

400 FORT WHYTE WAY



McCreary Business Park



(+/-) 5,498 sf available

PROPERTY HIGHLIGHTS

- Shell space warehouse ready for tenant customization
- New light-controlled intersection at McCreary & McGillivray
- Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro
- Ample parking on-site
- Just beyond City of Winnipeg limits. **NO BUSINESS TAX!**
- 20' clear ceiling height
- One 10'x12' grade loading door
- Zoning: ML - Industrial Light



189,000+
POPULATION
Live Within the
Trade Area



\$107,000+
AVG. INCOME



181,000+
**DAYTIME
POPULATION**

Lease Rate: \$13.95 psf net
CAM & Tax: \$4.37 psf (2023 est.)
(plus management fee 5% gross)

BUILDING 1

400 Fort Whyte Way



FLEX SPACE FOR LEASE

400 Fort Whyte Way



3 Minutes to Kenaston & McGillivray
7 Minutes to the Perimeter
18 Minutes to Downtown
20 Minutes to the Airport

HIDE N SEEK

ARTISTA HOMES

PRE-CON BUILDERS

FORT WHYTE ORTHOPEDICS

FORT WHYTE WAY

THE FABRIC SNOB

UNIT 106
5,498 SF

BUILDING 1

CYTOPHAGE TECHNOLOGIES

BUILDING 2

CARPENTER'S MONTESSORI SCHOOL

ENNS BROTHERS

BUILDING 3

POCKET PILLS

EYE FOR BUSINESS
BUSINESS CENTRE

W L T DISTRIBUTORS

McCREARY RD

H2O ACADEMY



McGILLIVRAY BLVD

FLEX SPACE FOR LEASE

400 Fort Whyte Way



Chris Hourihan
Associate

T 204 934 6215
C 204 995 0225

chris.hourihan@cwstevenson.ca

James Toker
Associate

T 204 934 6210
C 204 914 8423

james.toker@cwstevenson.ca

Brandi Eloquence
Associate

T 204 934 6246
C 204 996 3425

brandi.eloquence@cwstevenson.ca

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