

LOW-COST INDUSTRIAL FLEX SPACE FOR LEASE IN ELMWOOD



FOR LEASE
367 POPLAR AVENUE

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PROPERTY HIGHLIGHTS

- Spacious and open warehouse providing ample storage, distribution or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60 amp, 3-Phase Service
- Zoned M1 - Allows for a variety of industrial and commercial uses

AVAILABILITY

UNIT	SQ. FT.
Unit 1	(+/-) 3,780 sq. ft.
Unit 2	(+/-) 2,937 sq. ft.
Unit 6	(+/-) 1,475 sq. ft.
Unit 8	(+/-) 4,118 sq. ft.
Unit 12	(+/-) 295 sq.ft.
Unit 13	(+/-) 705 sq. ft.

NET RENT: \$8.00 PSF

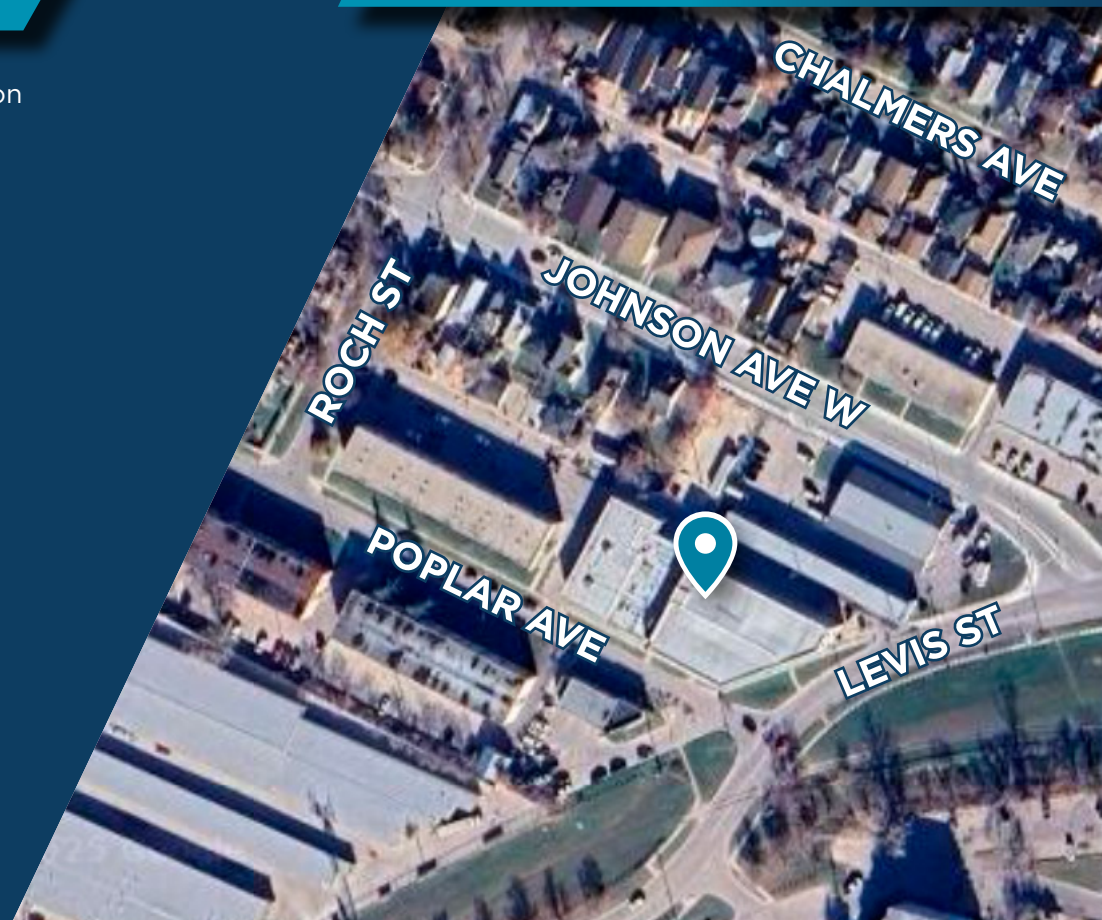
ADDITIONAL RENT (CAM & TAX): \$1.77 (EST. 2025)

MANAGEMENT FEE: 5% OF GROSS RENT

INTERNET: \$125.00 PER MONTH

*UTILITIES SEPARATE

6 UNITS AVAILABLE



LOCATION OVERVIEW

367 POPLAR AVE



WINNIPEG
AIRPORT

DOWNTOWN
WINNIPEG

PORTAGE AVE

PEMBINA HWY

ABINOJII MIKANAH

PERIMETER HWY

DRIVETIME

DOWNTOWN WINNIPEG: 9 MINS

PERIMETER HWY: 12 MINS

WINNIPEG RICHARDSON
INTERNATIONAL AIRPORT: 19 MINS



ZONING

ROCH ST

JOHNSON AVE W

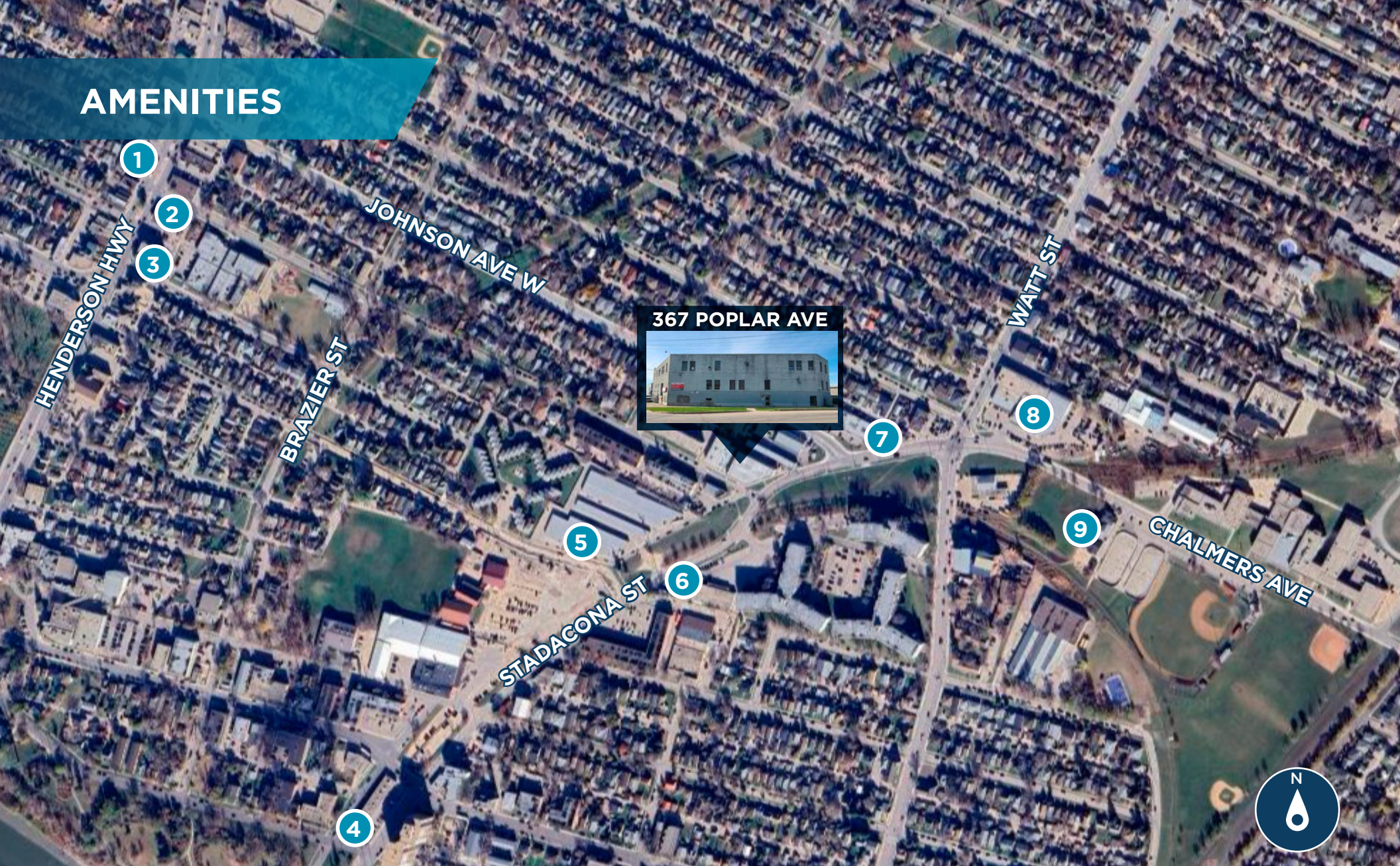
POPLAR AVE

LEVIS ST

M1



AMENITIES

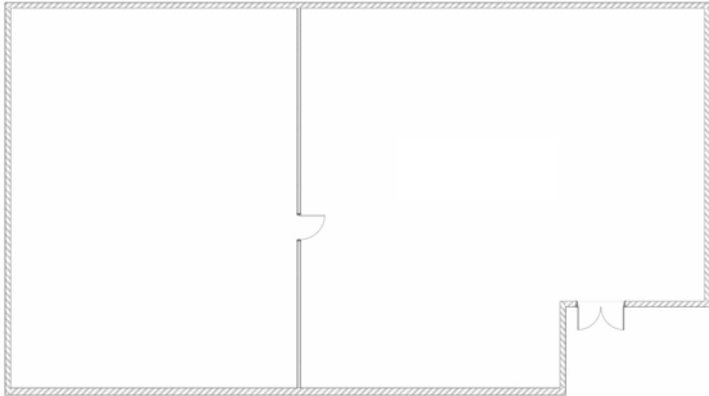


LOCAL AMENITIES

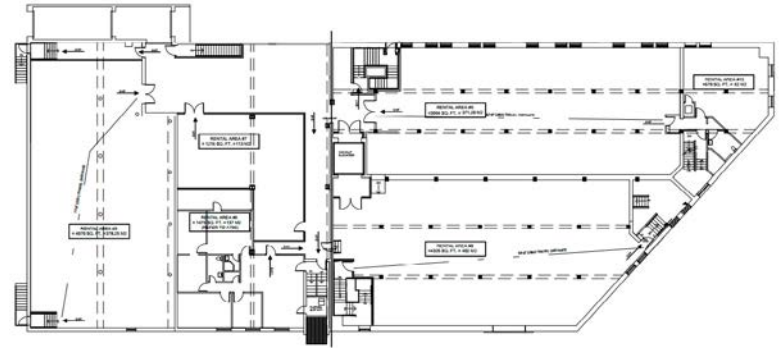
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|---|--------------------------|---|-------------------------------|---|---------------------------|
| 1 | HENDERSON BURGERS & SUBS | 4 | BONDAT KITCHEN AND DELI | 7 | THIRSTY DUCK CAFE |
| 2 | SUBWAY | 5 | ACCESS STORAGE | 8 | KILDONAN MCC THRIFT SHOP |
| 3 | JC'S TACOS AND MORE | 6 | CHARLEE'S RESTAURANT & LOUNGE | 9 | CHALMERS COMMUNITY CENTRE |

FLOOR PLANS

UNIT 1
(+/-) 3,780 sq. ft.



UNIT 6
(+/-) 1,475 sq. ft.



UNIT 2
(+/-) 2,937 sq. ft.

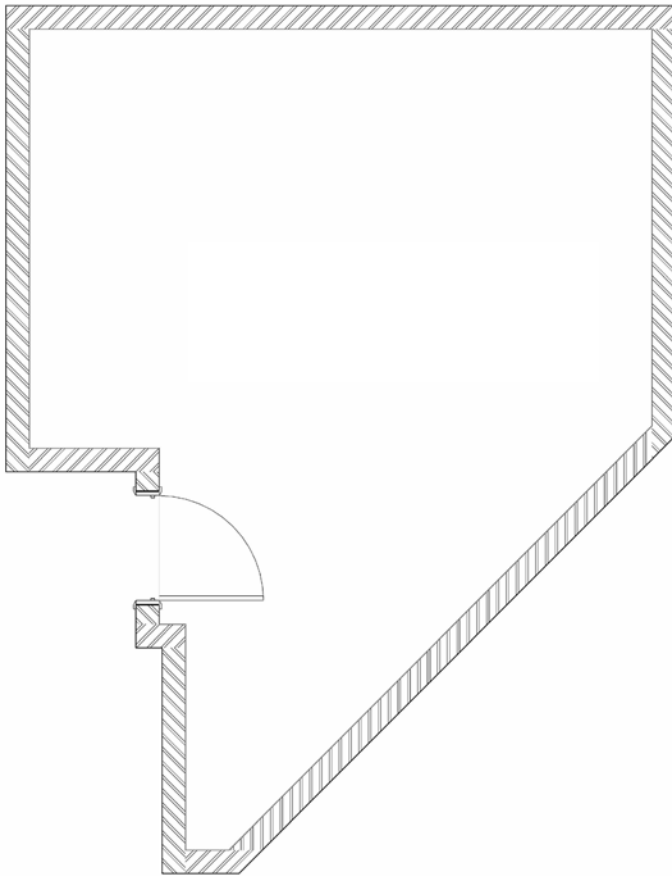


UNIT 8
(+/-) 4,118 sq. ft.

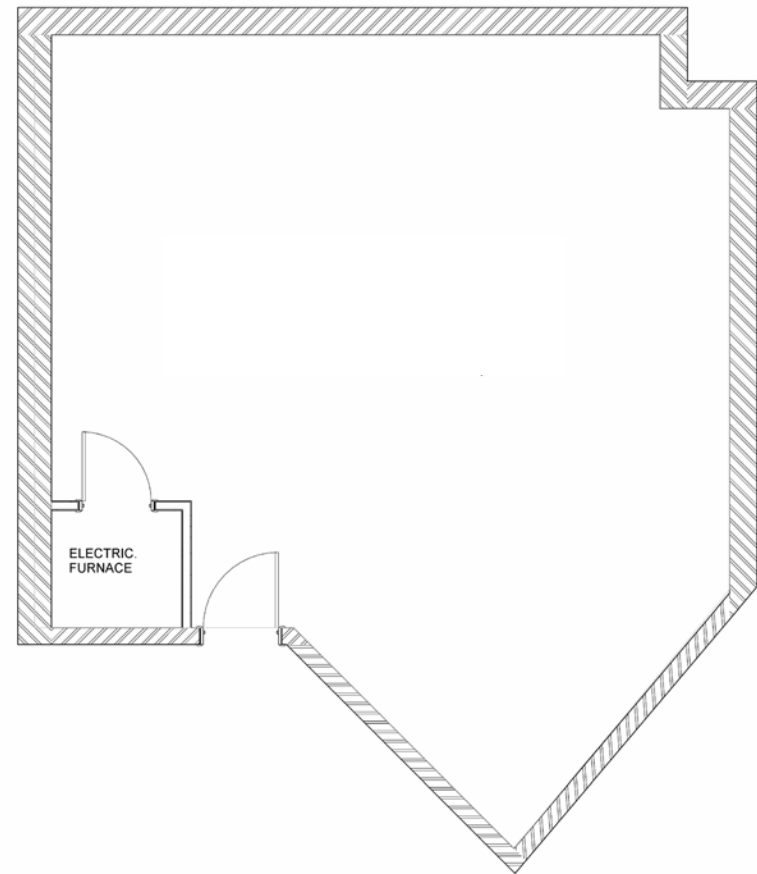


FLOOR PLANS

UNIT 12
(+/-) 295 sq. ft.



UNIT 13
(+/-) 705 sq. ft.



IMAGES



IMAGES





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