



INDUSTRIAL FOR SUBLEASE
629 ERIN STREET



PROPERTY HIGHLIGHTS

(+/-) 3,065 SF AVAILABLE

- Office/Warehouse for Sublease on Erin Street
- 10' x 10' grade loading door
- Fully sprinklered
- Open office area, washroom, server room and open warehouse space
- Headlease expiry: November 30, 2025

LEASE RENT: **\$13.25 PSF** (DECEMBER 1, 2023 - NOVEMBER 30, 2024)
\$13.50 PSF (DECEMBER 1, 2024 - NOVEMBER 30, 2025)

CAM & TAX: **\$6.53 PSF** (2024 EST.)

MGMT FEE: **5% OF GROSS RENT**



LOCATION OVERVIEW



DRIVE TIMES

- 4 MINS TO ROUTE 90
- 11 MINS TO WINNIPEG AIRPORT
- 15 MINS TO PERIMETER HIGHWAY
- 1 HR 26 MINS TO US BORDER

AREA MAP



St. James St

Empress St

St. Matthews Ave

Erin St

Wall St

Polo Park

Portage Ave

Portage Ave

★ SITE

Mark's		

Long & McQuade MUSICAL INSTRUMENTS		
Flea & Whiskey's Billiards and more		



CONTACT

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