

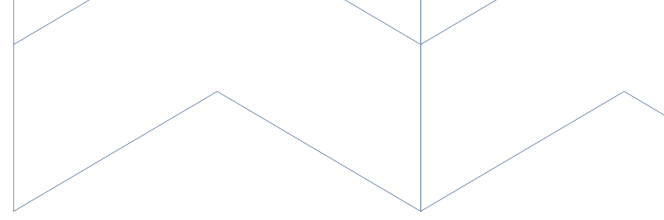


549 King Edward Street West, Winnipeg, Manitoba

# Prime Industrial/Showroom on Busy Thoroughfare

For Lease





## Property Details

**+/- 6,030 sq. ft.**

UNIT SIZE

**\$11.95/sq. ft.**

NET LEASE RATE

**\$5.39/sq. ft.**

ADDITIONAL RENT (EST. 2025) (INCLUDES 5% MANAGEMENT FEE)

**1 - Dock Door**

LOADING

**M1 - Light Manufacturing**

ZONING

## Features

- Well-maintained move-in ready unit, with flexible configuration making the unit well-suited for various industrial uses, including warehousing, manufacturing, or showroom purposes
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing operational efficiency for tenants
- Prime location situated in the heart of Winnipeg's St. James industrial hub, the property offers excellent access to major transportation routes and nearby amenities, including the Winnipeg International Airport, making it an ideal location for distribution and logistics



## Highlights



**Prominently**

LOCATED ON  
KING EDWARD STREET



**Excellent**

BUILDING & PYLON  
SIGNAGE OPPORTUNITIES



**Access**

TO PUBLIC TRANSIT



**On-site**

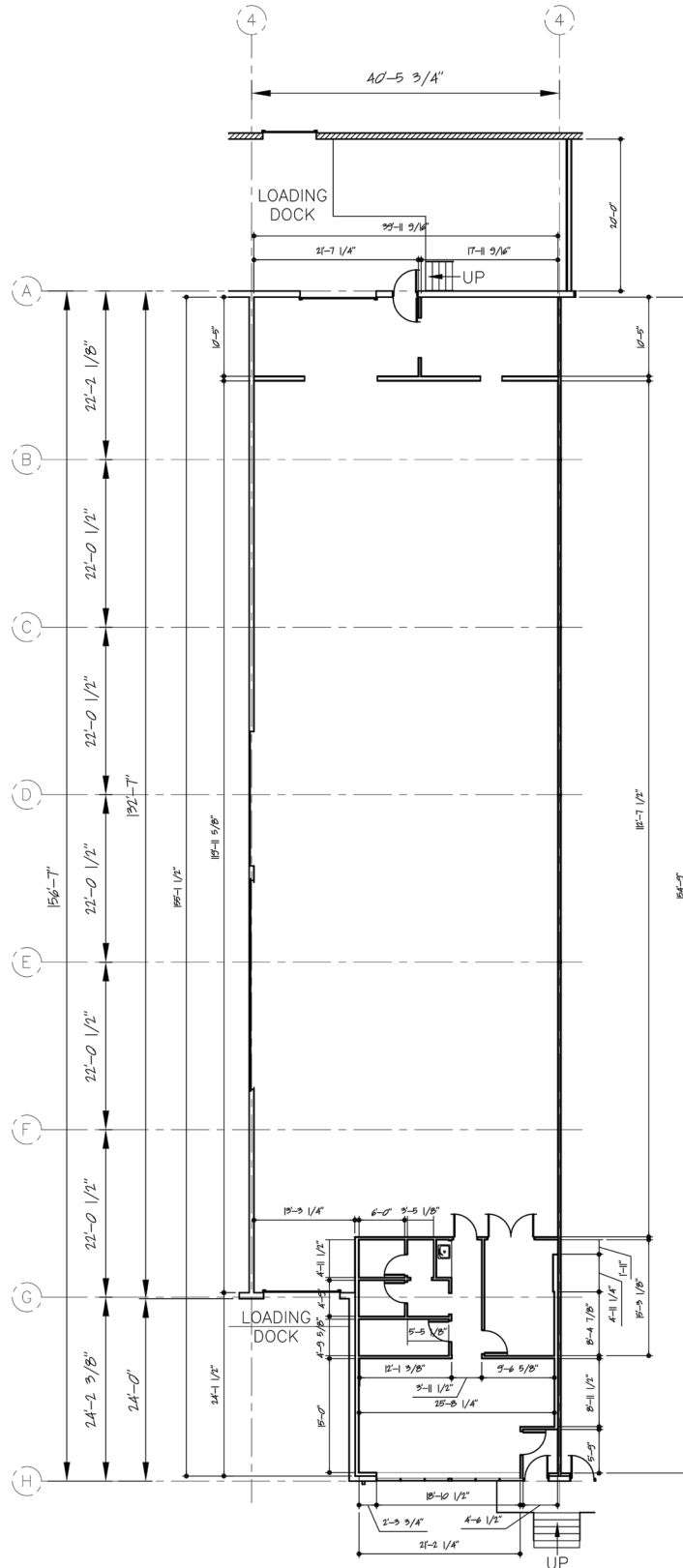
PARKING AVAILABLE

**For Lease**



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# Floor Plan



For Lease





**LEGEND**

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Winnipeg International Airport  | 18. Winners Home Sense         |
| 2. Torque Brewing                  | PF Chang's                     |
| 3. Costco                          | 19. Toys R Us                  |
| 4. Real Canadian Superstore        | 20. Canad Inns Polo Park       |
| 5. Rona+                           | 21. Home Depot                 |
| 6. Leon's Furniture                | Chapters                       |
| 7. Half Pint Brewing               | Dollarama                      |
| 8. Speedworld                      | 22. Marshalls                  |
| 9. Dufresne Furniture & Appliances | Mark's                         |
| 10. Wholesale Club                 | 23. Scotiabank Theatre         |
| 11. Ashley Furniture               | 24. Canadian Tire              |
| 12. The Brick                      | Oomomo                         |
| 13. Walmart Supercentre            | Boston Pizza                   |
| 14. Staples                        | 25. Safeway                    |
| Giant Tiger                        | 26. Dollarama                  |
| 15. Crazy Bins                     | One Great City Brewing Company |
| 16. Petro Canada                   | Liquor Mart                    |
| 17. Pro Hockey Life                | 27. CF Polo Park               |
| Save-On-Foods                      | 28. Manitoba Blue Cross        |
| Michaels                           | 29. Lincoln Ford               |
| Old Navy                           | 30. Rae & Jerry's              |
| Best Buy                           | 31. Flea Whiskies              |
|                                    | 32. Barn Hammer Brewing        |

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