

WAREHOUSE WITH OFFICE/RETAIL SPACE FOR SUBLEASE

1495 DUBLIN AVENUE



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

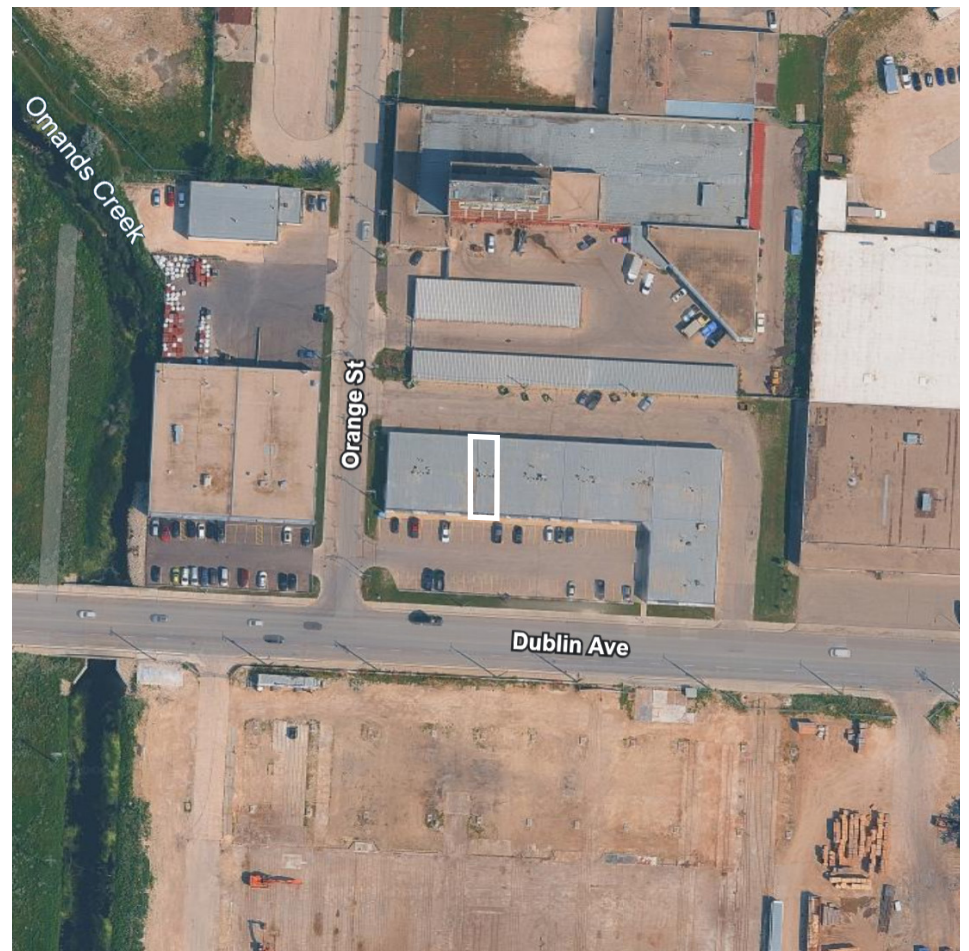
UNIT SF: (+/-) 2,100

- 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

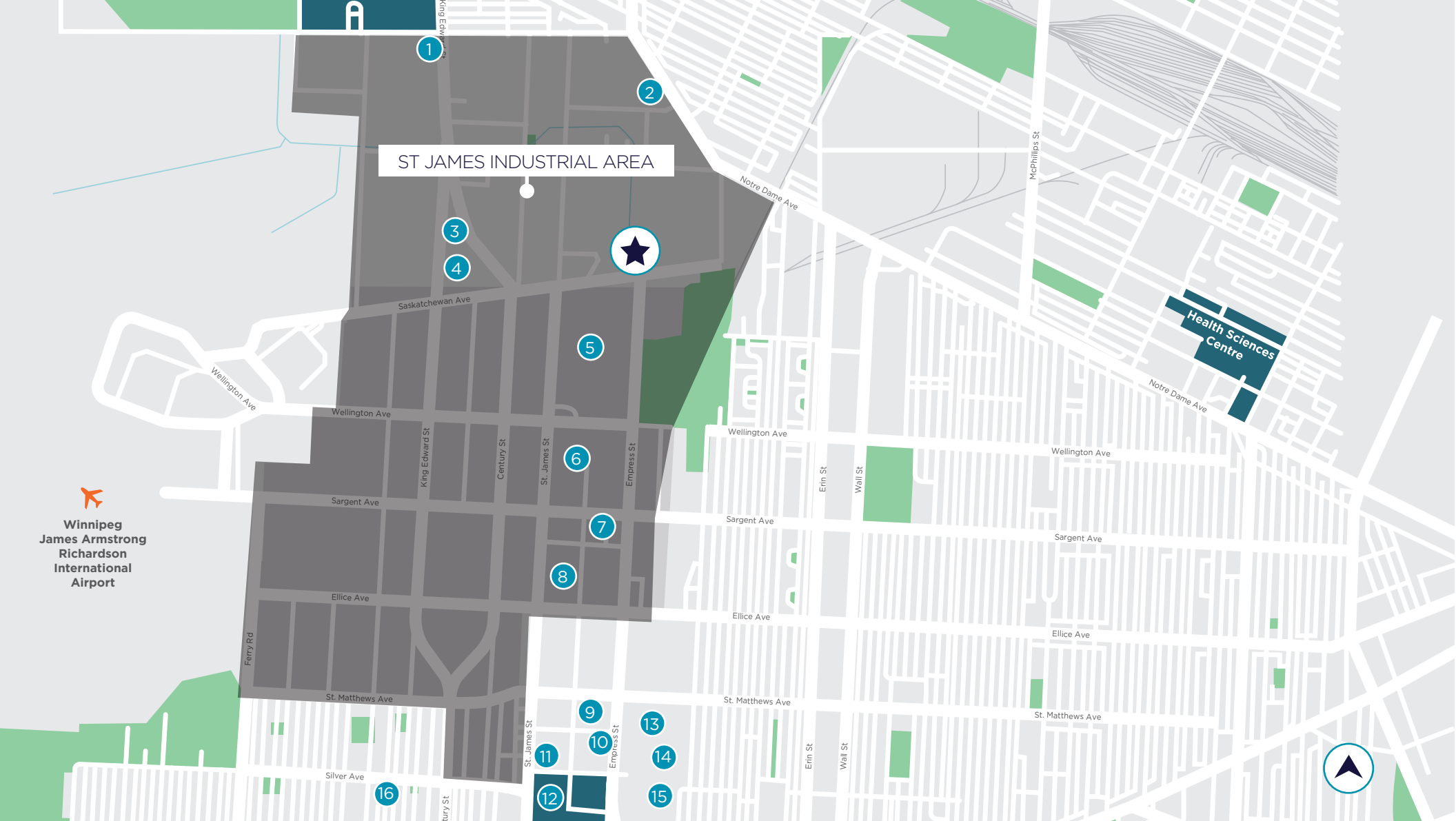




AREA MAP

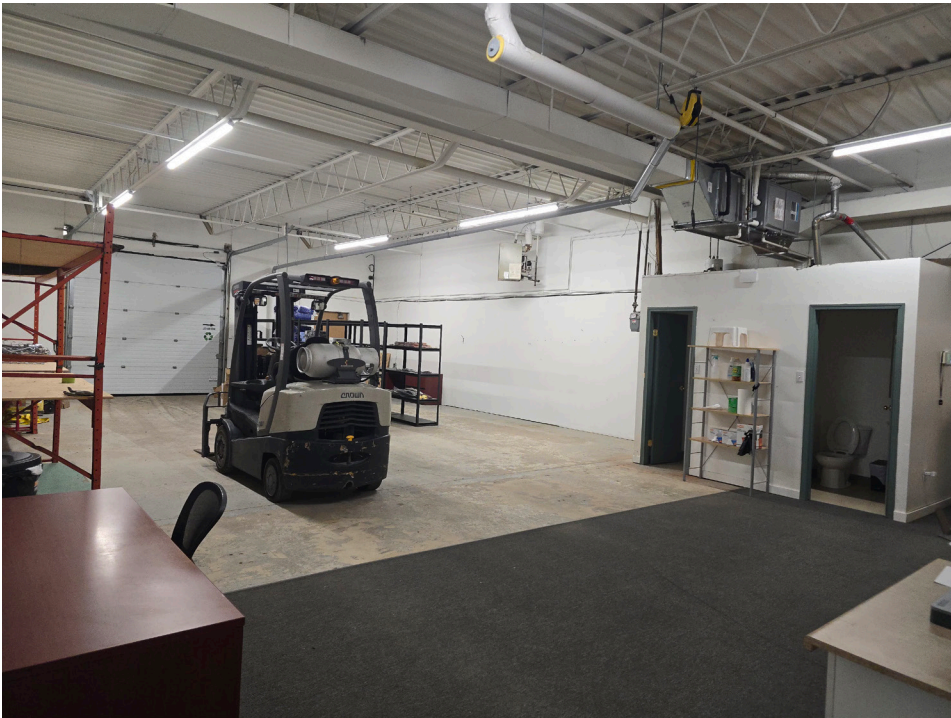
DRIVE TIMES

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





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