

For Lease

Industrial Flex for Lease

615, 617, 623 Erin Street | Winnipeg MB

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Accelerating success.



Property Profile

Available property consists of 2,551 SF - 5,800 SF of rentable area, with grade level loading and existing office improvements. Zoned M1, this property is capable of accommodating a variety of commercial uses.



On main transit routes



Zoned M1



Ample parking

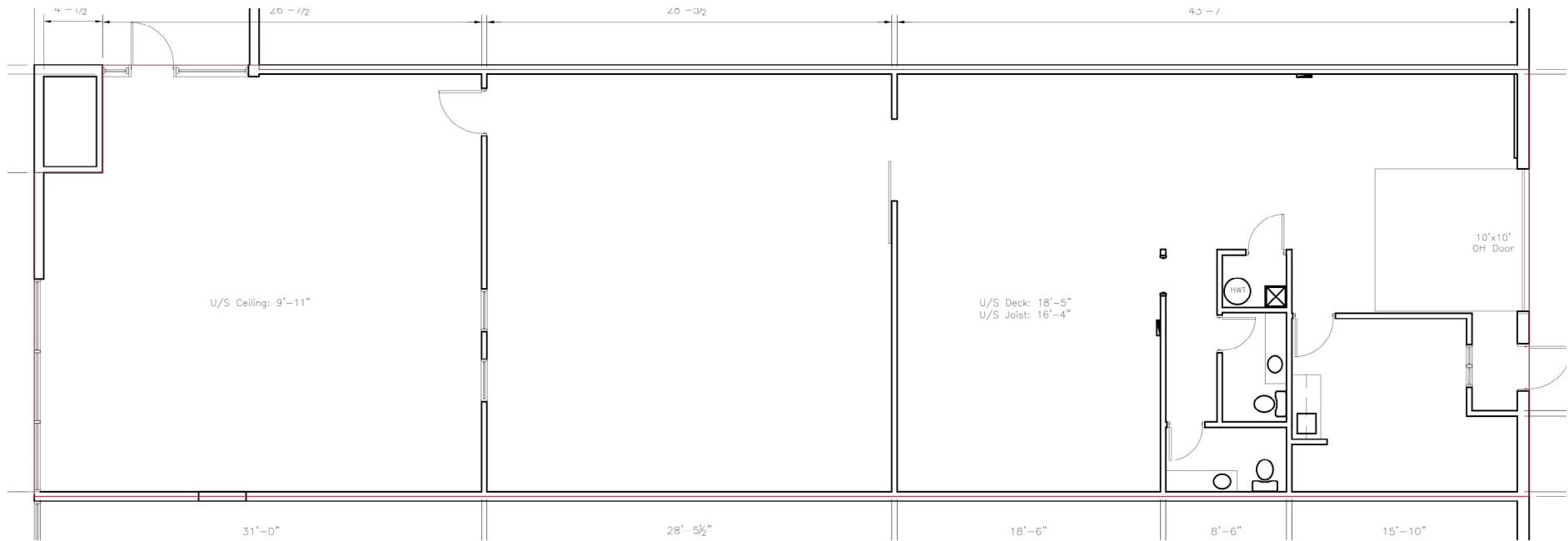


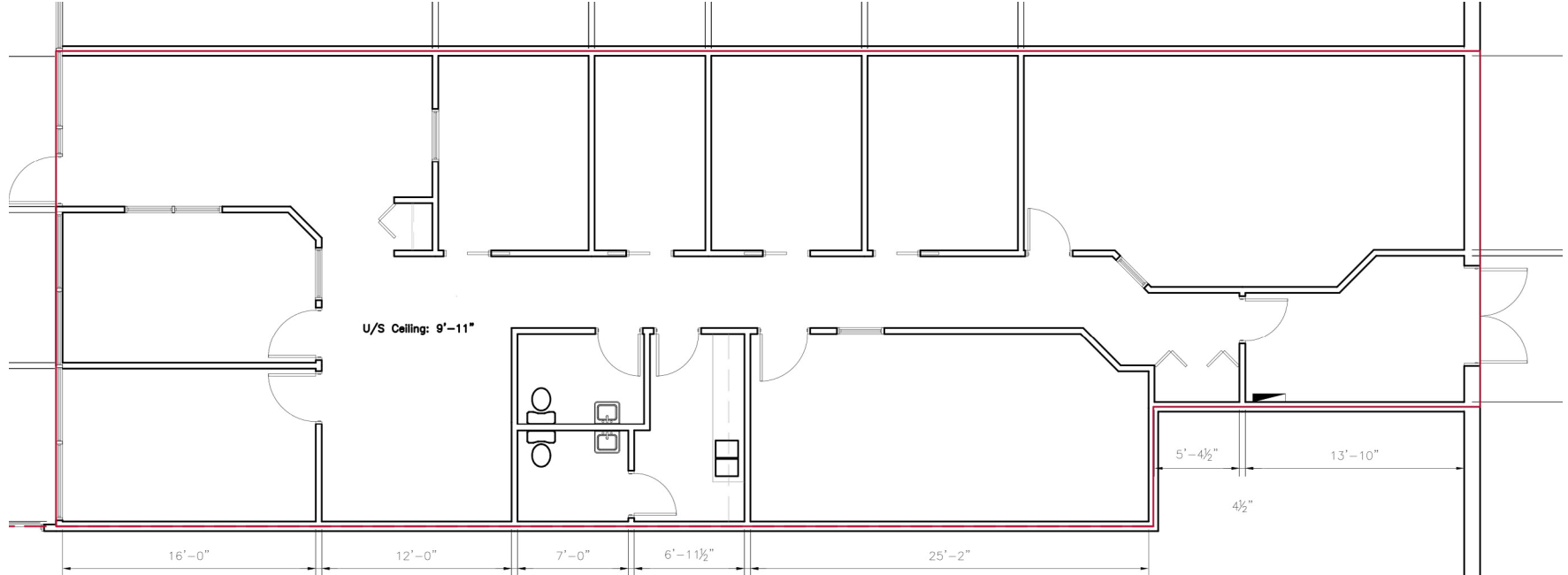
Close proximity to airport

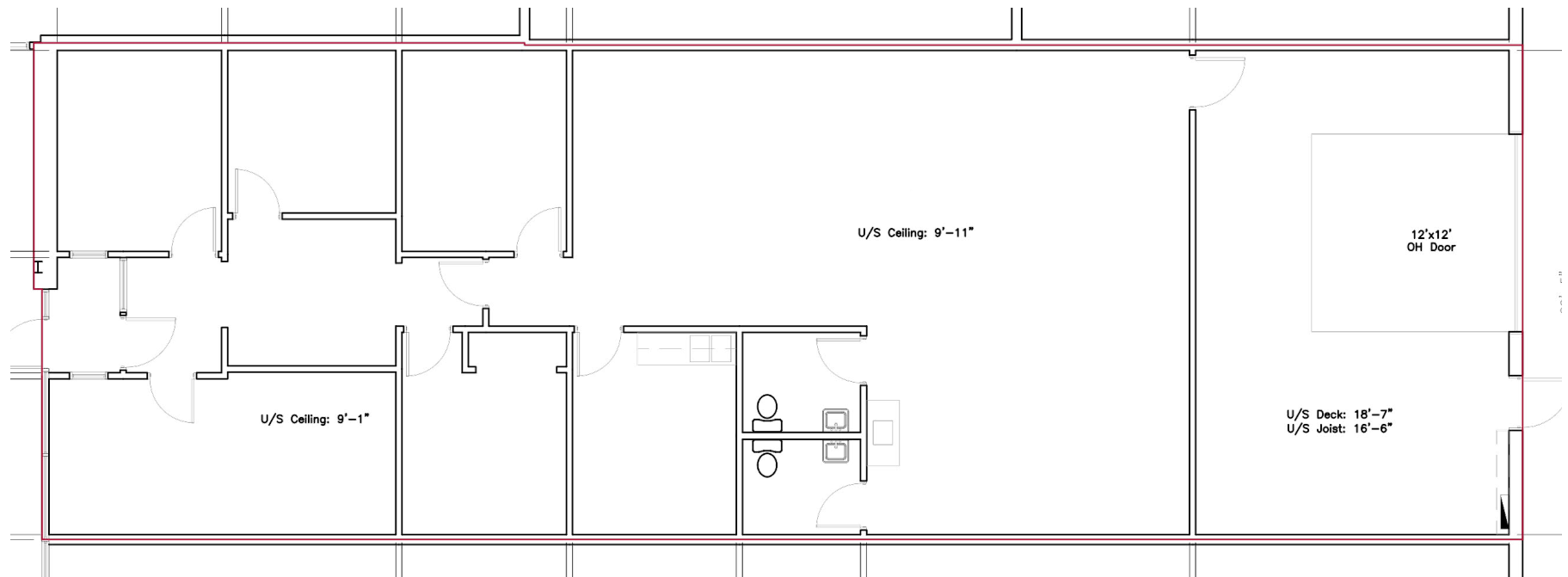


	615 Erin St.	617 Erin St.	623 Erin St.
Size	3,249 SF	2,551 SF	2,768 SF
Rate	\$13.95/SF net	\$14.95/SF net	\$14.95/SF net
Additional	CAM: \$3.72/SF Property Tax: \$3.27/SF + management fee 6% of gross rent	CAM: \$3.72/SF Property Tax: \$3.27/SF + management fee 6% of gross rent	CAM: \$3.72/SF Property Tax: \$3.27/SF + management fee 6% of gross rent
Loading	10'x10'	Double man door	12' x 12' overhead door and man door
Features	• Fully sprinklered • 5 ton rooftop HVAC unit • Ample Parking • Two washrooms • Existing office improvements • Available immediately	• Built out offices • Kitchenette • Two washrooms • On main transit routes • Ample parking • 3 ton rooftop HVAC unit • 615 and 617 can be combined into 5,800 SF • Available September 2026	• Built out offices • Two washrooms • On main transit routes • Ample parking • 4 ton rooftop HVAC unit • Available September 2026

615 Erin Street







Location Overview

Located near the corner of Portage Avenue and Erin Street, this multi-tenant building is well situated and offers exposure and access to major transportation routes. The property is in close proximity to downtown Winnipeg, JAR International Airport, and many other amenities including Polo Park Shopping Center.





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