

LOW-COST INDUSTRIAL FLEX SPACE FOR LEASE IN ELMWOOD

FOR LEASE
367 POPLAR AVENUE

Colin Gratton
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PROPERTY HIGHLIGHTS

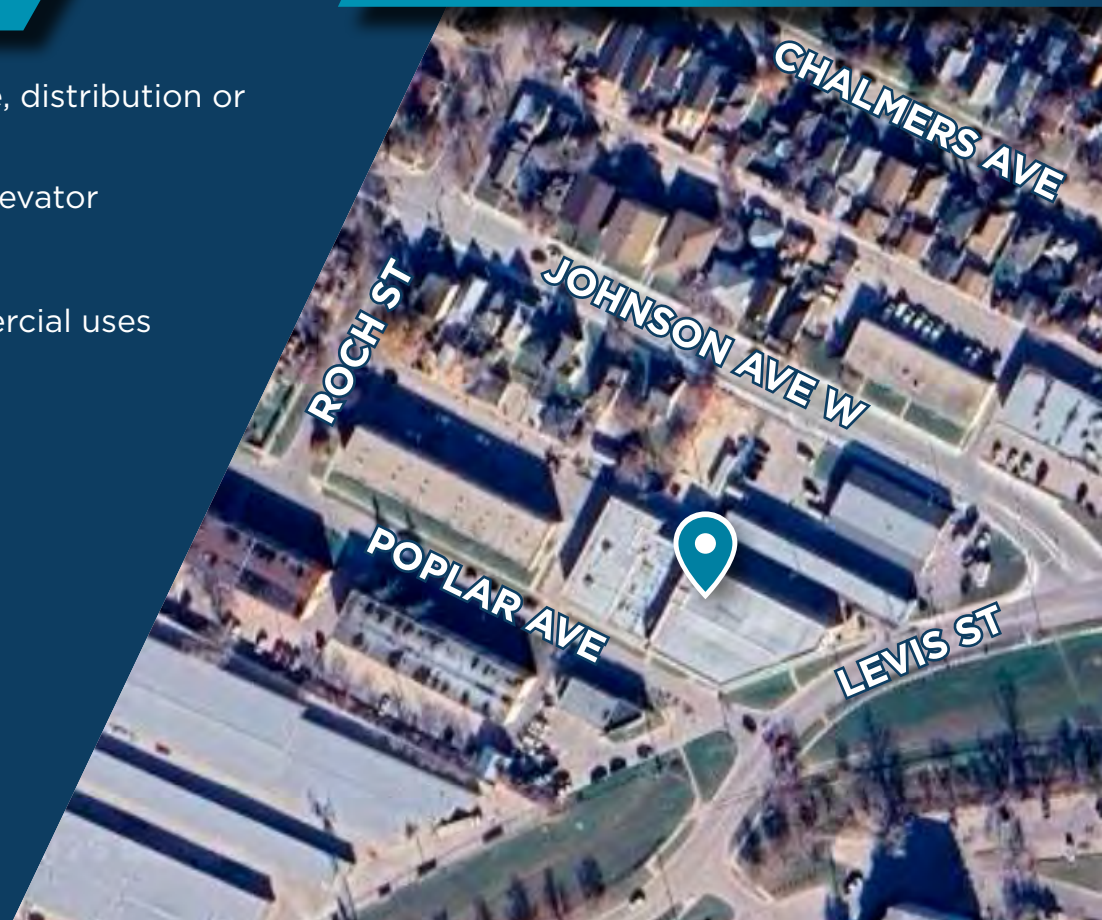
- Spacious and open warehouse providing ample storage, distribution or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60 amp, 3-Phase Service
- Zoned M1 - Allows for a variety of industrial and commercial uses

AVAILABILITY & APPROX. MONTHLY RENT

UNIT	SQ. FT.	MONTHLY RENTAL RATE
Unit 1	(+/-) 3,780 sq. ft.	\$3,230 per month*
Unit 2	(+/-) 2,937 sq. ft.	\$2,538 per month*
Unit 8	(+/-) 4,118 sq. ft.	\$3,508 per month*
Unit 12	(+/-) 295 sq.ft.	\$367 per month*
Unit 13	(+/-) 705 sq. ft.	\$704 per month*

***Includes CAM & Tax, Mgmt Fee & Internet**
(UTILITIES SEPARATE)

5 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

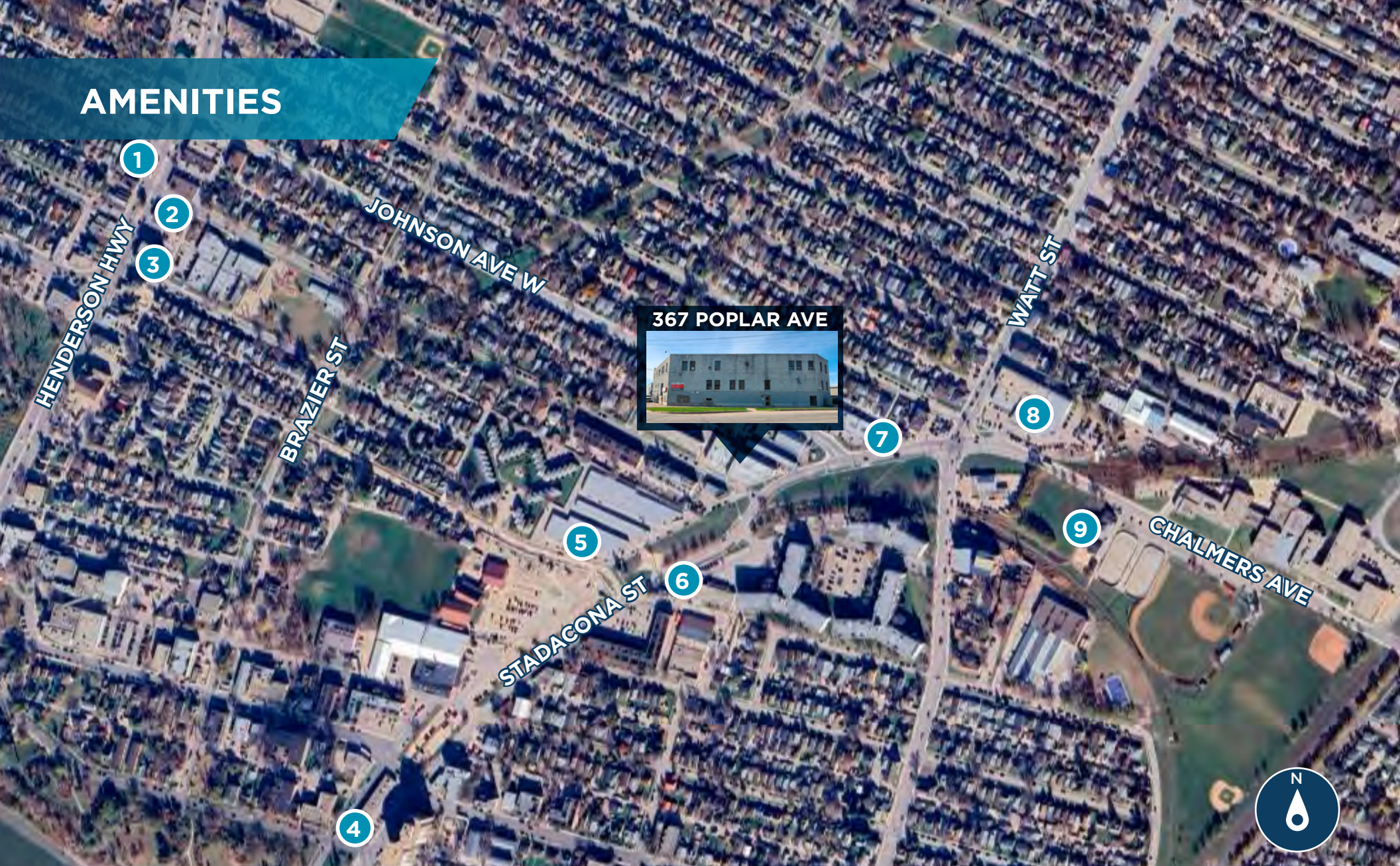
POPLAR AVE

LEVIS ST

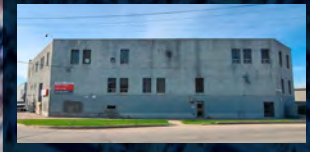
M1



AMENITIES



367 POPLAR AVE



LOCAL AMENITIES

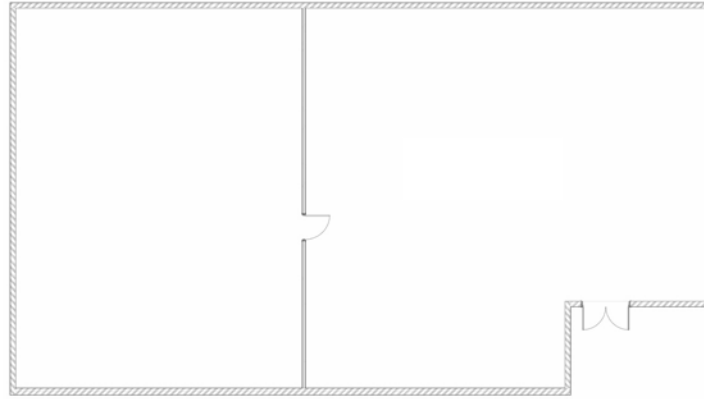
- 1 HENDERSON BURGERS & SUBS
- 2 SUBWAY
- 3 JC'S TACOS AND MORE

- 4 BONDAT KITCHEN AND DELI
- 5 ACCESS STORAGE
- 6 CHARLEE'S RESTAURANT & LOUNGE

- 7 THIRSTY DUCK CAFE
- 8 KILDONAN MCC THRIFT SHOP
- 9 CHALMERS COMMUNITY CENTRE

FLOOR PLANS

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



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

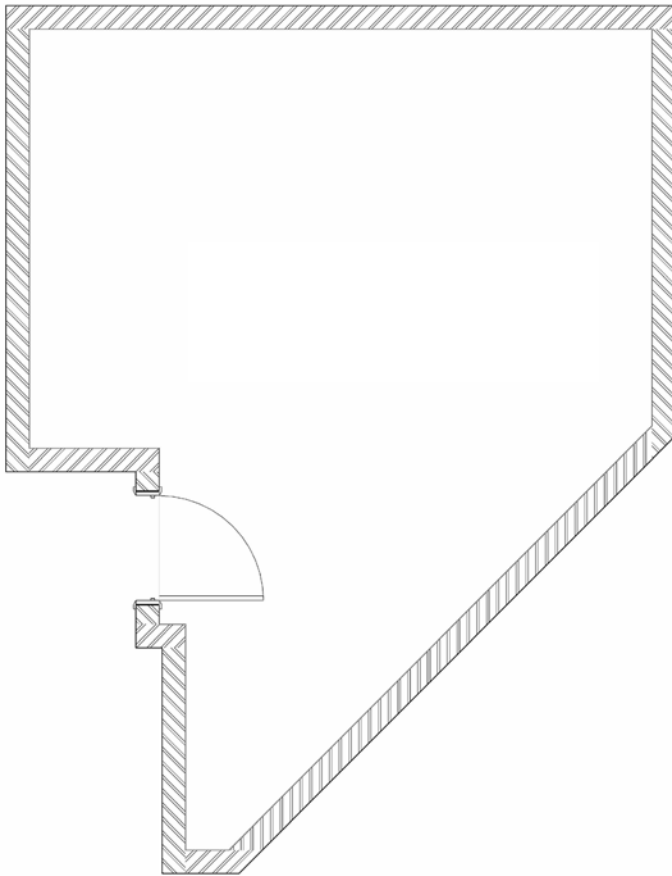


UNIT 8
(+/-) 4,118 sq. ft.

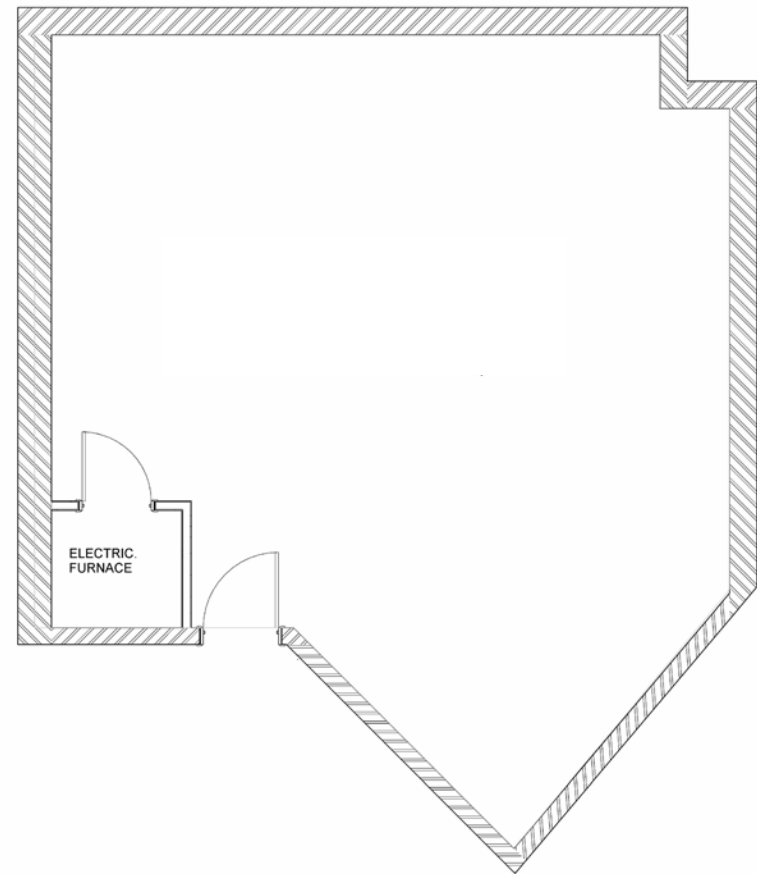


FLOOR PLANS

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



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



IMAGES



IMAGES





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