



102 - 139 Market Avenue, Winnipeg, Manitoba

Retail/Office Opportunity in Winnipeg's Exchange District

For Lease



Property Details

+/- 900 - 6,846 sq. ft.

SIZES AVAILABLE

No. 994

CONDOMINIUM CORP.

TBD

LEASE RATE

\$2,700/month T.I.P.P. (\$4.73/ sq. ft.)

PROPERTY TAXES (2025)

\$1,575/month (\$2.76/sq. ft.)

CONDO FEES (EST. 2025)

C - Character

ZONING

Immediately

AVAILABLE

Features

- Prestigious main floor commercial condo in the heart of Winnipeg's historic Exchange District
- Impeccably designed space offers a versatile layout suitable for a wide range of businesses, from retail to office space
- This commercial condo enjoys high foot traffic and excellent visibility.
- It is conveniently located near major transportation routes, making it easily accessible to both customers and employees.
- Surrounded by a wide variety of amenities including restaurants, coffee shops, breweries and boutique retailers.
- Building amenities include fitness room, activity room, kitchenette, common rooftop patio and elevator servicing the unit/building.



Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



Short walk

TO UNDERGROUND
CONCOURSE AT
PORTAGE & MAIN



Great access

TO PUBLIC TRANSIT



Convenient

PARKING ADJACENT TO
BUILDING

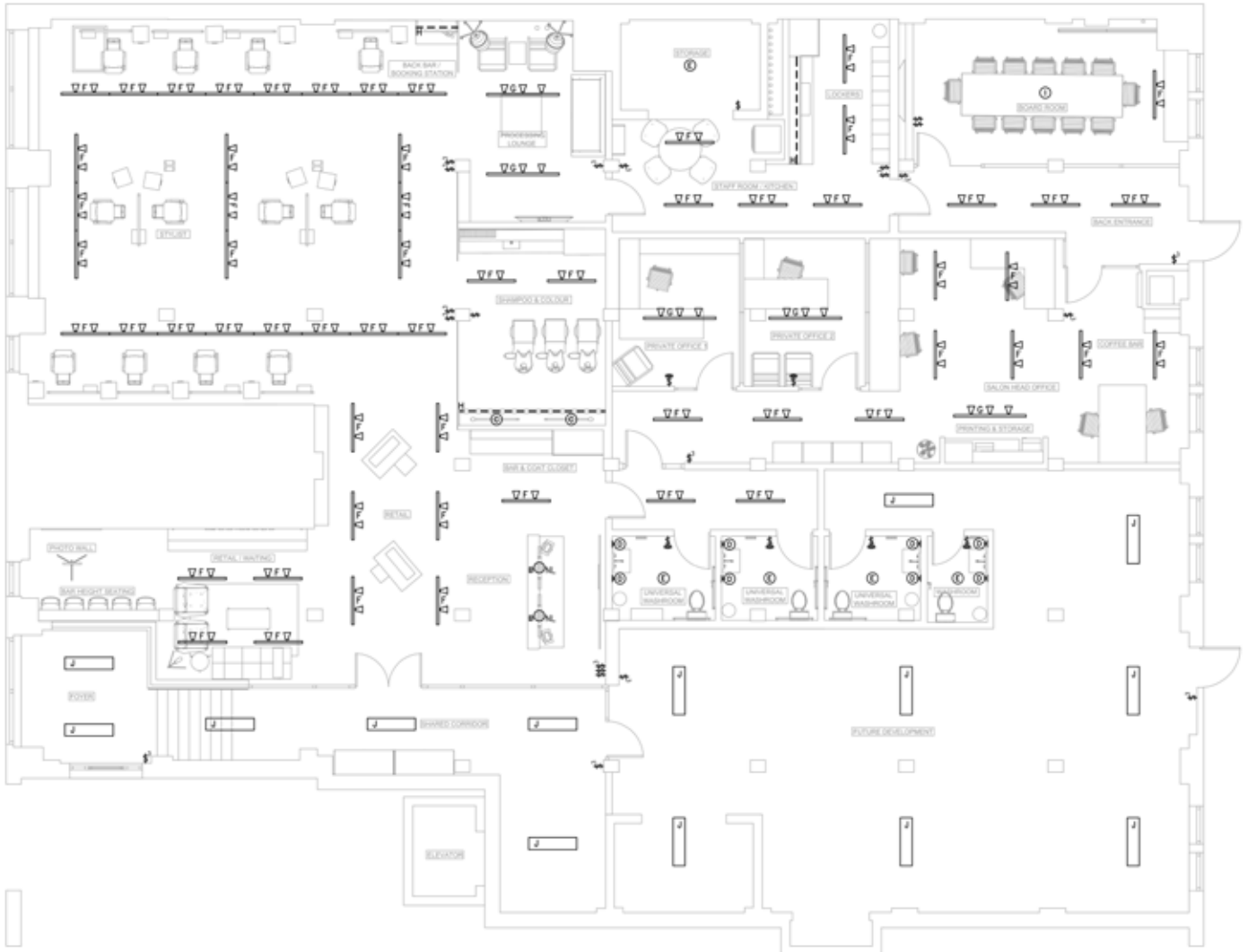




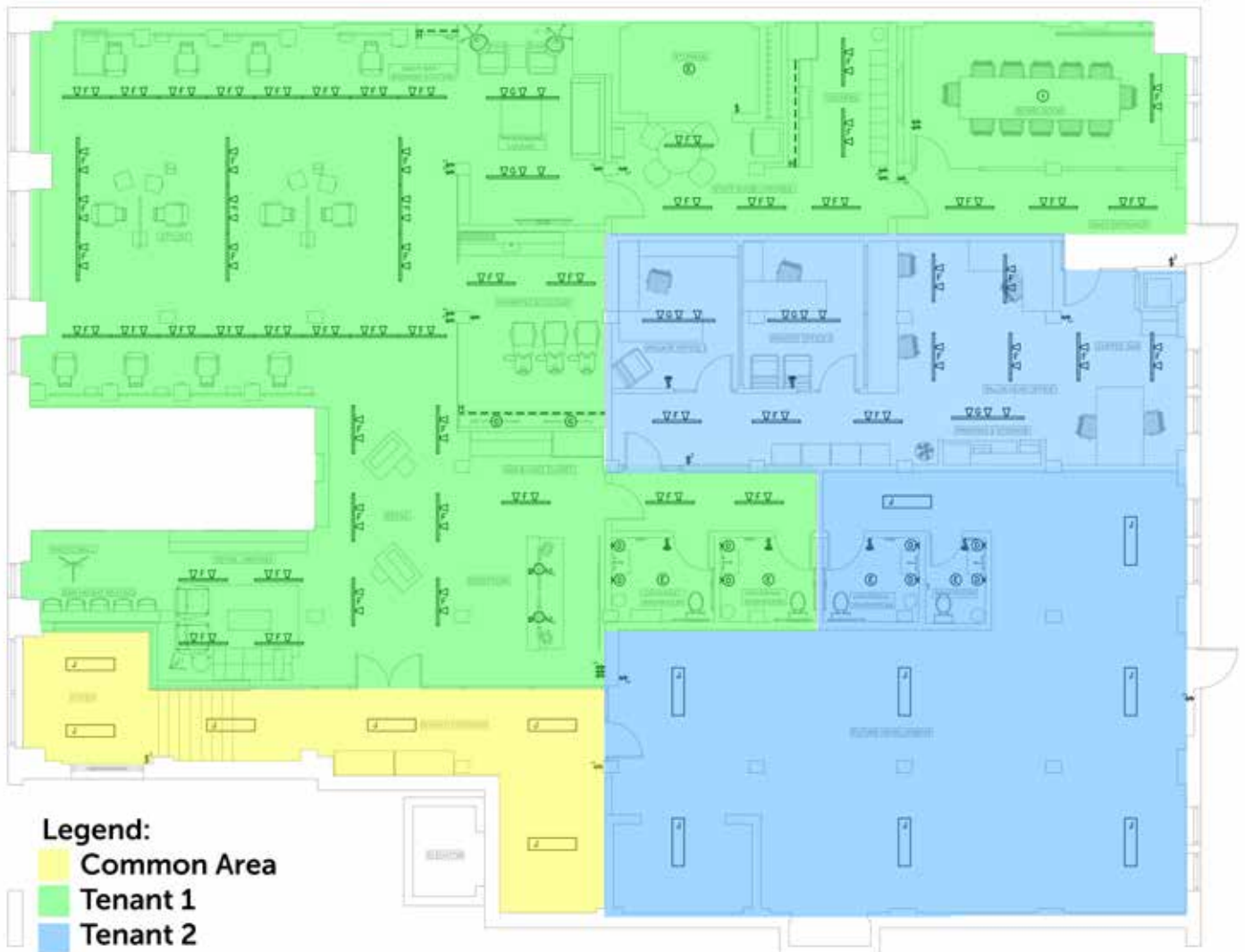




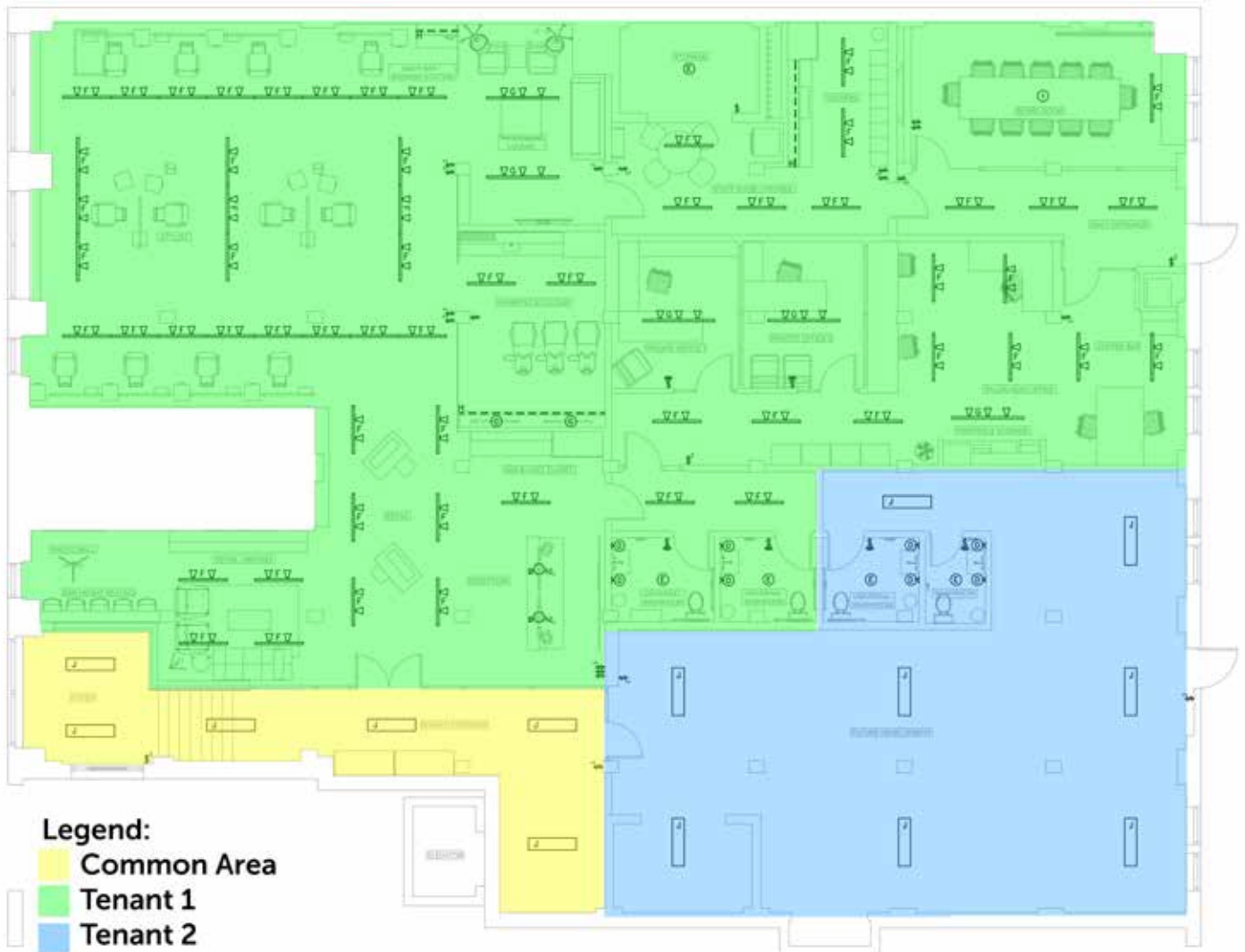
Floor Plan



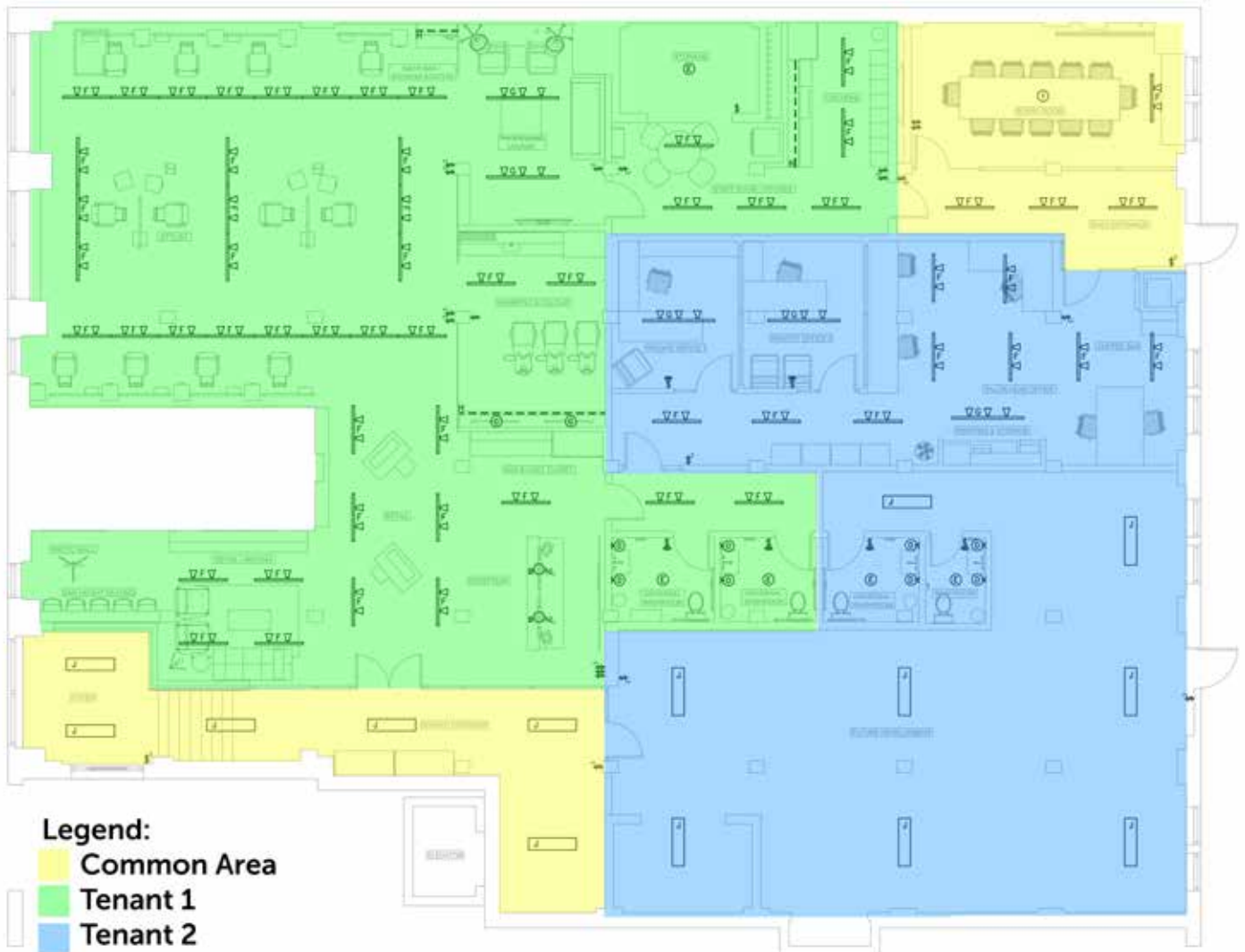
Demising Option 1

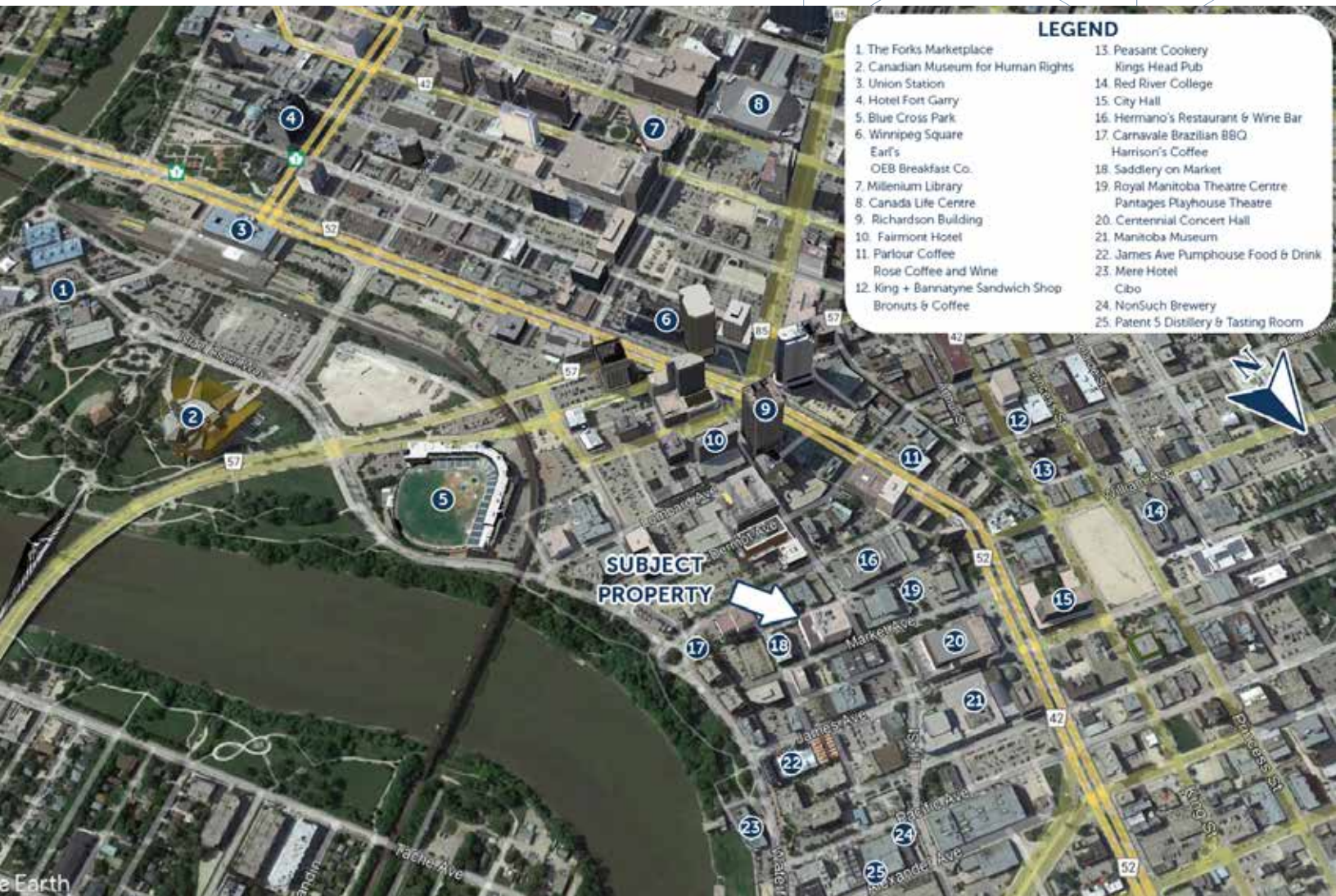


Demising Option 2



Demising Option 3





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