



For Lease



830 King Edward Street

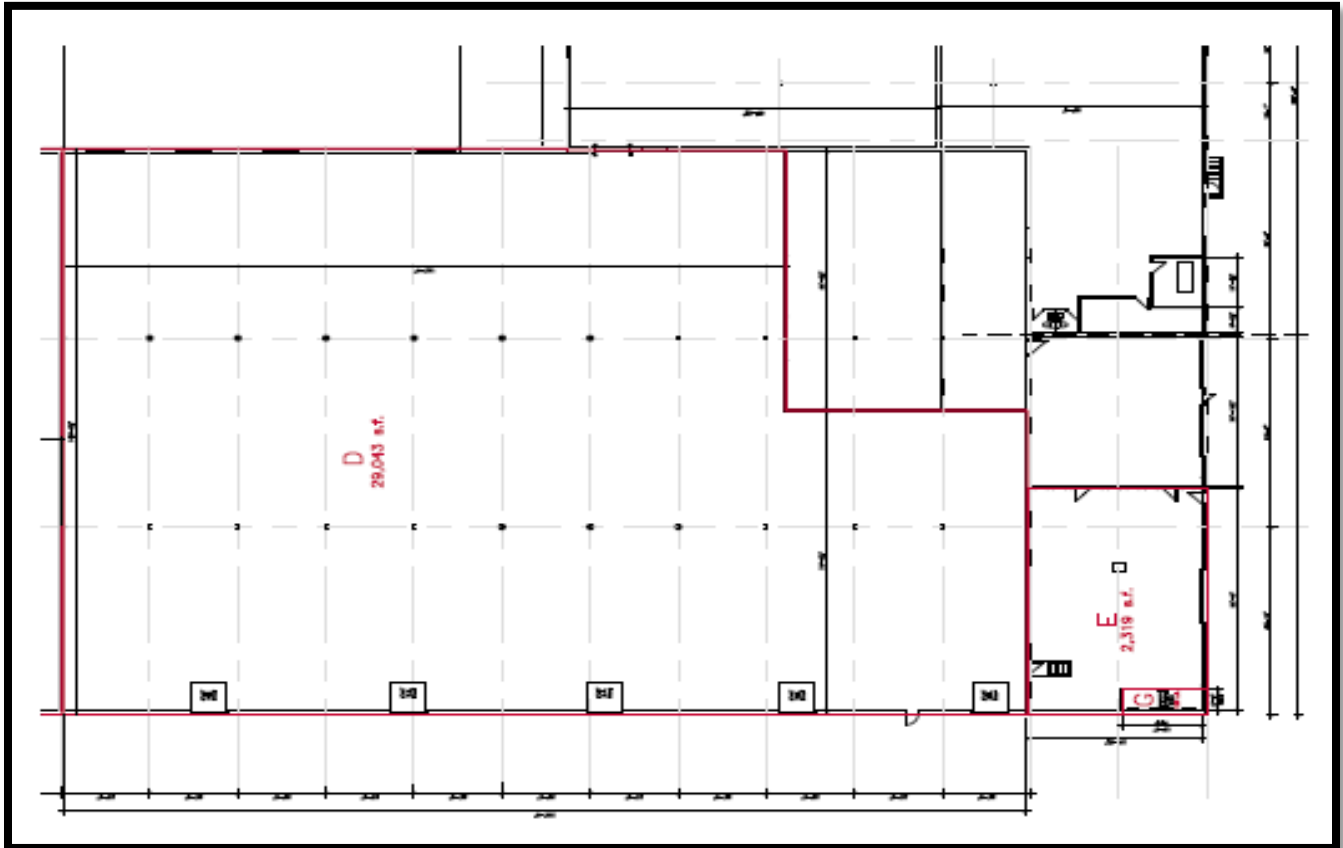


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Location Description



Strong presence on King Edward Street between Saskatchewan and Wellington Avenues capturing all southbound impressions along Winnipeg's most major north/south transportation corridor (Route 90). The property also boasts access from Berry Street, abundant parking and carefree access to James Richardson International Airport.

Property Description

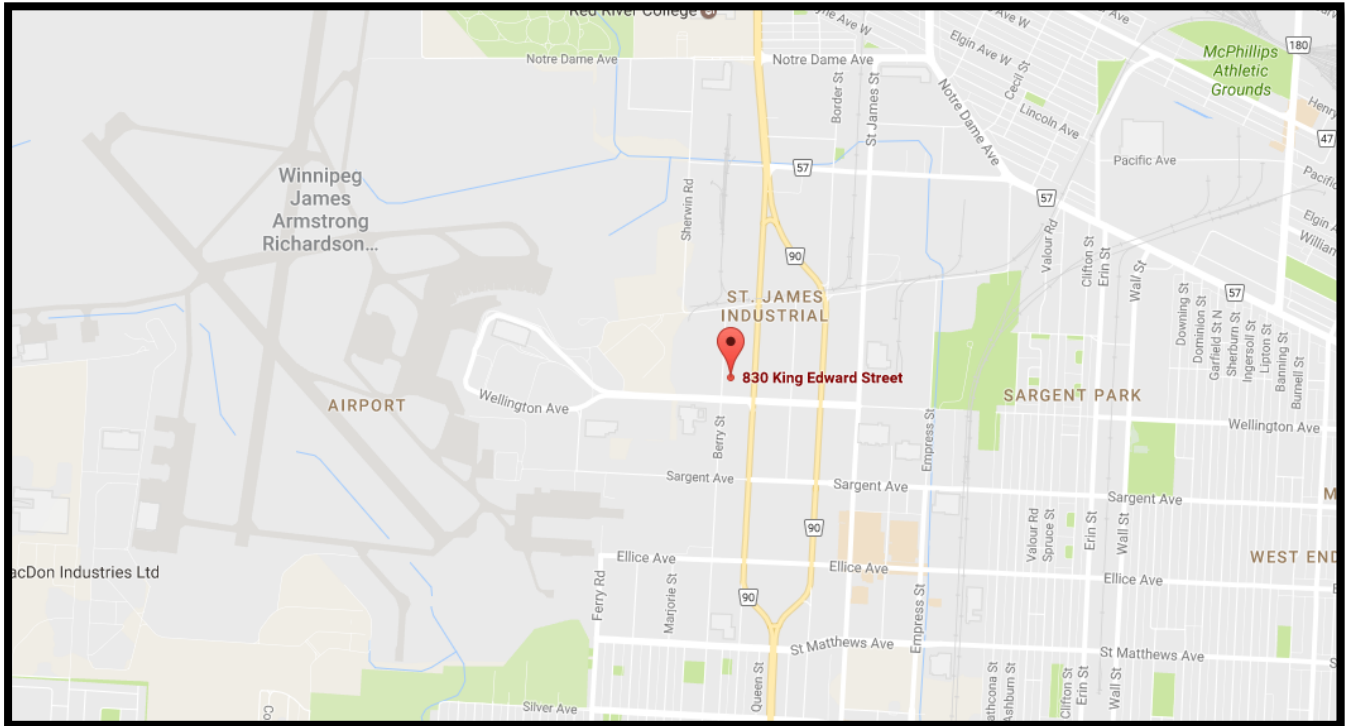
- The building has been majorly transformed to meet the requirements of today's user. Roof replaced, insulation upgraded, sealed and clad in metal/stucco to stand out as a leading example in Winnipeg.
- The upgrades will allow the building to provide efficient HVAC comfort at a low expense.
- Join The Mechanical Contractor's Association of Manitoba, Salumatics, Dynacare and Torque Brewing. All on a long term basis.
- The parking lot completely replaced with new heavy stone material.



Additional Features:

- Flex space offers ceiling heights of 17'6" clear
- Grade level loading if required
- Fully sprinklered building
- Plenty of power including both single phase and three phase
- Systems will be new and turned over in shell condition

Property Details



Asking Price: Flex Space – \$7.50 per SF per annum net

Additional Rent: \$4.00 (2017 est.)

Area Available: Flex space up to 29,362 square feet

Zoning: M2

Property Taxes: Included in Additional Rent

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