



(+/-) 1,996 sf of Retail/Office Space Available

Property Highlights

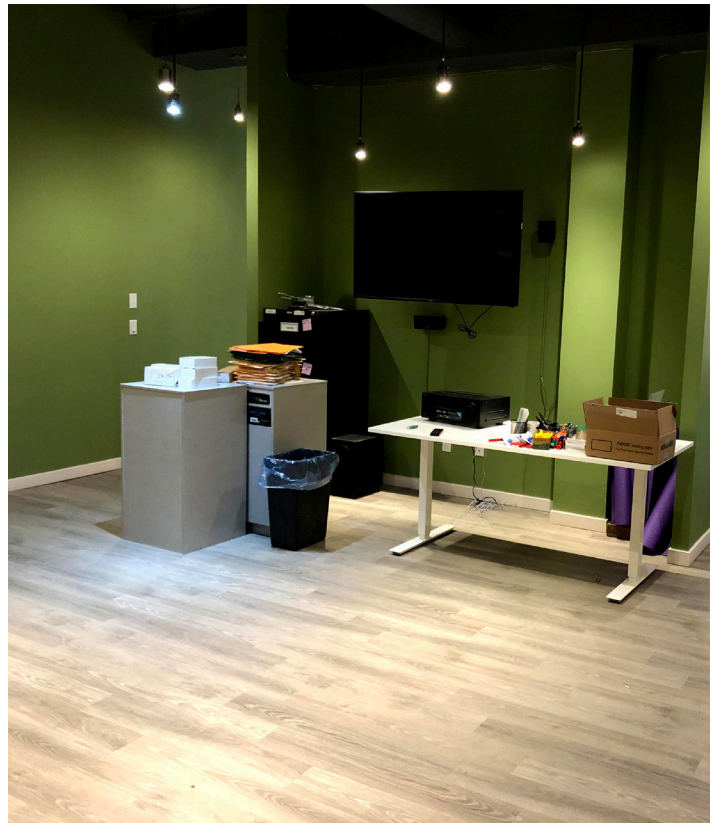
- Unit 101 consists of (+/-) 1,996 sf of move-in ready retail space with excellent exposure on the corner of Broadway and Edmonton Street
- Beautifully built out space that is perfectly suited for retail use and professional services such as medical/dental services, salon services, engineers, architects, accountants, lawyers, physicians and financial services
- Reception area, 4 offices, 1 washroom, and multiple open work areas
- Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre
- Excellent access to public transportation
- 22,900 cars pass by per day at the corner of Edmonton Street and Broadway
- Professionally managed

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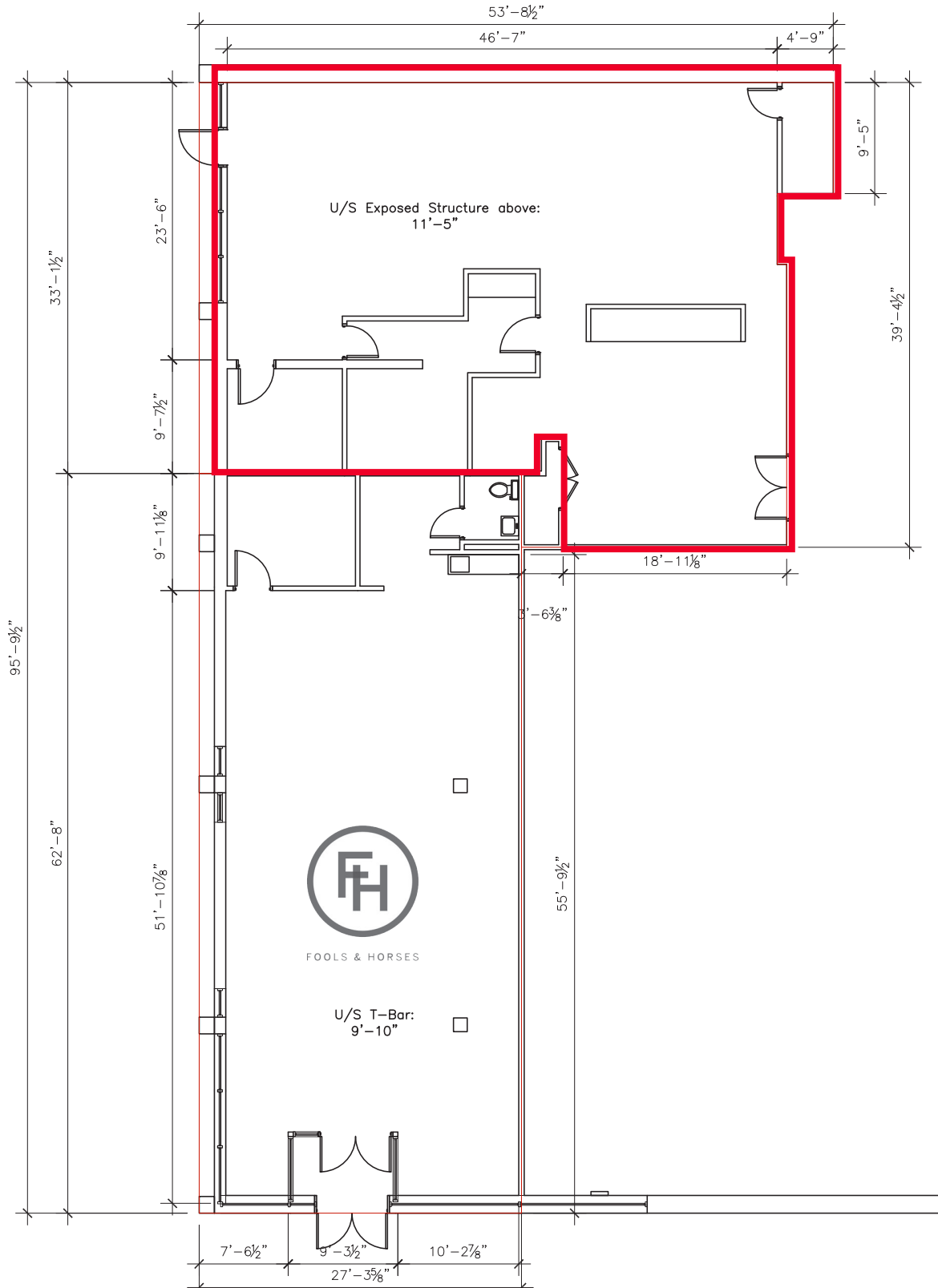
Lease Rate: \$21.00 psf Net
CAM & Tax: \$9.35 psf (2021 est.)
plus utilities and mgmt fee

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