

SHAE HALPIN Senior Associate

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CHRIS MACSYMIC

Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

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Heated shop space with fenced and gravelled compound

• Conveniently located on Scurfield Boulevard in Southwest Winnipeg with excellent transit access and various amenitites nearby

• 3 grade loading doors

Unit equipped with CO2 monitoring system, life safety equipment and in floor heat

- Ideal for a variety of trade or contracting firms
- Ample parking available on site
- · Building and Pylon sign opportunities
- Available September 2024

LEASE RATE: \$20.00 PSF NET

CAM & TAX: \$8.40 (2024 EST)

*PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT

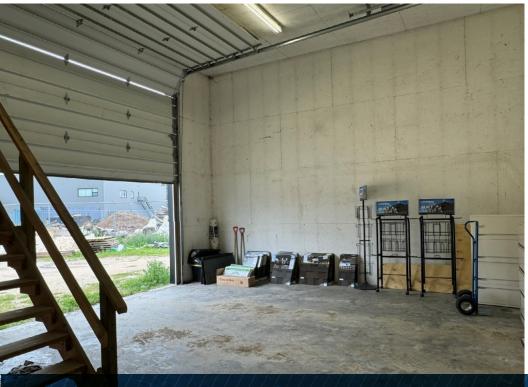


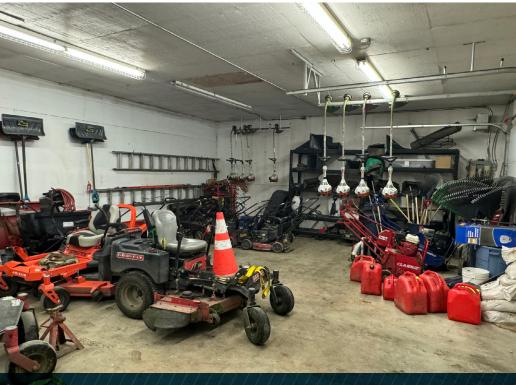




















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