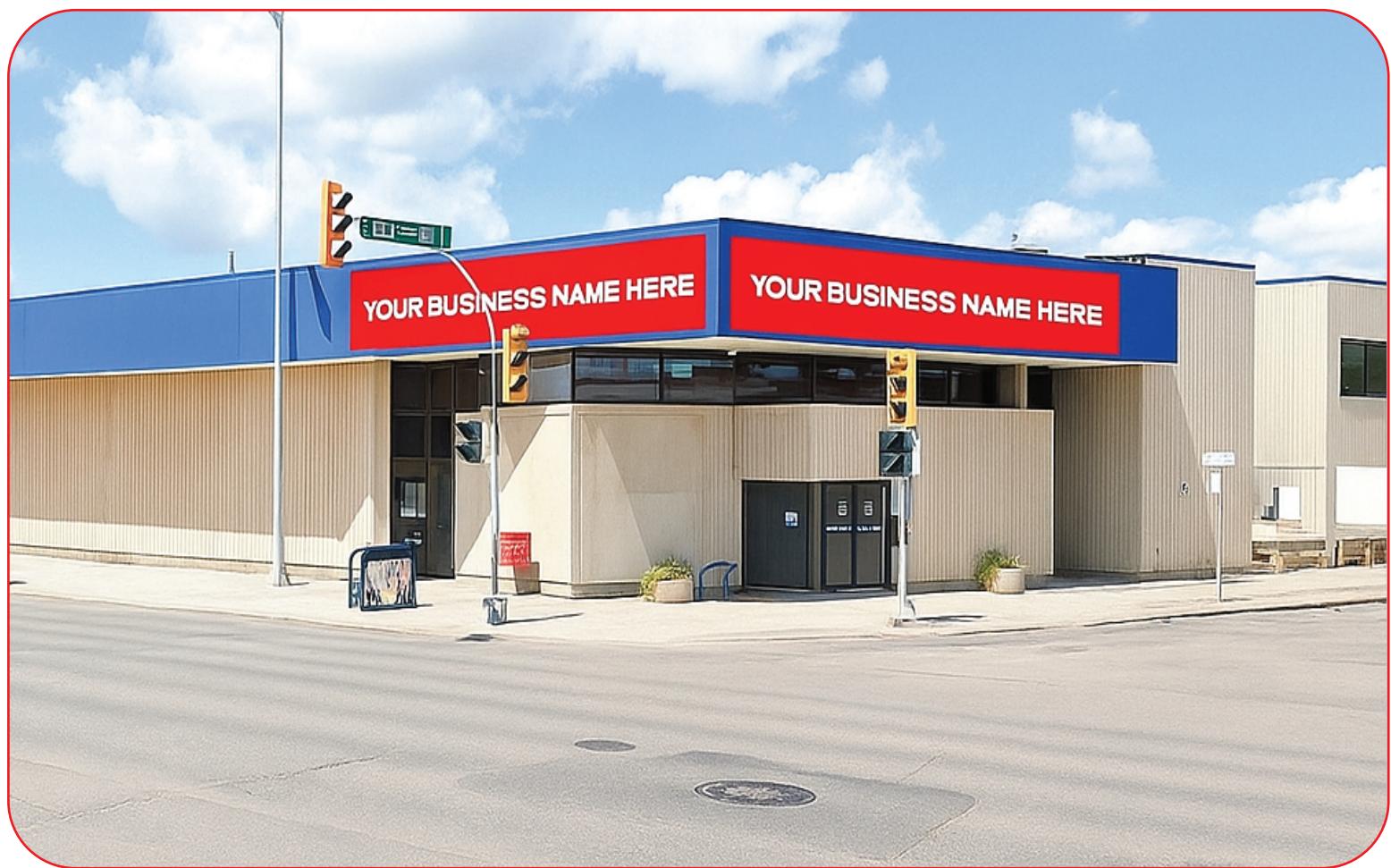


# FOR LEASE

# 885 PORTAGE AVENUE

## RETAIL/OFFICE/WAREHOUSE SPACE



## BUILDING HIGHLIGHTS

- C2 Zoning
- 2-Storeys + Basement 5,000 sq ft ±
- Main Floor: 16 ft ± ceiling height open area, 4 offices and a safe
- Second level features 7 offices, 2 meeting rooms, open work area and two storage rooms
- Covered on-site Parking

## LOCATION OVERVIEW

Prime corner location at Portage Avenue & Arlington Street with high visibility and heavy traffic flow. Surrounded by commercial, retail, and residential properties, ensuring steady foot and vehicle traffic. Covered on-site parking and nearby amenities make this a strategic business opportunity.

## PROPERTY DETAILS

Frontage:

Building size: 7,800 (+/-) sq. ft.

Net Rent: Call for Pricing

Property Tax:

Additional rent: Management fee/CAM extra

## CONTACT

TONY BATISTA

Phone (204) 952-1970

Email plusproperties@gmail.com

**FOR LEASE**

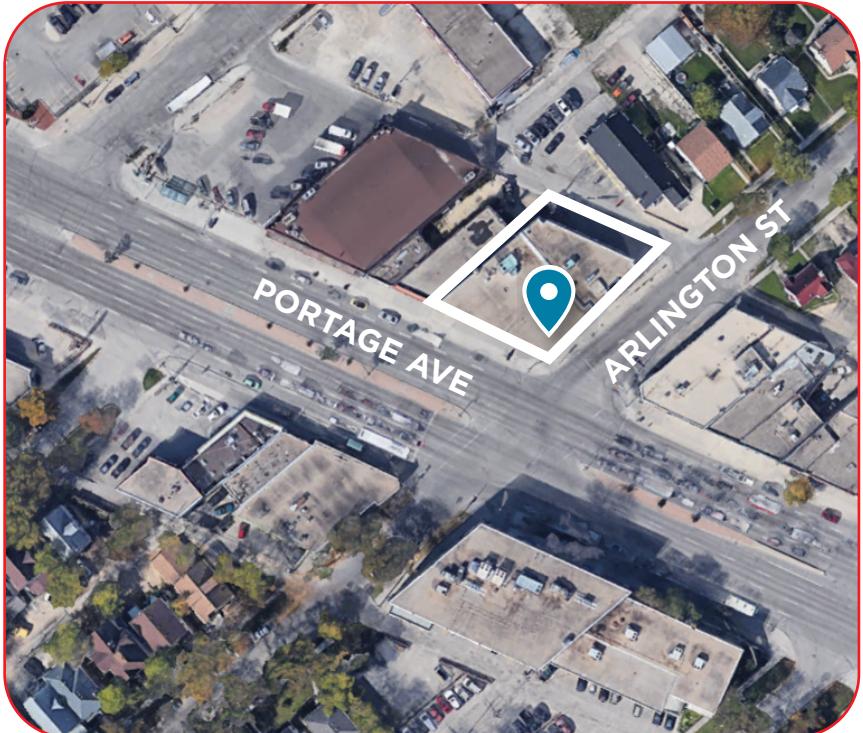
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**RETAIL/OFFICE/WAREHOUSE SPACE**



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