

# WAREHOUSE WITH OFFICE/RETAIL SPACE FOR SUBLEASE

## 1495 DUBLIN AVENUE



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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg

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## PROPERTY HIGHLIGHTS

**UNIT SF:** (+/-) 2,100

- Rarely available space in Winnipeg's Northwest quadrant
- Move-in-ready warehouse space including a front retail/office section and 2 washrooms
- Located on Dublin Avenue between St. James Street and Notre Dame Avenue
- Excellent access to major routes
- Recent building upgrades include new façade, roof and HVAC
- 10' grade level loading door
- (+/-) 12' clear ceiling height
- Ample on-site parking
- Headlease expires November 30, 2027
- Zoned M3

**LEASE RATE:** \$ 9.95

**CAM & TAX:** \$5.73 PSF (2025 EST.)

PLUS MANAGEMENT FEE OF 5% OF GROSS RENT

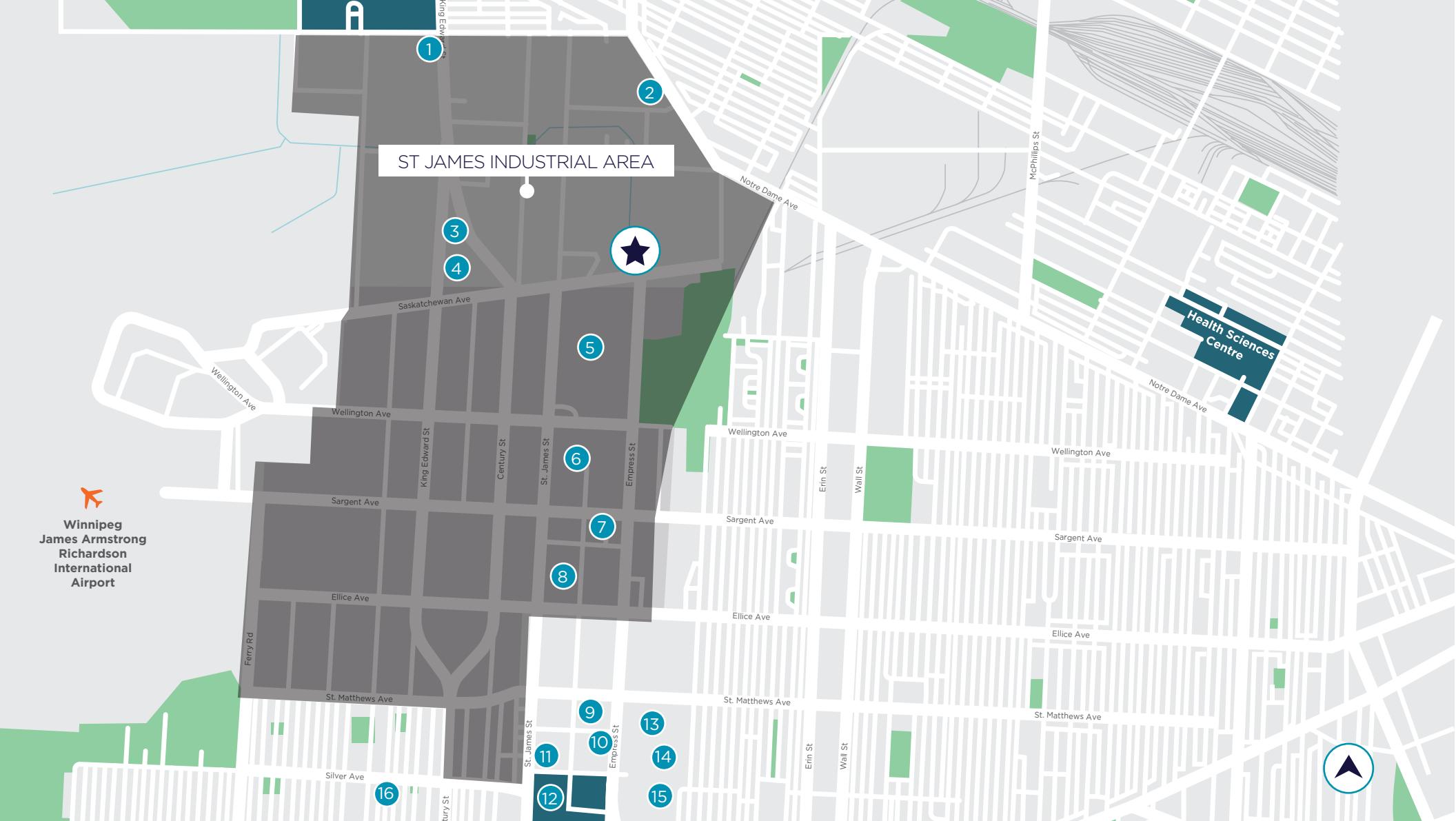




# AREA MAP

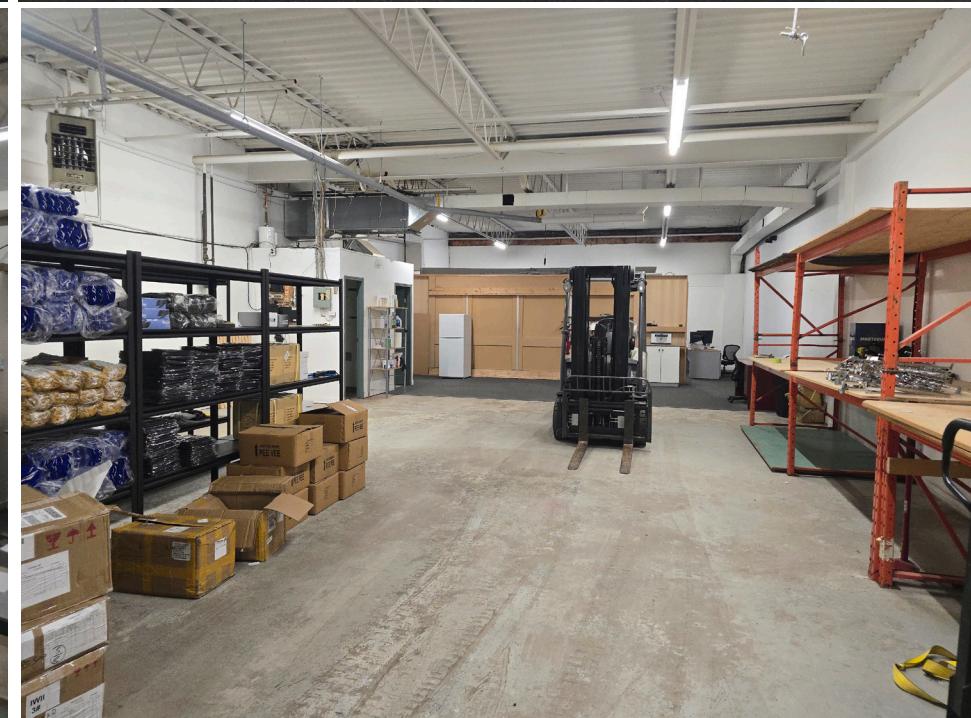
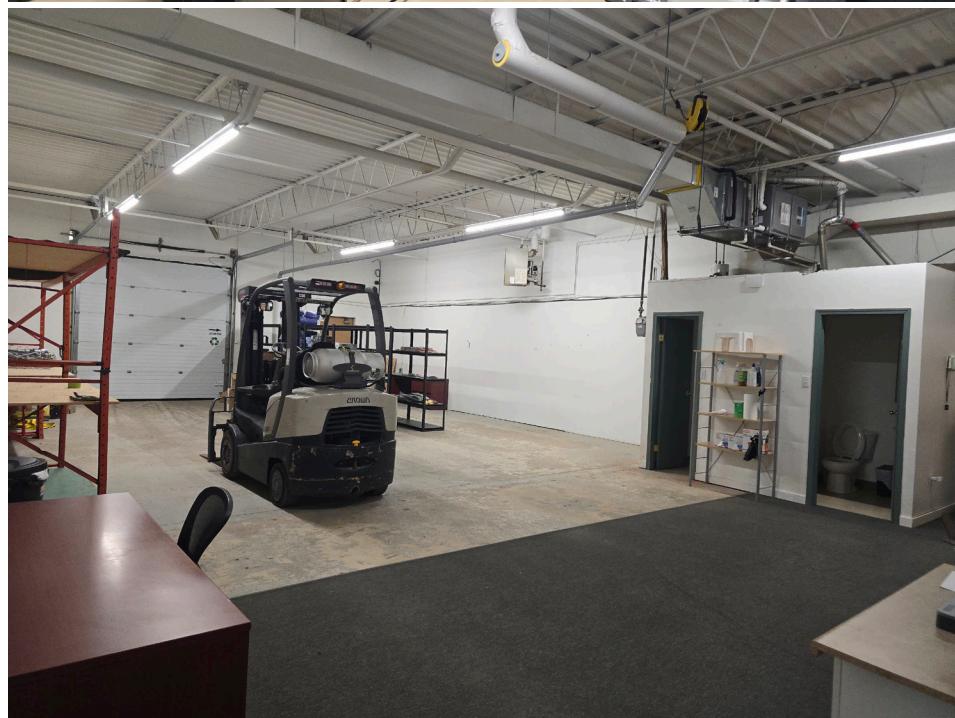
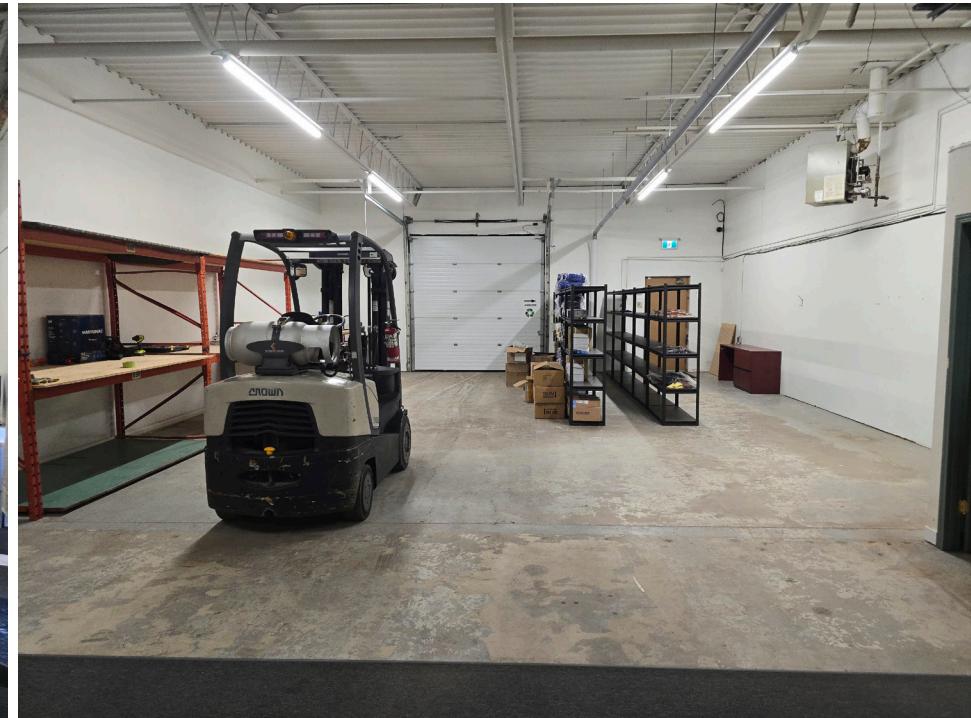
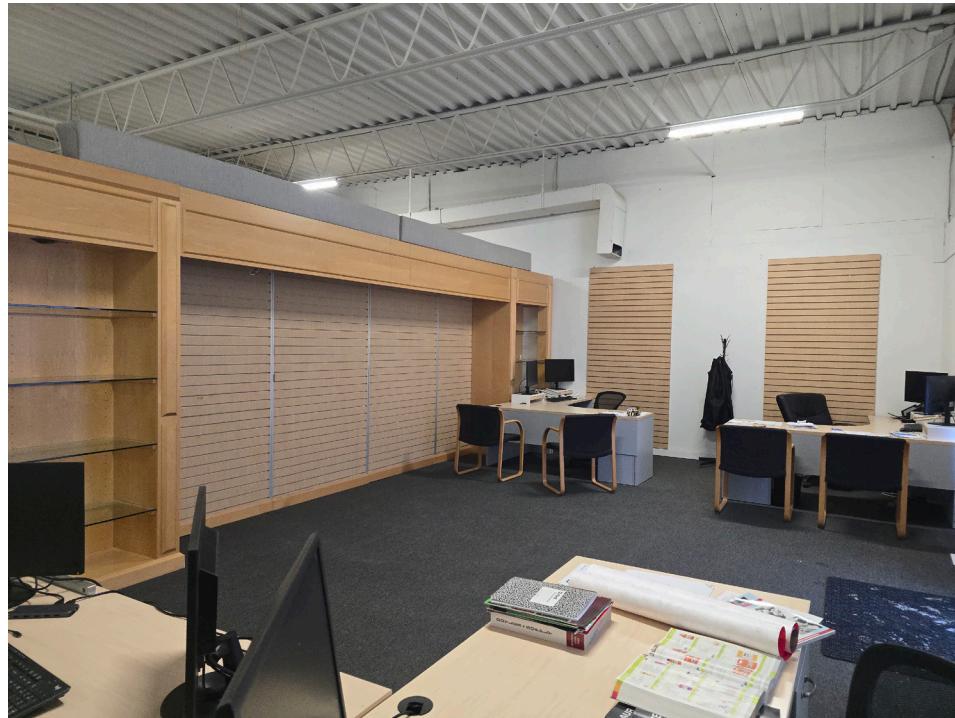
## DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 6 MINS TO POLO PARK MALL
- 13 MINS TO THE PERIMETER HWY
- 13 MINS TO CENREPORT CANADA WAY



# AMENITIES MAP

- 1 A&W
- 2 TIM HORTONS
- 3 WENDY'S
- 4 TIM HORTONS
- 5 COSTCO
- 6 SUPERSTORE
- 7 WALMART
- 8 STAPLES
- 9 WINNERS
- 10 PF CHANGS
- 11 CINEPLEX
- 12 POLO PARK SHOPPING CENTRE
- 13 HOME DEPOT
- 14 BURGER KING
- 15 CHAPTERS
- 16 CANADIAN TIRE





## CONTACT

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