

FOR LEASE

1290-1294 Border Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Mixed-Use Commercial Space in St. James ~



BOB ANTYMNIUK, Vice President, Sales & Leasing
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capitalgrp.ca

Property Details

LAND AREA (+/-)	18,749 sq. ft. (0.43 acres)	
BUILDING AREA (+/-)	Main Floor	8,252 sq. ft.
	Second floor	5,791 sq. ft.
	Total	14,043 sq. ft.
AREA AVAILABLE (+/-)	Main Floor:	1,460 sq. ft.
	Second Floor: Unit 1:	3,496 sq. ft.
	Unit 2:	2,100 sq. ft.
NET RENT	Starting at \$10.00 per sq. ft. for second floor Starting at \$18.00 per sq. ft. for main floor	
ADDITIONAL RENT	TBD	
ZONING	M2	
YEAR BUILT	1967	
TAX ROLL NO.	07-010031000	
ELECTRICAL	3 Phase, 200 Amp Power	

LOT AERIAL

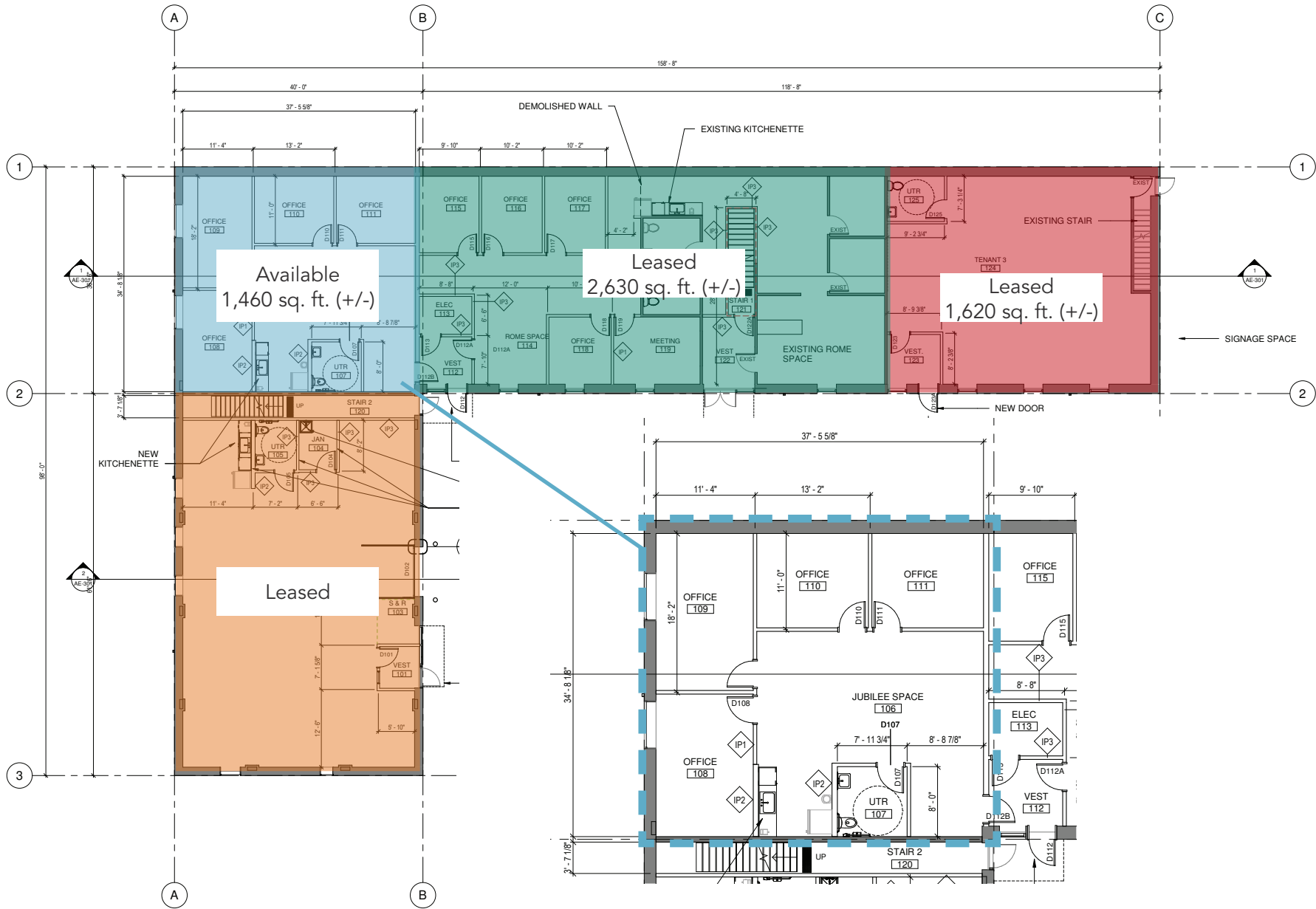


HIGHLIGHTS

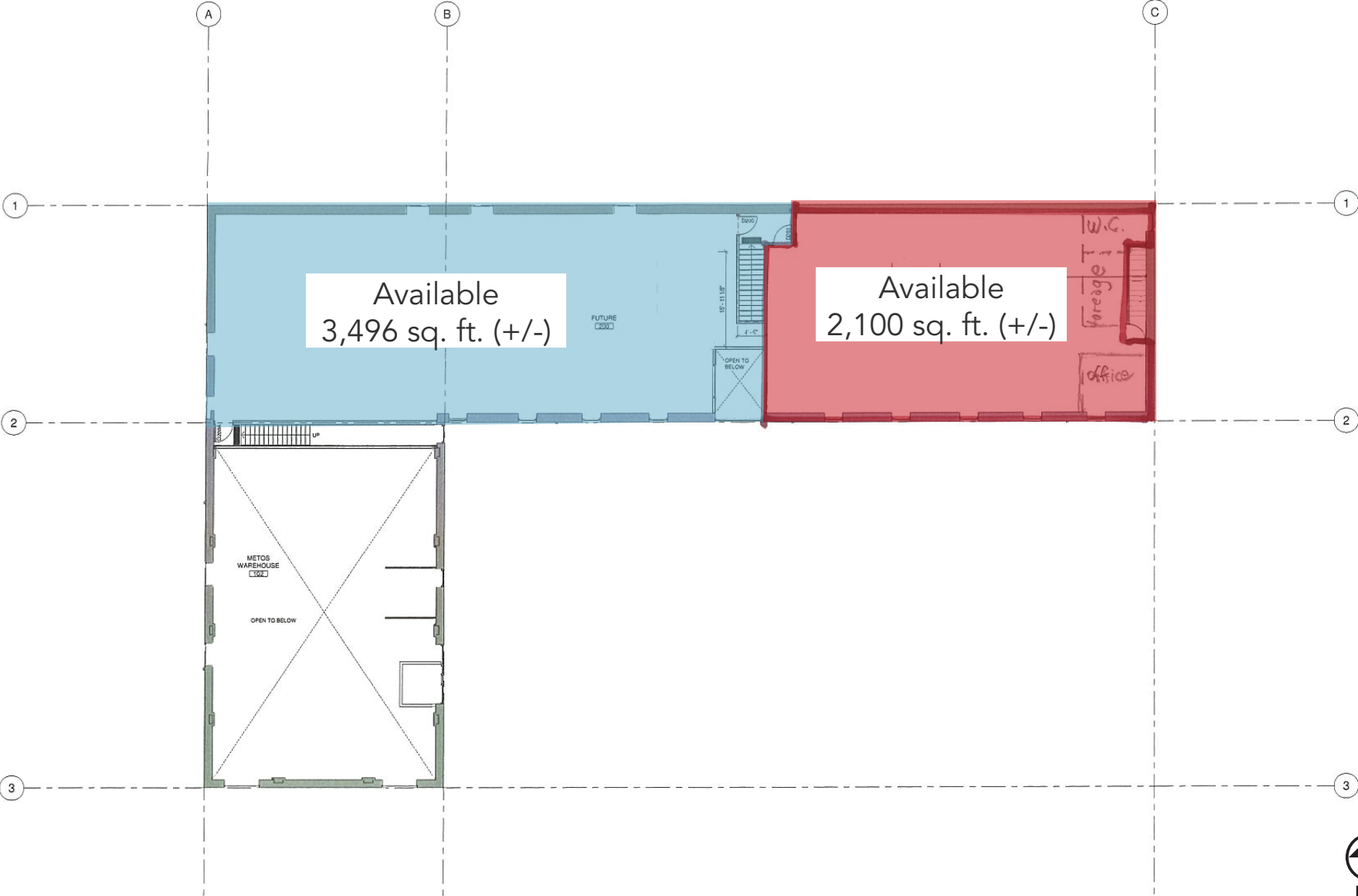
- » Located in the St. James area close to Polo Park Shopping Centre and the Richardson International Airport
- » Located on the west side of Border Street, just south of Dublin Avenue
- » Building upgrades include new windows and insulation
- » 4 Separate HVAC systems and High Speed Internet Access through two separate fibre optic feeds to the building
- » Versatile layout
- » Good signage opportunities
- » Over 30 paved surface parking stalls (most of which are electrified)




Main Floor Plan



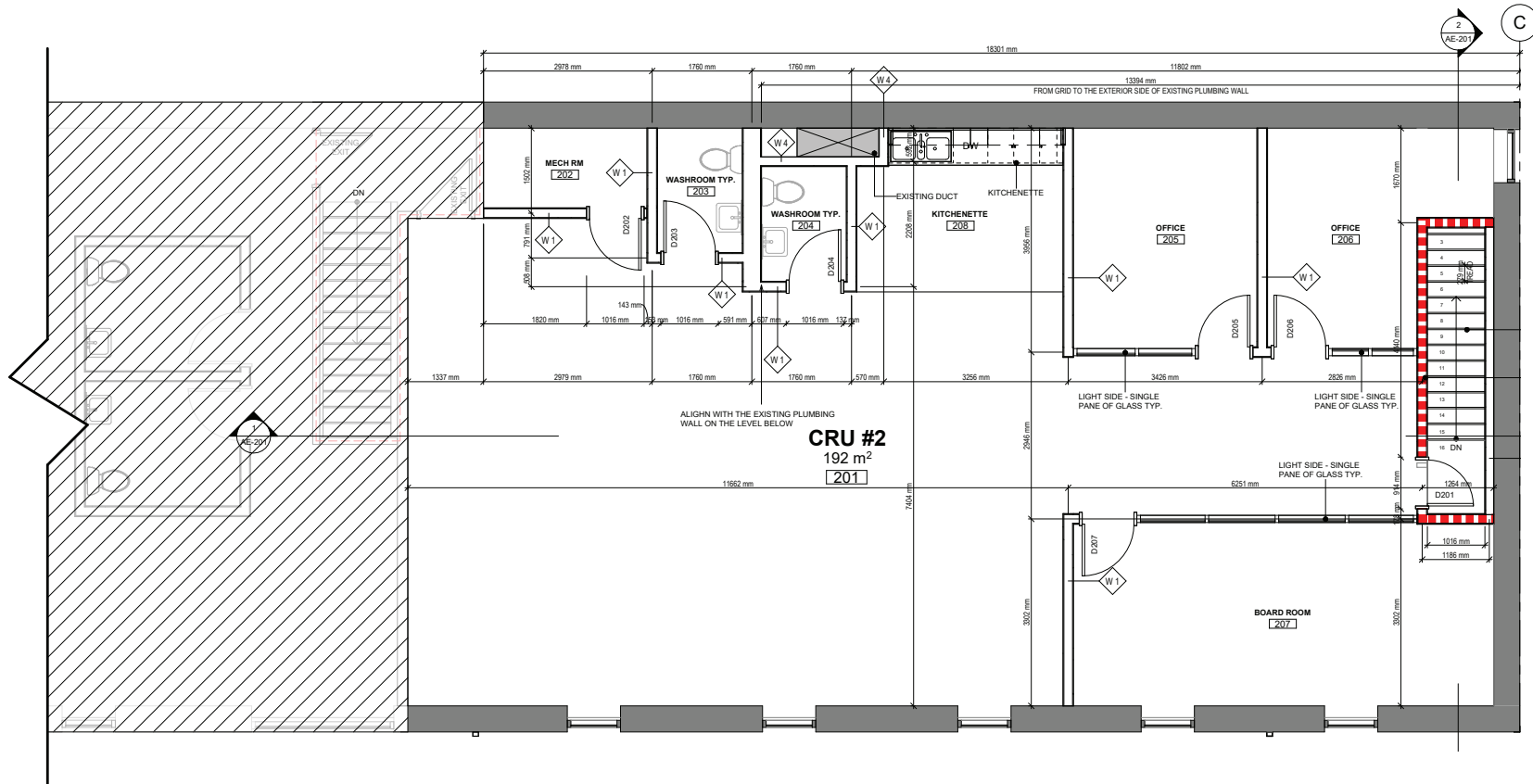
Second Floor Plan



 *Demising Option

Second Floor Plan

UNIT 2 - 2,100 SQ. FT.





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Contact

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