



CUSHMAN &  
WAKEFIELD  
Winnipeg



Stevenson

FOR LEASE

# Dublin Square

1495 Dublin Avenue

Retail/Office Space  
Available



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# 1495 Dublin Avenue

(+/-) 2,100 sf Available

## PROPERTY HIGHLIGHTS

- Rarely available space in Winnipeg's Northwest quadrant
- Move-in-ready retail/warehouse space including a front retail section, 2 washrooms and warehouse space
- Located on Dublin Avenue between St. James Street and Notre Dame Avenue
- Excellent access to major routes
- Recent building upgrades include new façade and roof
- 10' grade level loading door
- (+/-) 12' clear ceiling height
- Ample on-site parking
- Zoned M3

**Lease Rate: \$9.95 psf Net**

**CAM & Tax: \$5.40 psf (2024 est)**

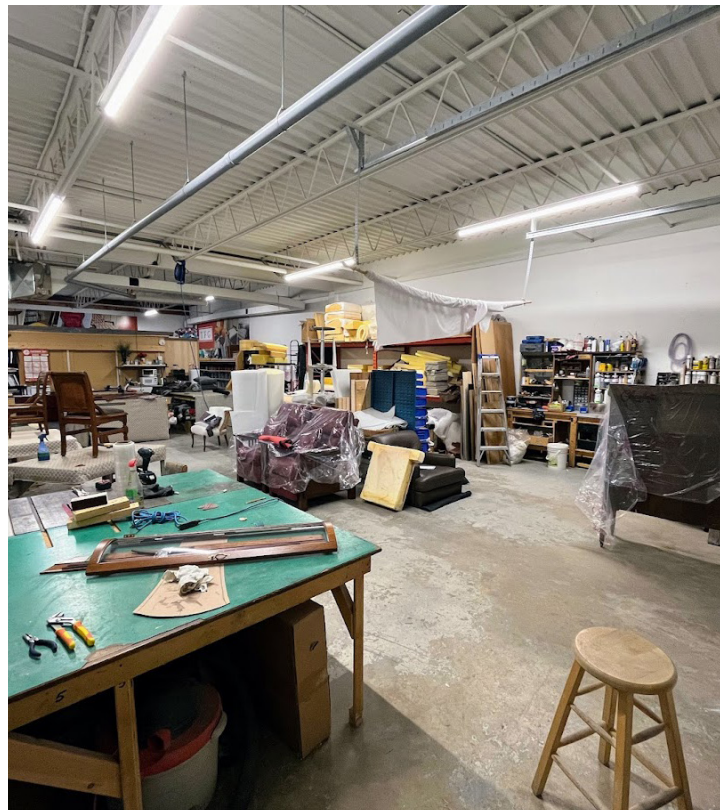
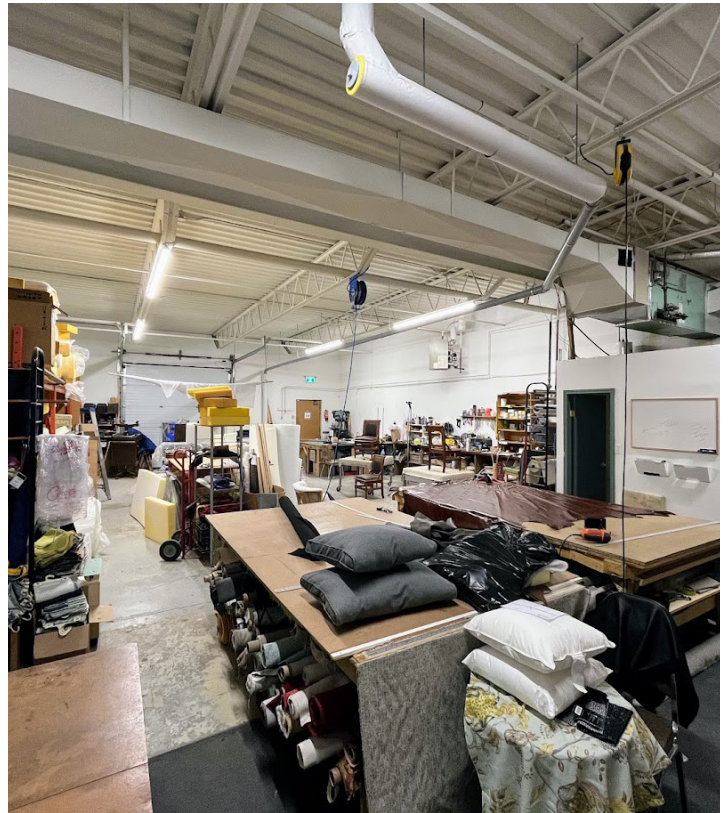
*plus 5% of Gross Rent mgmt. fee*





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