



FOR SUBLEASE

1441 Main Street

WINNIPEG, MB

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Services provided by Rennie Zegalski Personal Real Estate Corporation

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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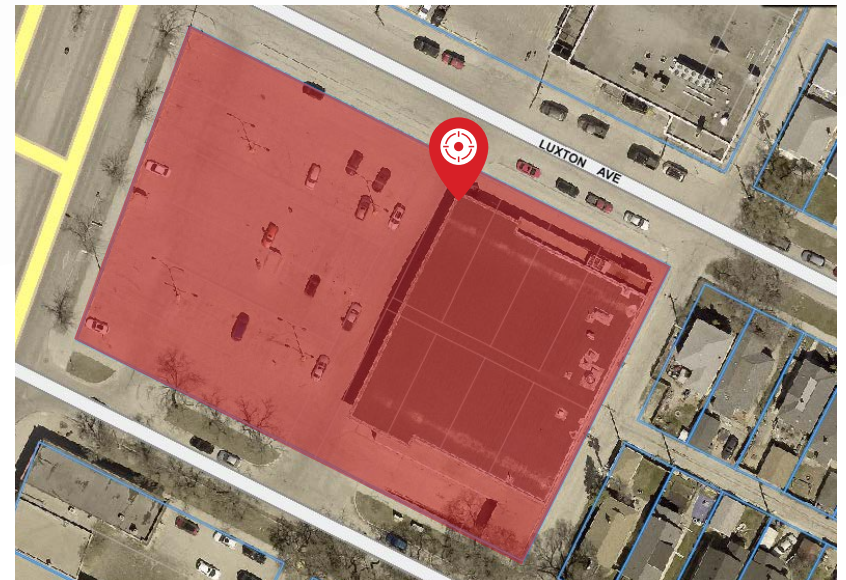
Property Overview

PROPERTY DETAILS

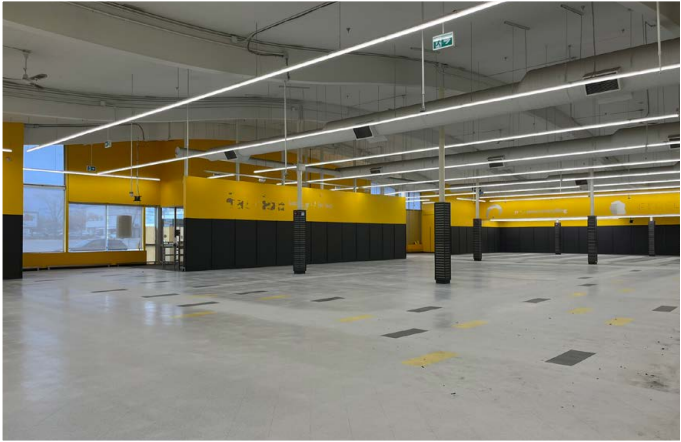
AREA AVAILABLE (+/-)	19,941 sq. ft.
LAND AREA (+/-)	1.45 acres
BASIC RENT	Contact agent
ADDITIONAL RENT (2024)	\$2.08 per sq. ft. (Property Tax)
	\$0.18 per sq. ft. (Roof R&M)
	\$2.98 per sq. ft. (est. 2024)
TENANT RESPONSIBILITIES	<ul style="list-style-type: none">• Roof repair and maintenance up to \$3,500/year• Snow removal• Janitorial services• Garbage disposal• Maintenance and repair of HVAC• Maintain, repair and replace lighting and landscaping• Security and monitoring
PARKING	85 (4.3 stalls/1,000 sq. ft.)
ZONING	C2 - Commercial
YEAR BUILT	1965 - extensive renovations occurred in 2017
LOADING	1 Dock Door
ELECTRICAL	Panel A: 225 Amp, 120/208 V - 3PH - 4W
	Panel B: 225 Amp, 120/208 V - 3PH - 4W
	Panel C: 100 Amp, 120/208 V - 3PH - 4W
	Panel D: 400 Amp, 120/208 V - 3PH - 4W
	Panel E: 200 Amp, 120/208 V - 3PH - 4W
MECHANICAL	Heating and cooling supplied by roof top units Total cooling capacity of 60 tons (replaced in 2017)
HEADLEASE EXPIRY DATE	November 30, 2029

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated on a major thoroughfare, offering high visibility and easy access
- **Spacious Layout:** Features a large retail area, perfect for various business opportunities
- **Mezzanine Level:** Includes a second-floor mezzanine that provides additional space for offices or storage
- **Move-In Ready:** The space is fully prepared for immediate occupancy, allowing for a quick set up
- **Versatile Use:** Ideal for retail, office, or mixed-use ventures, catering to diverse business needs
- **Proximity to Amenities:** Close to other businesses, transportation, and local attractions, enhancing foot traffic potential
- **Parking Availability:** Offers convenient parking options for customers and employees

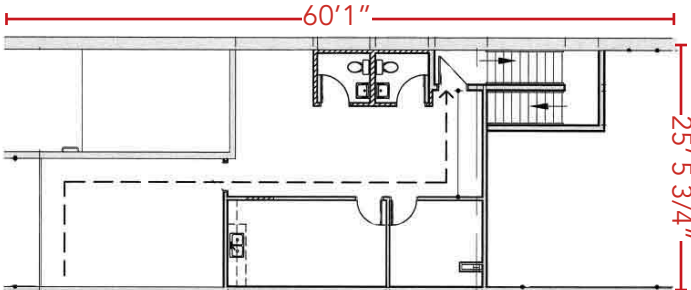


Interior Photos

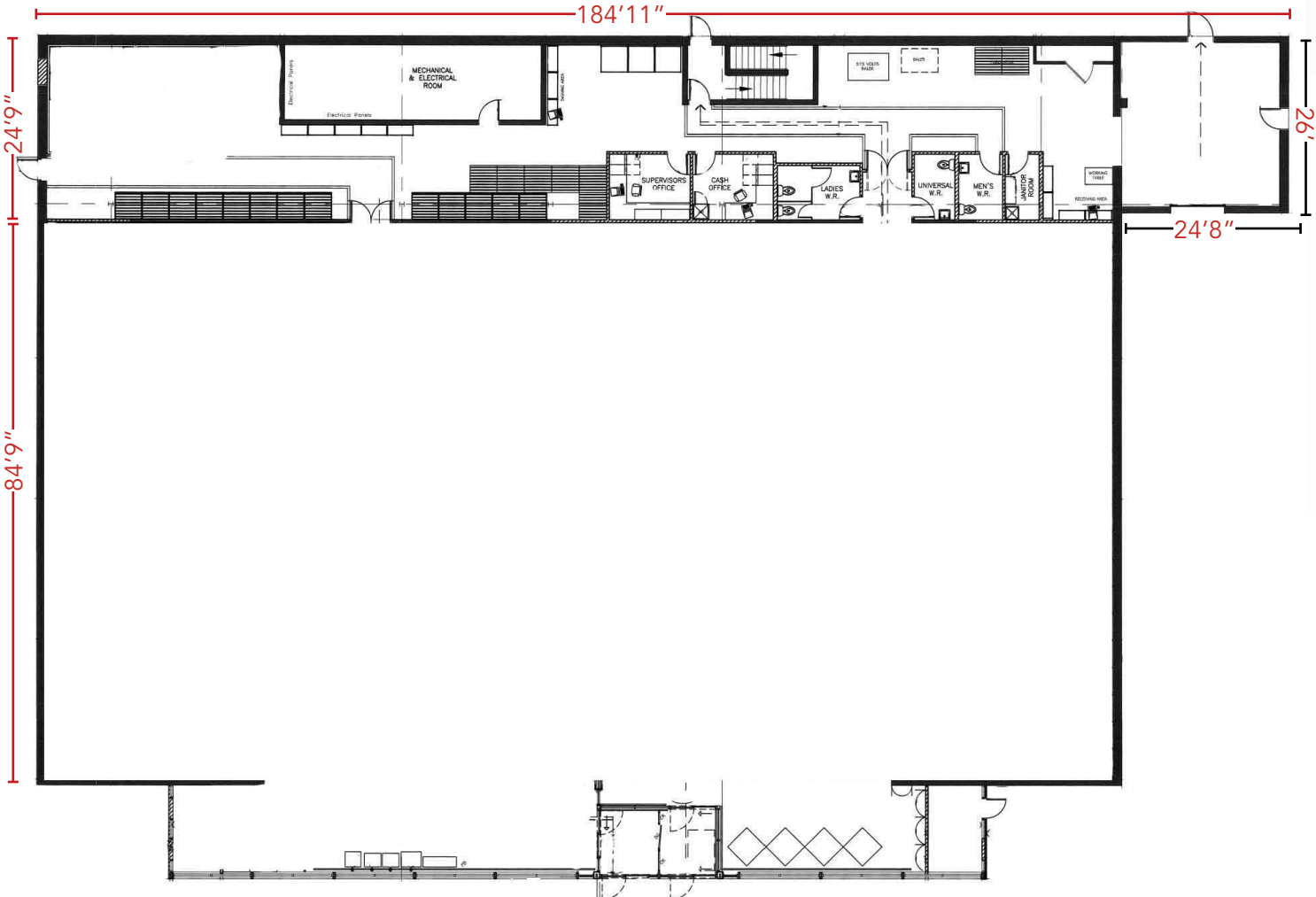


Floor Plan

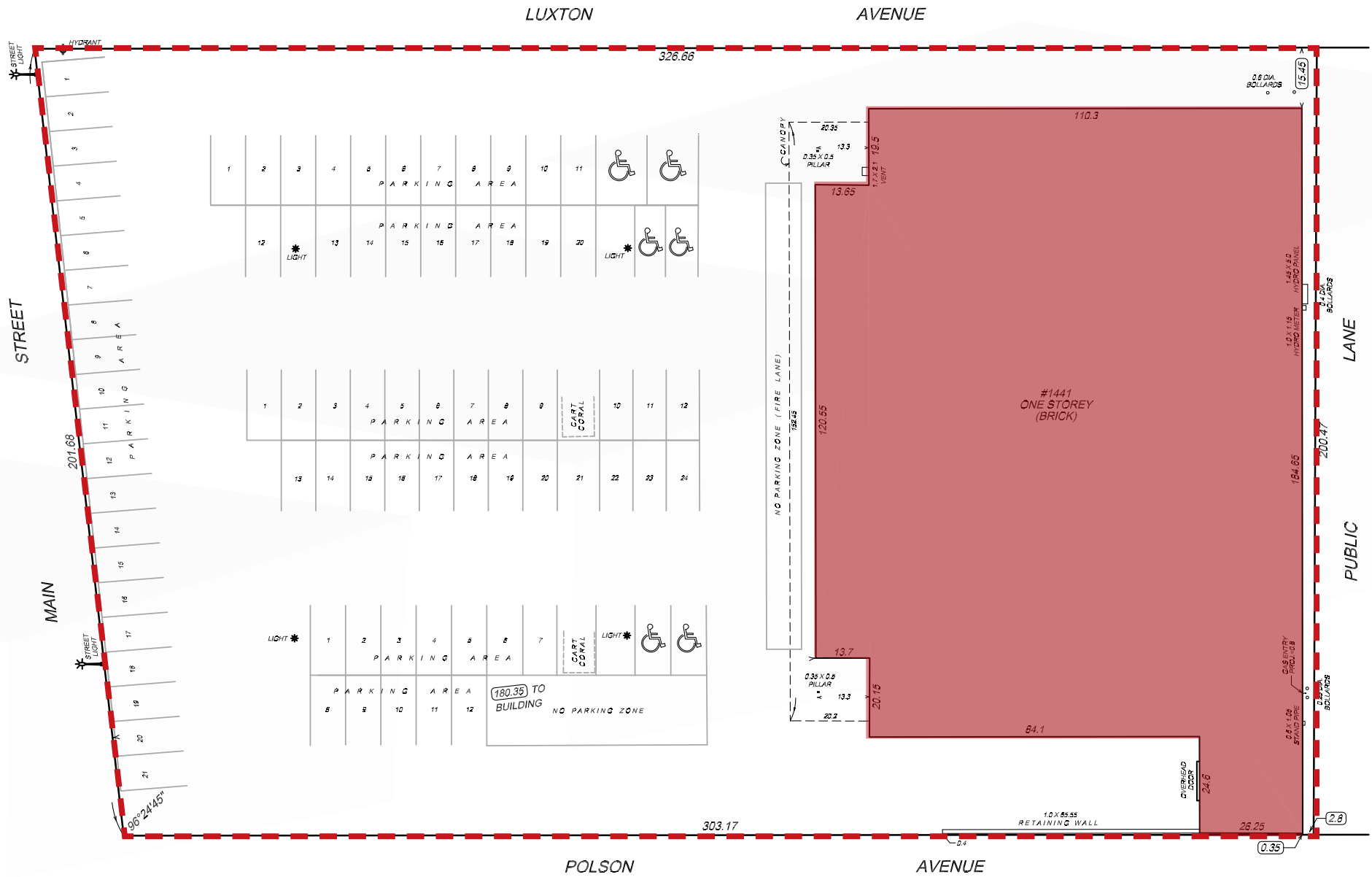
MEZZANINE PLAN



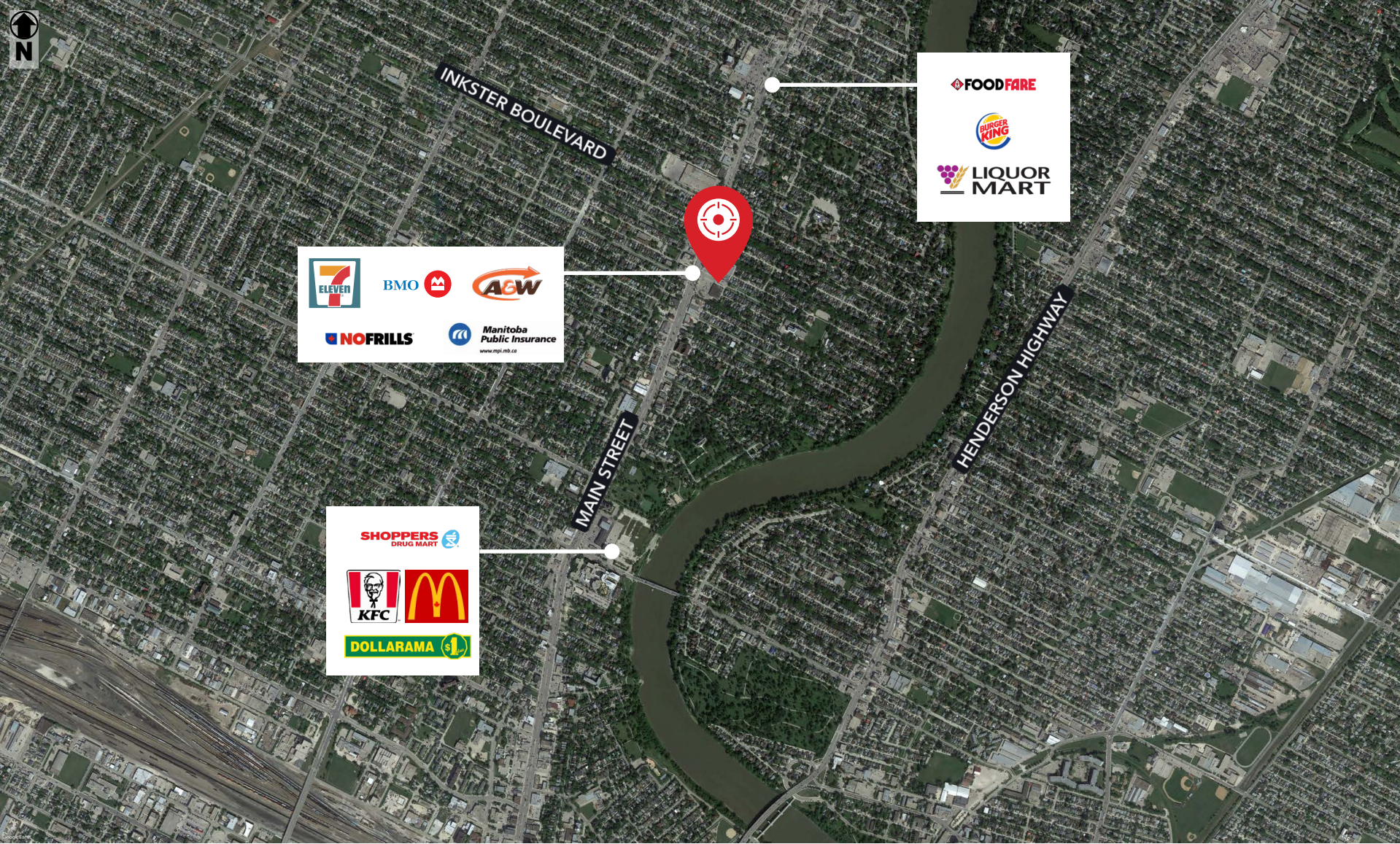
MAIN FLOOR PLAN



Site Plan



Retail Aerial





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