

MULTIPLE UNITS AVAILABLE NEAR INKSTER INDUSTRIAL PARK

KEEWATIN SQUARE



Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca



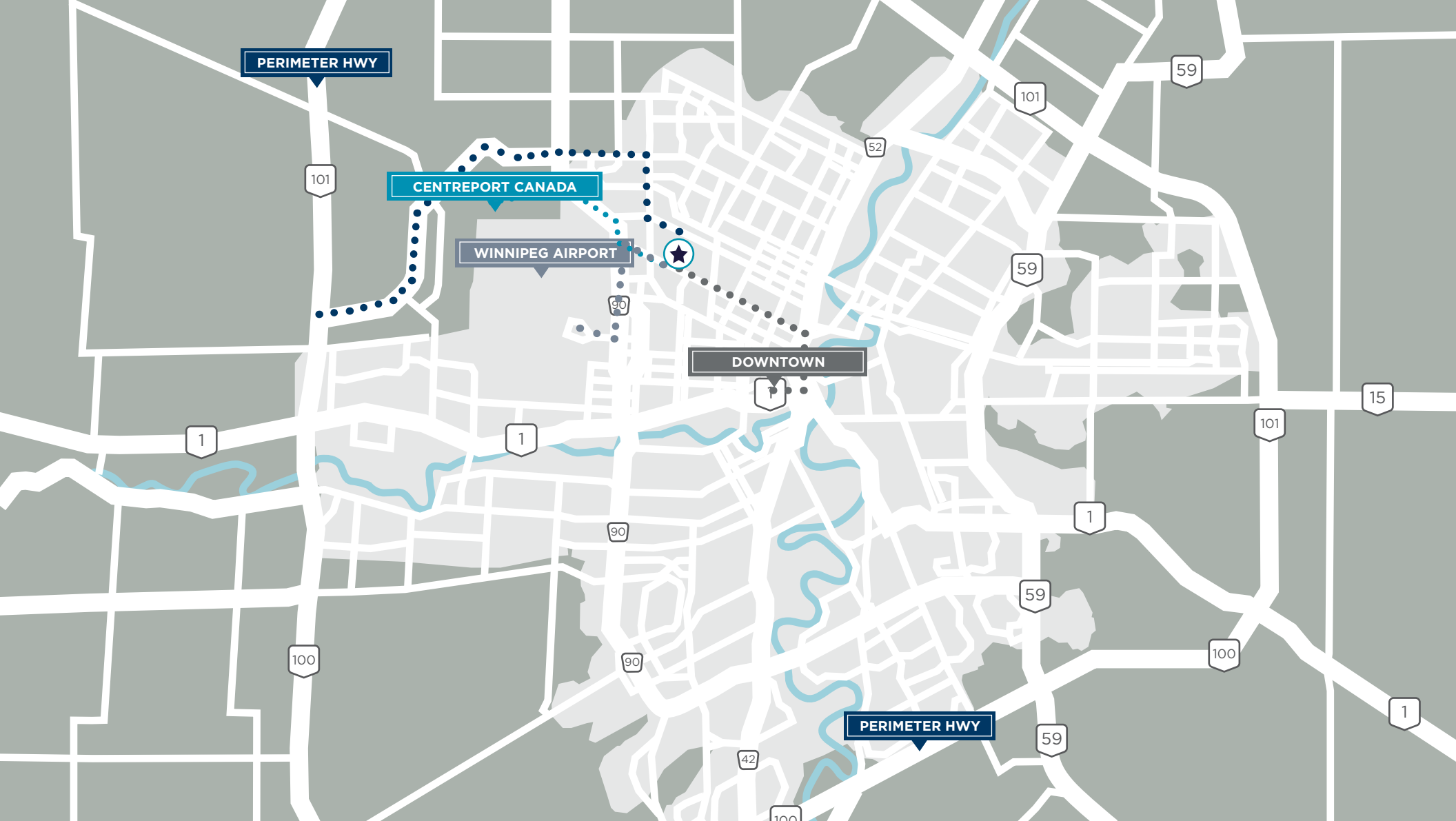
PROPERTY HIGHLIGHTS

- Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park
- Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg
- Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway
- Unit 2-350 Keewatin (1,612 sq. ft.) includes 2 private offices, an open office area, a rear storage/open area, and a washroom. Loading is available through a double-wide man door and hallway at the rear
- Excellent on-site parking
- Available for immediate occupancy
- Zoned M1

Unit	SF	Lease Rate Per SF	CAM & TAX
Unit 2 - 350 Keewatin St	(+/-) 1,612 SF	\$9.95	CAM: \$2.02 PSF TAX: \$2.68 PSF
302 Keewatin Street	(+/-) 4,565 SF	\$9.95	CAM: \$2.02 PSF TAX: \$2.68 PSF

*Plus a 5% management fee based on gross rent

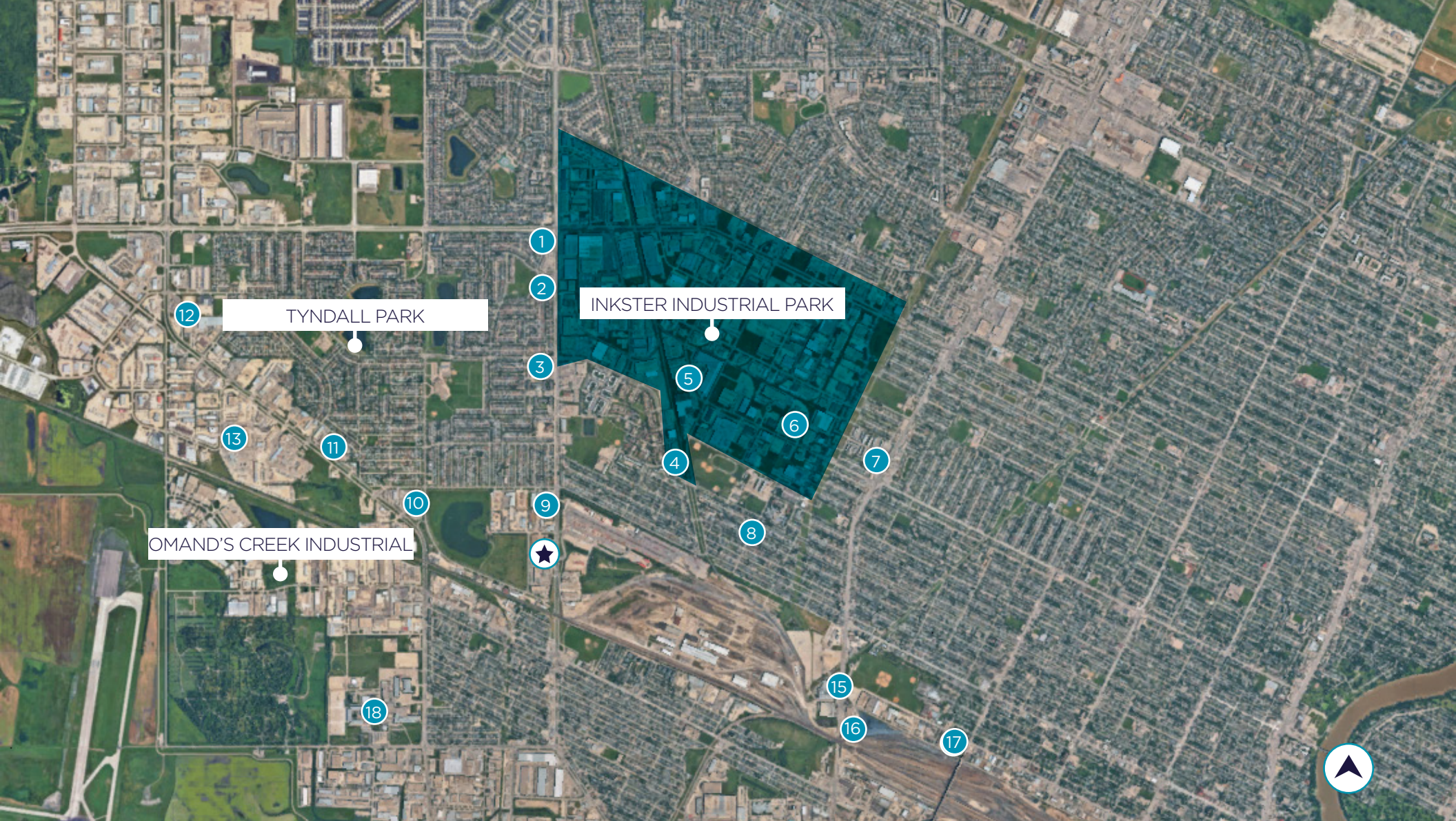




AREA MAP

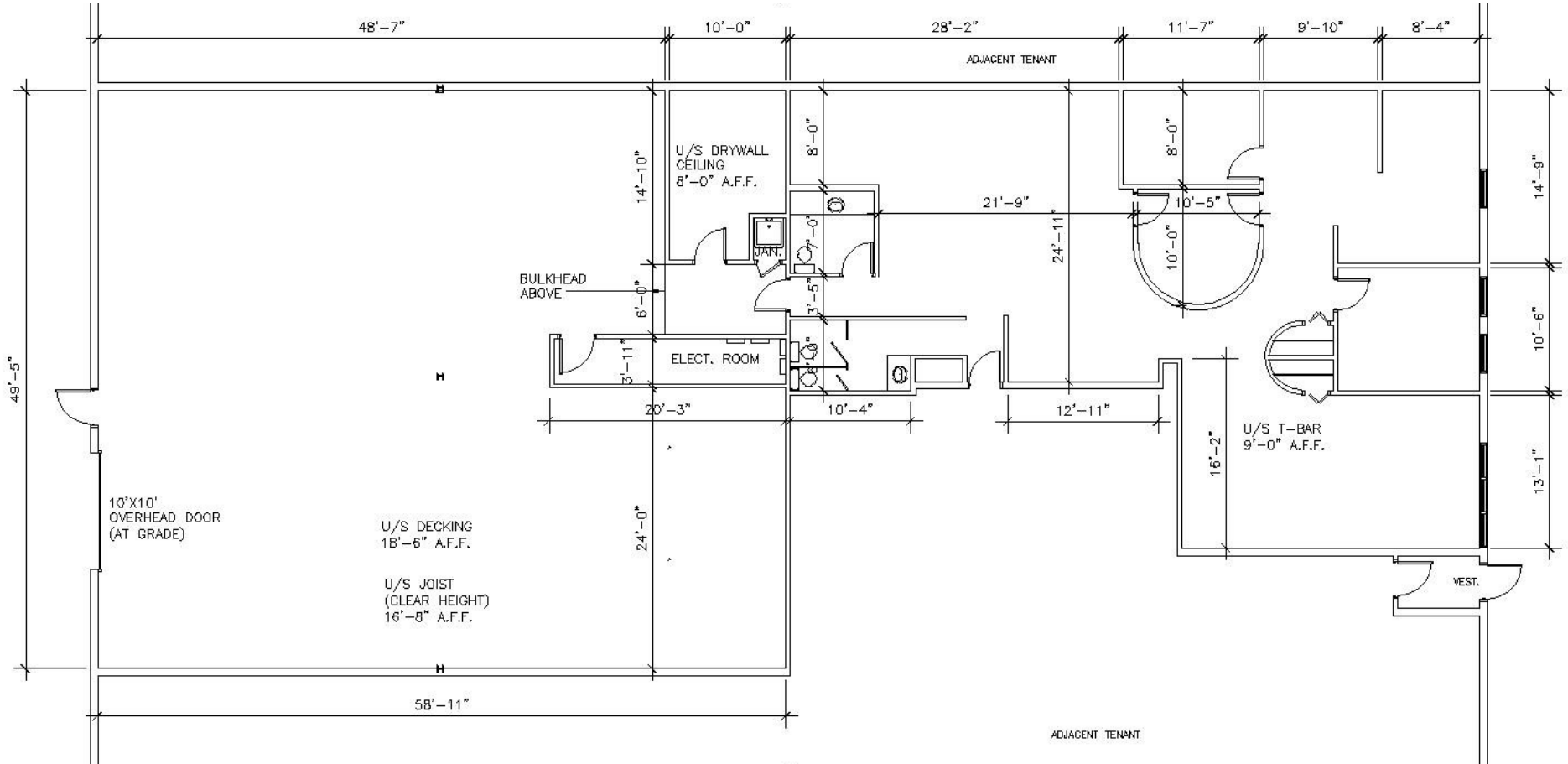
DRIVE TIMES

- 11 MINS TO CENTREPORT CANADA
- 12 MINS TO THE AIRPORT
- 12 MINS TO THE PERIMETER HWY
- 15 MINS TO DOWNTOWN



AMENITIES MAP

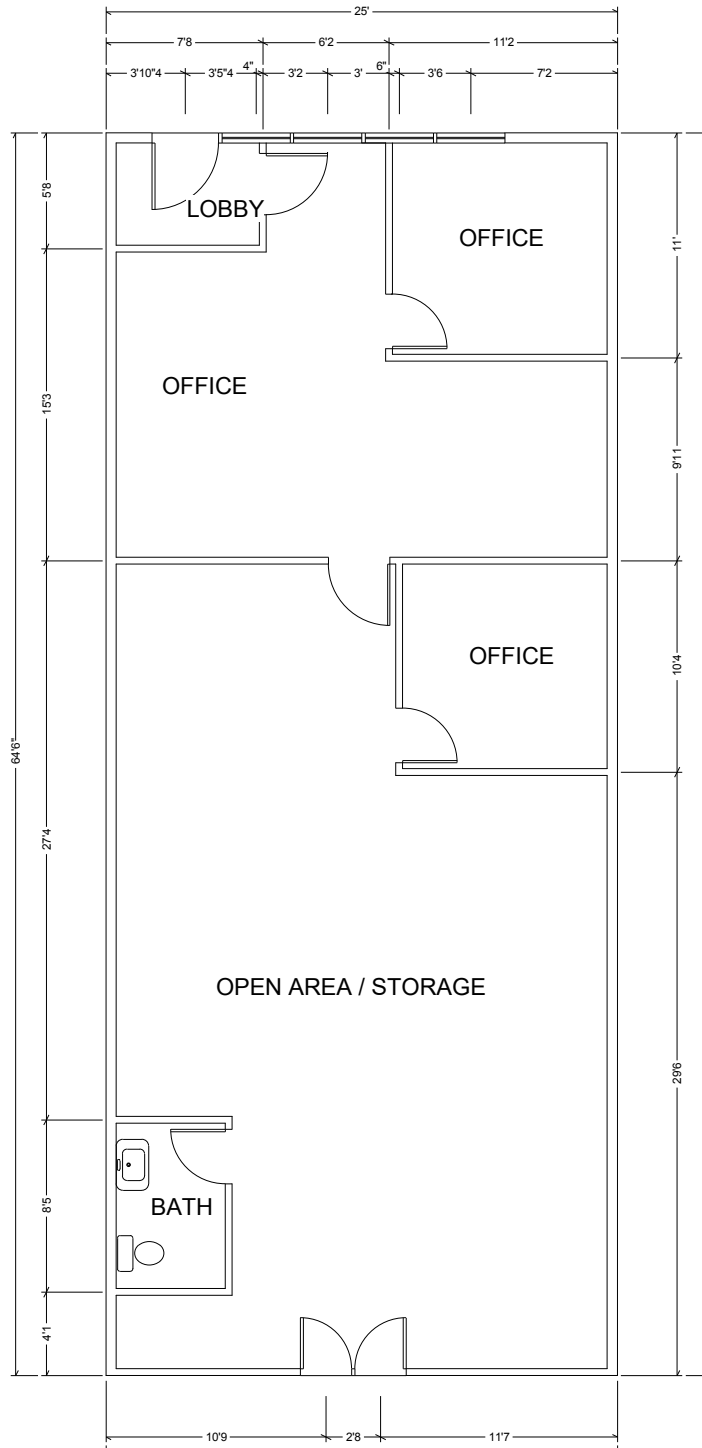
- | | | | | | |
|---|-------------------------------------|----|---------------------------|----|--------------|
| 1 | THE FARMER'S CUISINE | 9 | AIR WISE | 17 | SOBEYS |
| 2 | MCDONALD'S | 10 | BEAVER TRUCK CENTRE | 18 | RRC POLYTECH |
| 3 | SAFeway | 11 | INLAND TRUCK & EQUIPMENT | | |
| 4 | FLOORING INSTALLATION SUPPLY CENTER | 12 | OAK POINT RESTAURANT | | |
| 5 | G&L FURNITURE WAREHOUSE | 13 | GARDWINE | | |
| 6 | WINNIPEG FREE PRESS | 14 | CANADIAN LINEN & UNIFORMS | | |
| 7 | FOUR CROWNS RESTAURANT & BAR | 15 | MCPHILLIPS STATION CASINO | | |
| 8 | CITY FOOD | 16 | U-PUTZ AMUSEMENT CENTRE | | |



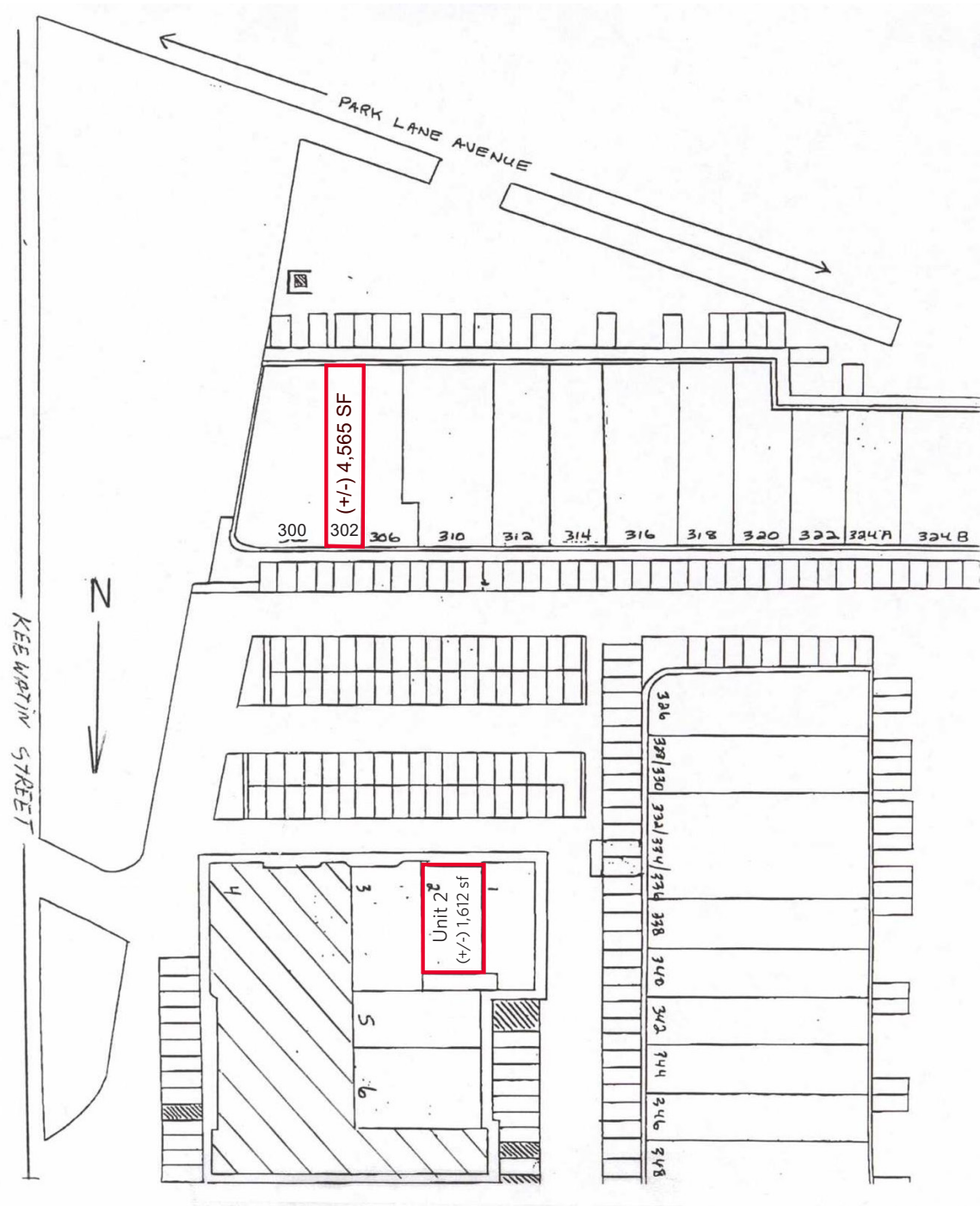
302

FLOOR PLAN

UNIT 2 FLOOR PLAN



SITE PLAN





CONTACT

Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.