

NO PHOTO AVAILABLE

For more photos &  
information, please  
**contact me.**

## 123 Marion Street Winnipeg MB

\$16

Square feet: +/- 1,500-6,603 sf Main Floor

+/- 955-6,603 sf Second Floor

Zoning: C2

Location Description: Situated at the intersection of Marion & Tache

Basic Rent: \$16.00-\$22.00 per SF per annum net (Main Floor)

Basic Rent: \$12.00 per SF per annum net (Second Floor)

Property Taxes: \$2.33 per SF

Additional Rent: \$4.71 per SF

Dramatic redevelopment at Le Carrefour (The Crossroads) entering into the heart of St Boniface.

Marion Street has seen massive changes in the last year with new development and other renovations.

This trend is expected to grow, given the streets close proximity to downtown.

Free street parking and Tenant parking is available & controlled by the landlord.

Interior renovations have started & are planned for the exterior.

Landlord investigating the addition of an elevator in the redevelopment.

Sub division can occur to suit Tenant requirements



**Mark Thiessen**

RE/MAX professionals

Phone: 204 794 5700

markthiessen@remax.net

**RE/MAX** professionals  
Each office independently owned & operated

**RE/MAX professionals**  
**Commercial Properties**

1601 Buffalo Place , Winnipeg, MB,

Phone: (204) 957-0500

info@livinginwinnipeg.com