

# 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

### CONTACT

TONY BATISTA

Phone (204) 952-1970

Email [plusproperties@gmail.com](mailto:plusproperties@gmail.com)

### 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



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