



665 McPhillips Street, Winnipeg, Manitoba

Freestanding Retail at High-Visibility Intersection

For Sublease



Property Details

+/- 2,100 sq. ft.

AVAILABLE SPACE

\$40.50/ sq. ft.

NET LEASE RATE

TBD

CAM & TAXES (EST. 2026)

December 31, 2035

HEAD LEASE EXPIRY

C2 - Commercial Community

ZONING

Features

- Strategically positioned at the northeast corner of McPhillips Street and Selkirk Avenue
- Located on a signalized corner with strong frontage and eye-catching visibility
- Freestanding pylon sign available for subtenants sole use
- Ideally suited for variety of retail users, service based or professional offerings
- Ample onsite parking
- Ease of access to property via multiple points of egress.
- **No fuel or convenience stores permitted as subtenants**



Highlights



Prime Location

IN NORTHWEST
WINNIPEG



Ideally Positioned

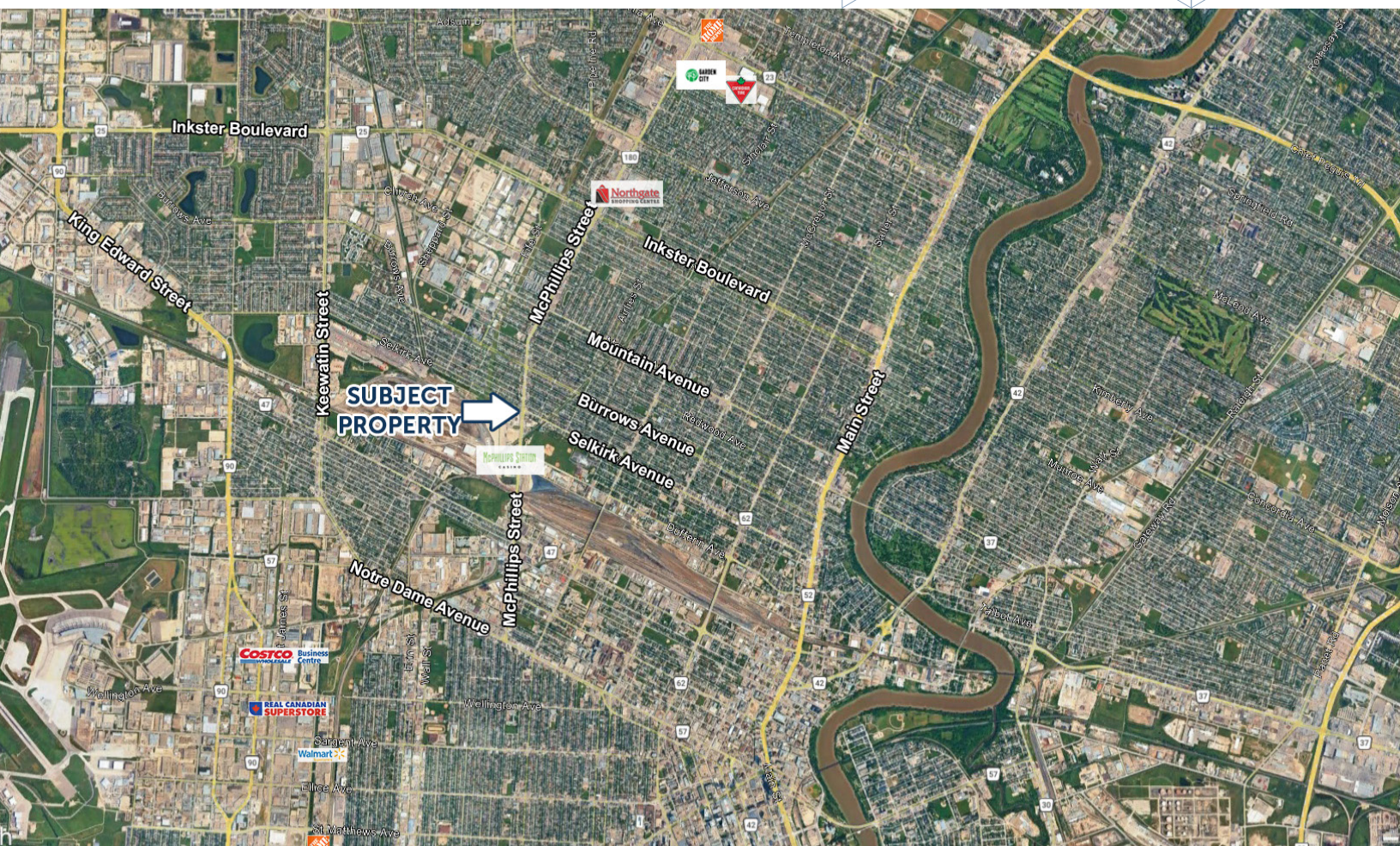
ALONG A MAJOR
TRANSPORTATION CORRIDOR



Prominent

BUILDING AND PYLON
SIGNAGE OPPORTUNITIES





Connect with us today!

iciproperties.com

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