



**INDUSTRIAL FOR LEASE**  
**47 SCURFIELD BLVD**

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## PROPERTY HIGHLIGHTS

(+/-) 1,680 SF ON (+/-) 0.37 ACRES

- Heated shop space with fenced and gravelled compound
- Conveniently located on Scurfield Boulevard in Southwest Winnipeg with excellent transit access and various amenities 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*



PEMBINA HWY

MCGILLIVRAY BLVD

WAVERLEY ST

FORT GARRY INDUSTRIAL PARK

47 SCURFIELD BLVD



SCURFIELD BLVD

HENLOW BAY



## LOCAL AMENITIES

- 1 RONA+
- 2 BEN & FLORENTINE
- 3 PETSMAST
- 4 THE CANADIAN BREWHOUSE
- 5 STARBUCKS
- 6 THE KEG STEAKHOUSE
- 7 A & W
- 8 CINEPLEX ODEON
- 9 COSTCO
- 10 COSTCO GAS STATION
- 11 CLAY OVEN
- 12 INDIGO
- 13 JOEY
- 14 CHILLI CHUTNEY STREET KITCHEN
- 15 WALMART
- 16 THE HOME DEPOT







## CONTACT

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