



815 Ellice Avenue, Winnipeg, Manitoba

# Freestanding Retail Opportunity on Major Traffic Corridor

For Sublease





## Property Details

**+/- 2,450 sq. ft.**

AVAILABLE SPACE

**\$13.28/ sq. ft.**

NET LEASE RATE

**TBD**

CAM & TAXES (EST. 2026)

**December 31, 2027**

HEAD LEASE EXPIRY

**C2 - Commercial Community**

ZONING

## Features

- Strategically positioned at the northwest corner of Ellice Avenue and Arlington Street offering convenient access to Polo Park Shopping node and Downtown Winnipeg
- Located on a signalized corner with strong frontage and eye-catching visibility
- Freestanding pylon sign available for subtenants sole use
- Ideally suited for variety of retail users, service based or professional offerings
- Ample onsite parking with +/- 14 surface stall
- **No fuel or convenience stores permitted as subtenants**



## Highlights



### Centrally Located

IN THE HEART OF  
WINNIPEG



### Prime Location

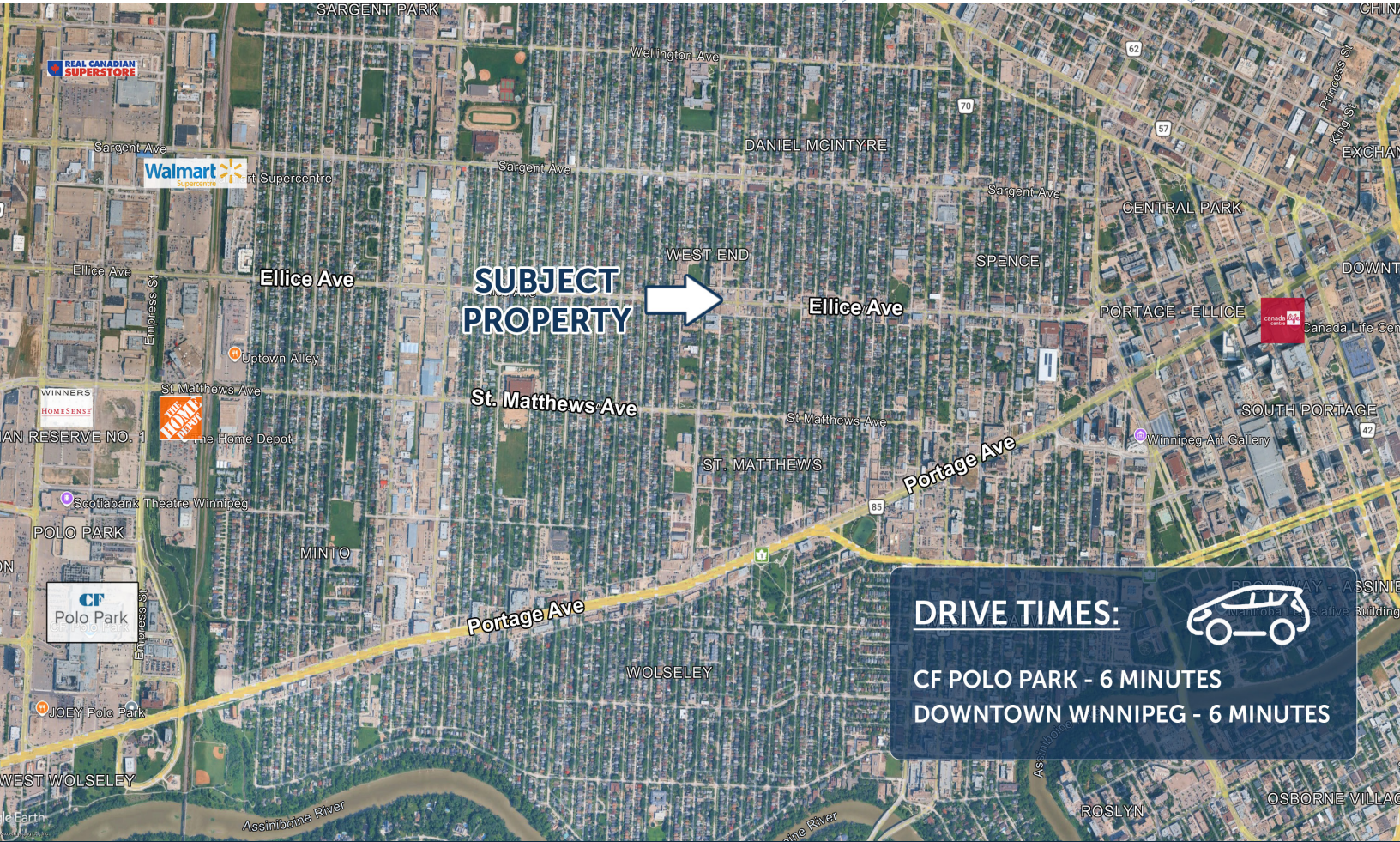
ALONG A MAJOR  
TRANSPORTATION CORRIDOR



### Prominent

BUILDING AND PYLON  
SIGNAGE OPPORTUNITIES





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