

**FOR SALE**

# 835 King Edward Street

Beautiful, Modern, High Exposure Office Available

**Ryan Munt**  
**Senior Vice President**

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



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(+/-) 7,106 sf Available

## PROPERTY HIGHLIGHTS

- Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial
- High-exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre and major transportation routes
- Premium, high-end design and finishes providing a turnkey solution
- Bright, spacious open-concept design featuring 6 private offices, 1 executive office with adjoining boardroom and an executive bathroom, 1 large boardroom, beautiful open concept full kitchen, 1 phone room, large open work area with 10 workstations, patio, storage, open warehouse and a compound
- 2,333 sf of warehouse space with 1 dock loading door
- Newer Two - 5 Tonne RTUs
- 3 Phase 600 AMP service
- 15' office ceilings
- CAT-6 wiring throughout
- Composite deck/patio with natural gas connection
- Water filtration system in building
- Temperature-controlled server room
- Meticulously maintained including a full roof replacement in 2023
- 16 assigned parking stalls with the opportunity to add more
- Excellent transit access
- Property Taxes: \$20,667.88 (2023)

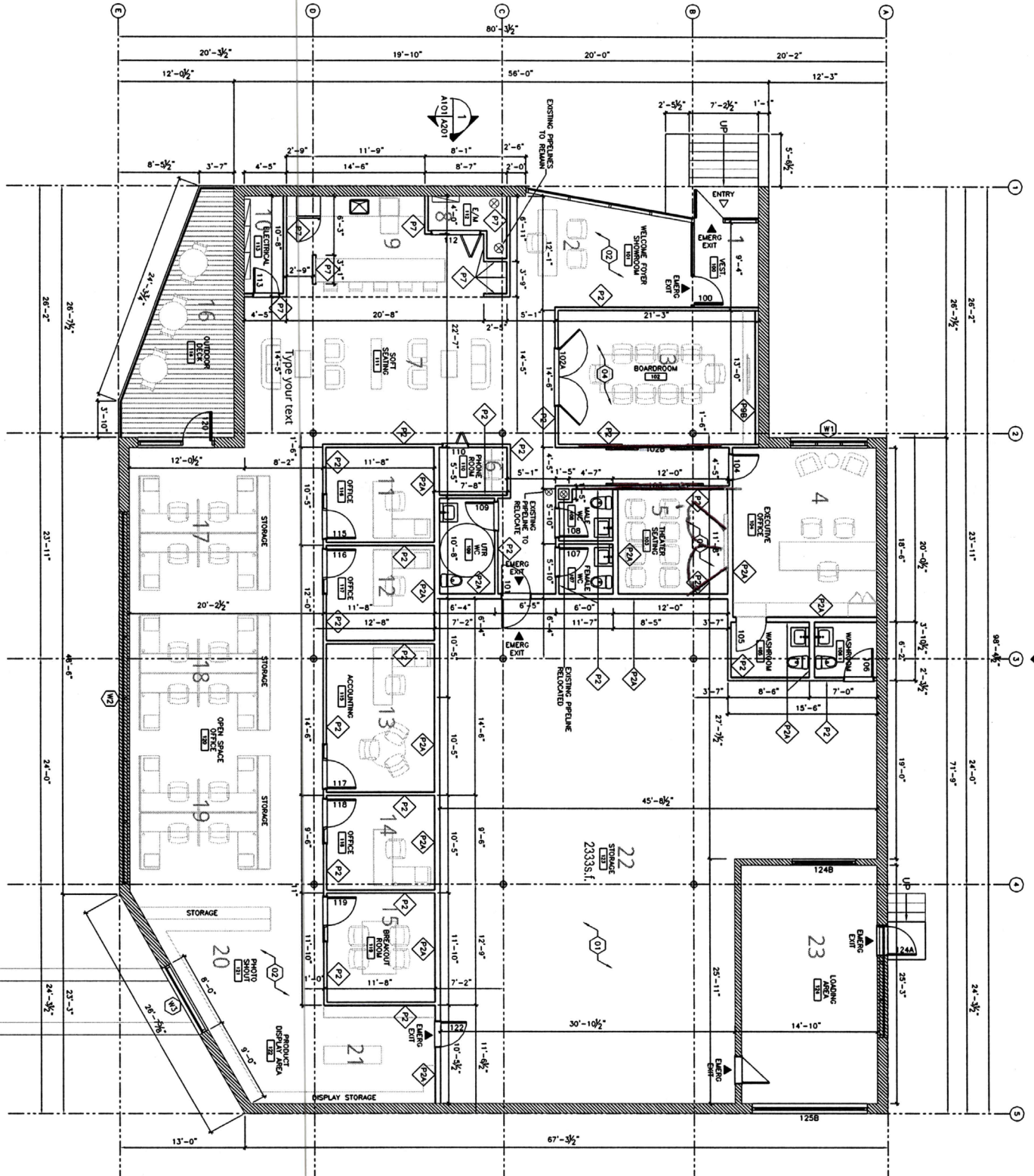
**Sale Price: \$3,200,000**

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FLOOR PLAN



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**Winnipeg Airport:** 1 Minute  
**Polo Park:** 5 Minutes  
**Perimeter Highway:** 13 Minutes  
**US Border:** 1 Hour 22 Minutes



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