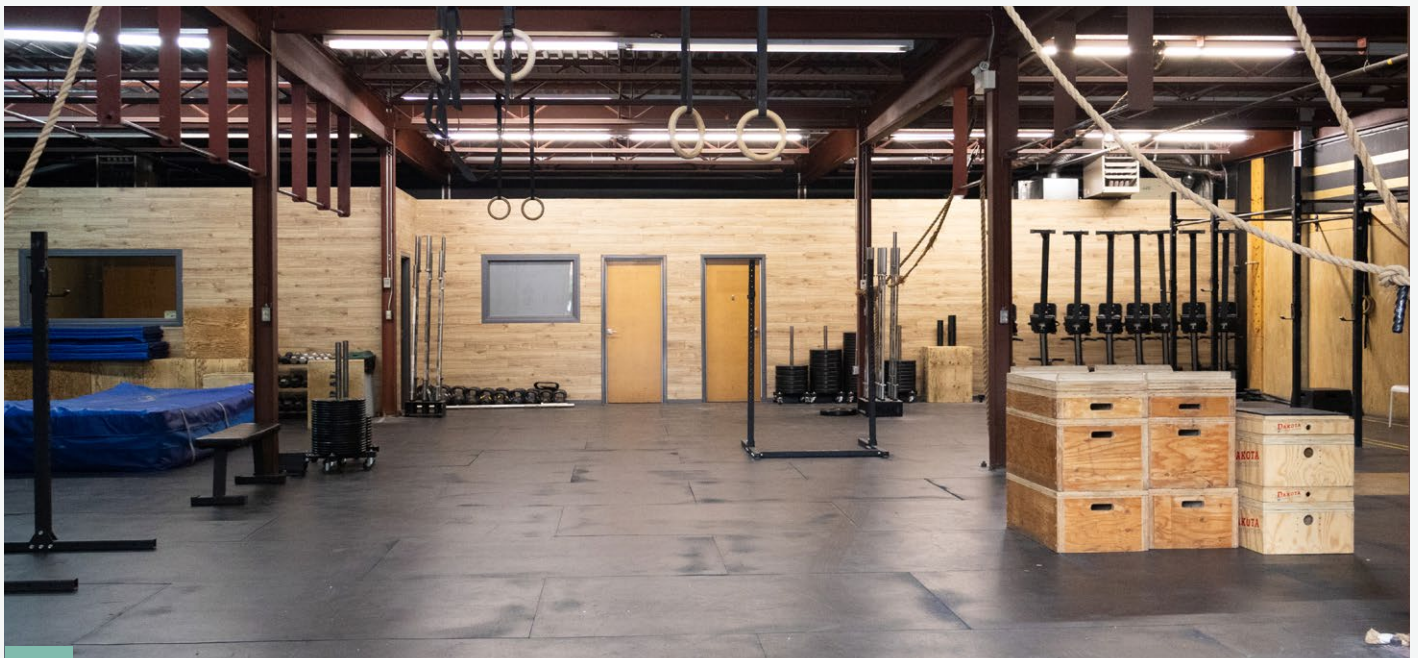
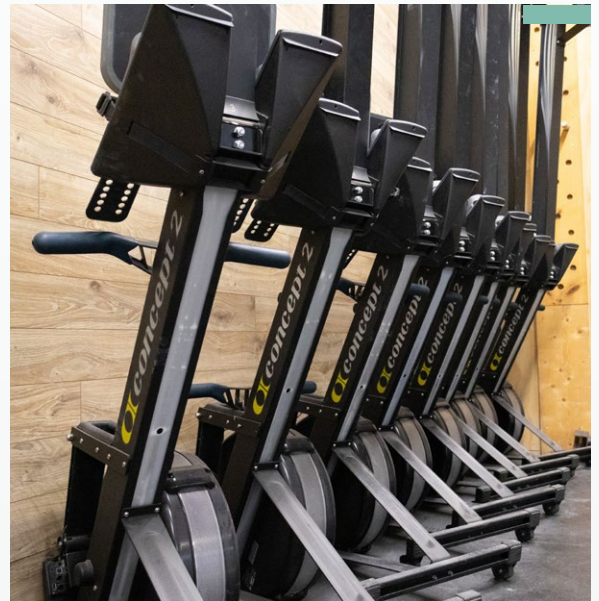
49 HEATON AVENUE

FORMER CROSS-FIT GYM FULLY EQUIPPED & MOVE-IN READY

49 Heaton Avenue is a well maintained fitness facility located Downtown, in the East Exchange. The space presents as a move-in ready for recreation and fitness users looking for turnkey space. Additionally, the space features 2 private offices, a storage room, laundry machine and 2 spacious washrooms with showers.

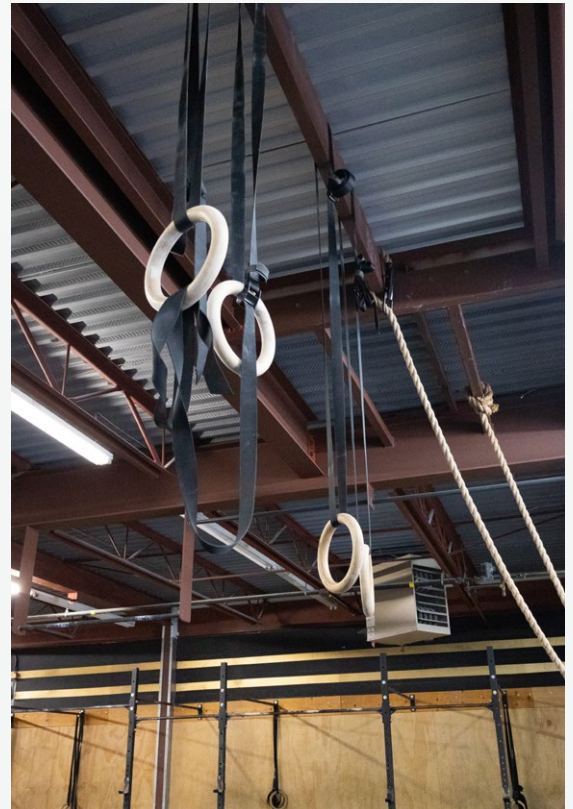
PROPERTY DETAILS

Asking Net Rent:	\$12.00 per sq. ft.
Additional Rent:	\$2.70 per sq. ft.
Unit Size:	±4,524 sq. ft.
Zoning:	M
Loading:	10'x10' Grade door
Power:	200 Amps, 600/347V 3 Phase
Ceiling Height:	11'
Parking:	12 stalls
Available:	Immediately



49 HEATON AVENUE

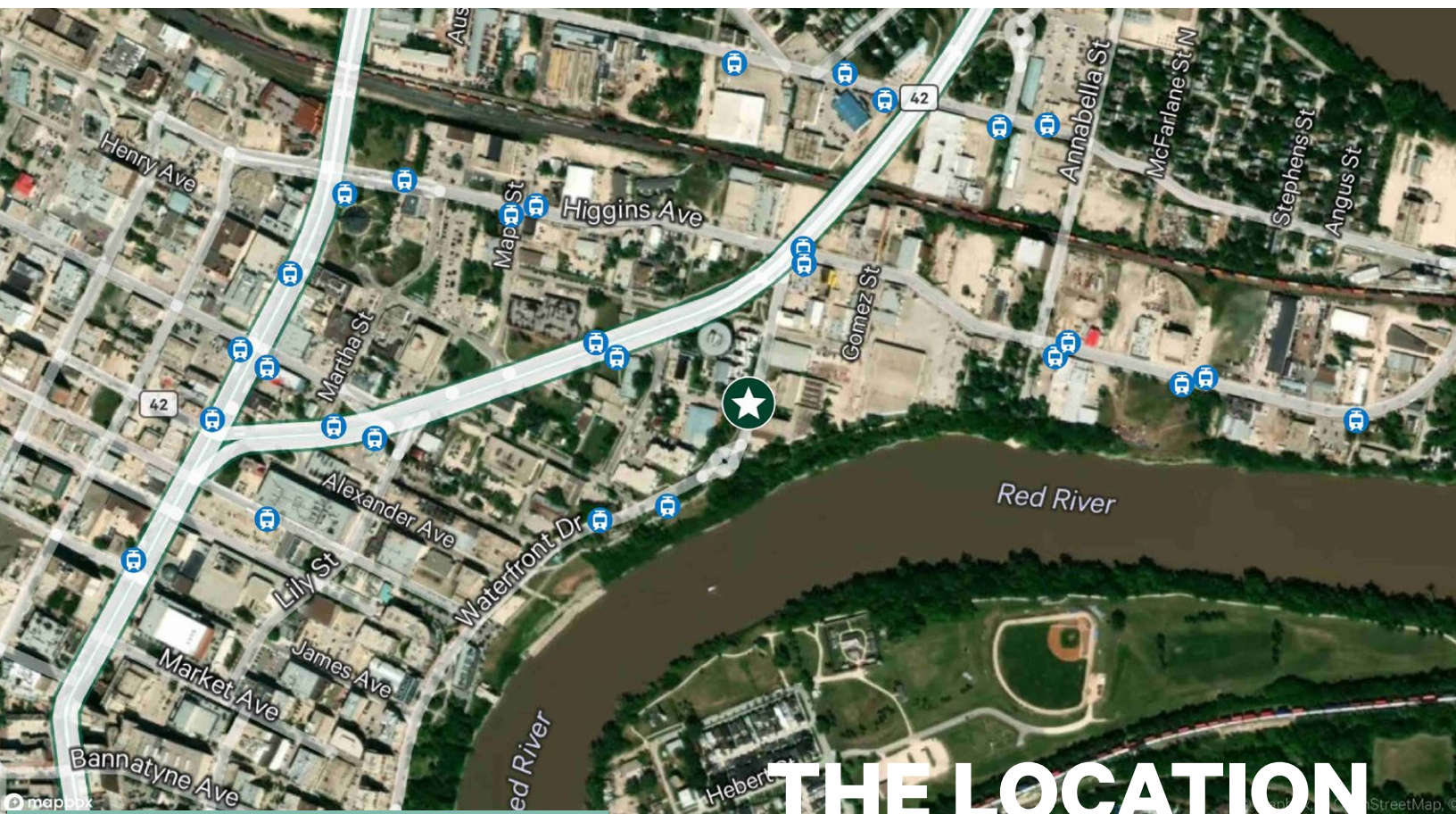
FORMER CROSS-FIT GYM FULLY EQUIPPED & MOVE-IN READY



49 HEATON AVENUE

FORMER CROSS-FIT GYM FULLY EQUIPPED & MOVE-IN READY





THE LOCATION



49 HEATON AVENUE

Located in downtown Winnipeg in the East Exchange, just off of the Disraeli Freeway with easy access for all modes of transportation. The property provides 12 parking stalls on-site as shown below.

94

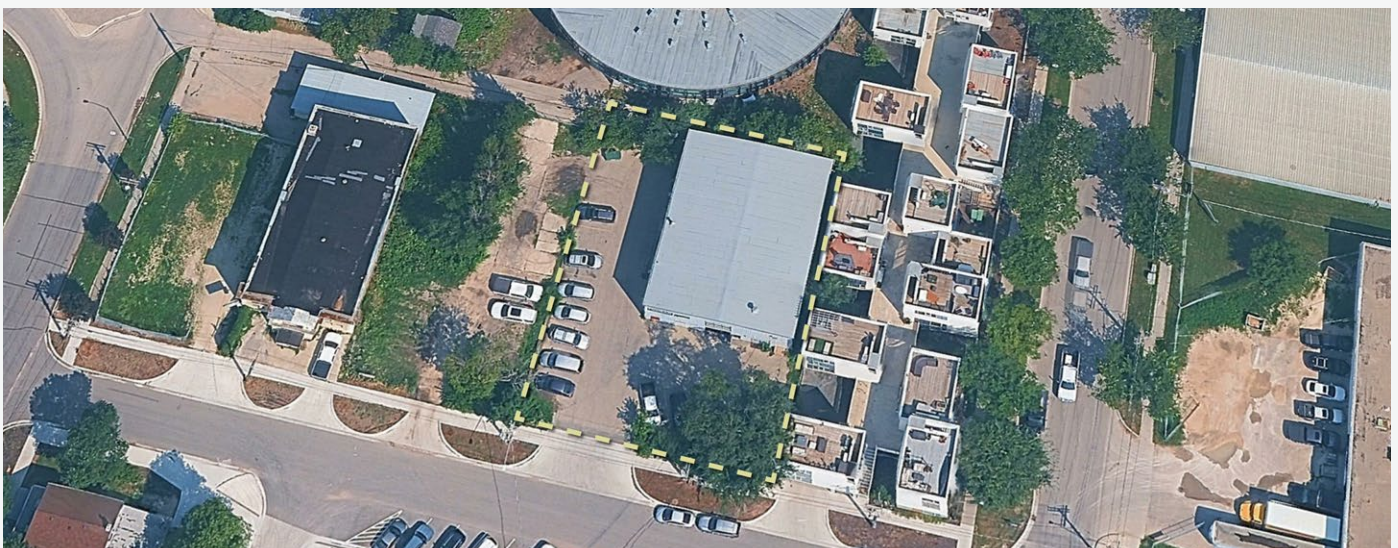
WALK
SCORE

88

BIKE
SCORE

80

TRANSIT
SCORE



49 HEATON AVENUE

FORMER CROSS-FIT GYM FULLY EQUIPPED & MOVE-IN READY



**FOR MORE
INFORMATION
CONTACT:**

PAUL KORNELSEN

Managing Director
Vice President
204 500 5009
paul.kornelsen@cbre.com

NATHAN GERHARD

Associate
204 500 5002
nathan.gerhard@cbre.com

CBRE

CBRE LIMITED
1650-201 PORTAGE AVENUE
WINNIPEG, MB R3B 3K6

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.