



## 429 CENTURY Street Winnipeg

\$0

ONE OF 4 EXTENSIVELY RENOVATED OFFICE/RETAIL SPACES AVAILABLE FOR PRE-LEASING. THIS ONE IS 2850 SQUARE FEET RIGHT ON THE CORNER OF CENTURY ST AND SILVER AVE. YOU CAN LEASE THE WHOLE SPACE OR THE OWNER WILL SUBDIVIDE IT INTO 2 UNITS OF 1425 SQUARE FEET. THIS CORNER IS AN EXTREMELY HIGH TRAFFIC LOCATION WITH ABOUT 75,000 CARS A DAY PASSING BY. THE OWNER IS COMPLETELY RENOVATING THE EXTERIOR AND PARKING AREA AND THE ROOF HAS BEEN REPLACED. THE OWNER WILL PROVIDE CLEAN WHITE INTERIOR WALLS AND A SMOOTH CONCRETE FLOOR READY FOR YOUR DESIGN AND FIXTURING. SHOULD YOU DESIRE BUILD TO SUIT SPACE THAT CAN BE ARRANGED. SQUARE FOOTAGE IN THE 4 UNIT COMPLEX RANGE FROM 1425 TO 5000 AT A LEASE RATE OF \$17.50 PER SQUARE FOOT NET. THE PLANS ARE IN THE SUPPLEMENTS ( PLAN G ) OF THIS LISTING



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