

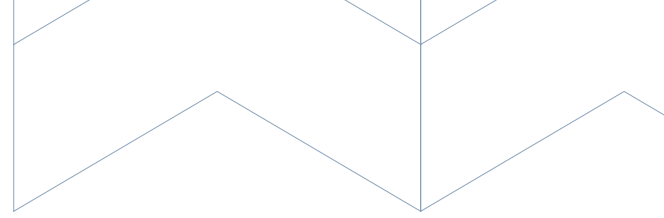


3811 Portage Avenue, Winnipeg, Manitoba

High Exposure Office/Shop Opportunity in West Winnipeg

For Lease





Property Details

+/- 2,394 sq. ft.

BUILDING SIZE

+/- 0.95 acres

LOT SIZE

\$8,000/ month

LEASE RATE

TBD

ADDITIONAL RENT

C2 - Commercial

ZONING

2 Grade Level Overhead Doors

LOADING



Features

- Freestanding building with excess of parking and fenced outdoor compound space
- Prominent located situated at the signalized intersection of Portage Avenue and St. Charles Street
- Office is turnkey and features 2 private offices and open area workspace with dedicated reception
- Functional shop space equipped with two grade level overhead doors
- Eye catching signature opportunities with pylon and building signage along Portage Ave
- Windows on three sides of the building offering significant natural light
- Ease of access to a mix of amenities including retailers, restaurants, services and the new Costco
- Convenient access to Perimeter Highway and major routes, enabling efficient connectivity across Winnipeg

Highlights



Prominent Location

ALONG PORTAGE AVENUE &
WEST PERIMETER CORRIDOR



High Visibility

AND SIGNAGE
OPPORTUNITIES



Fully Fenced

COMPOUND



Ample Parking

AVAILABLE ON-SITE

For Lease



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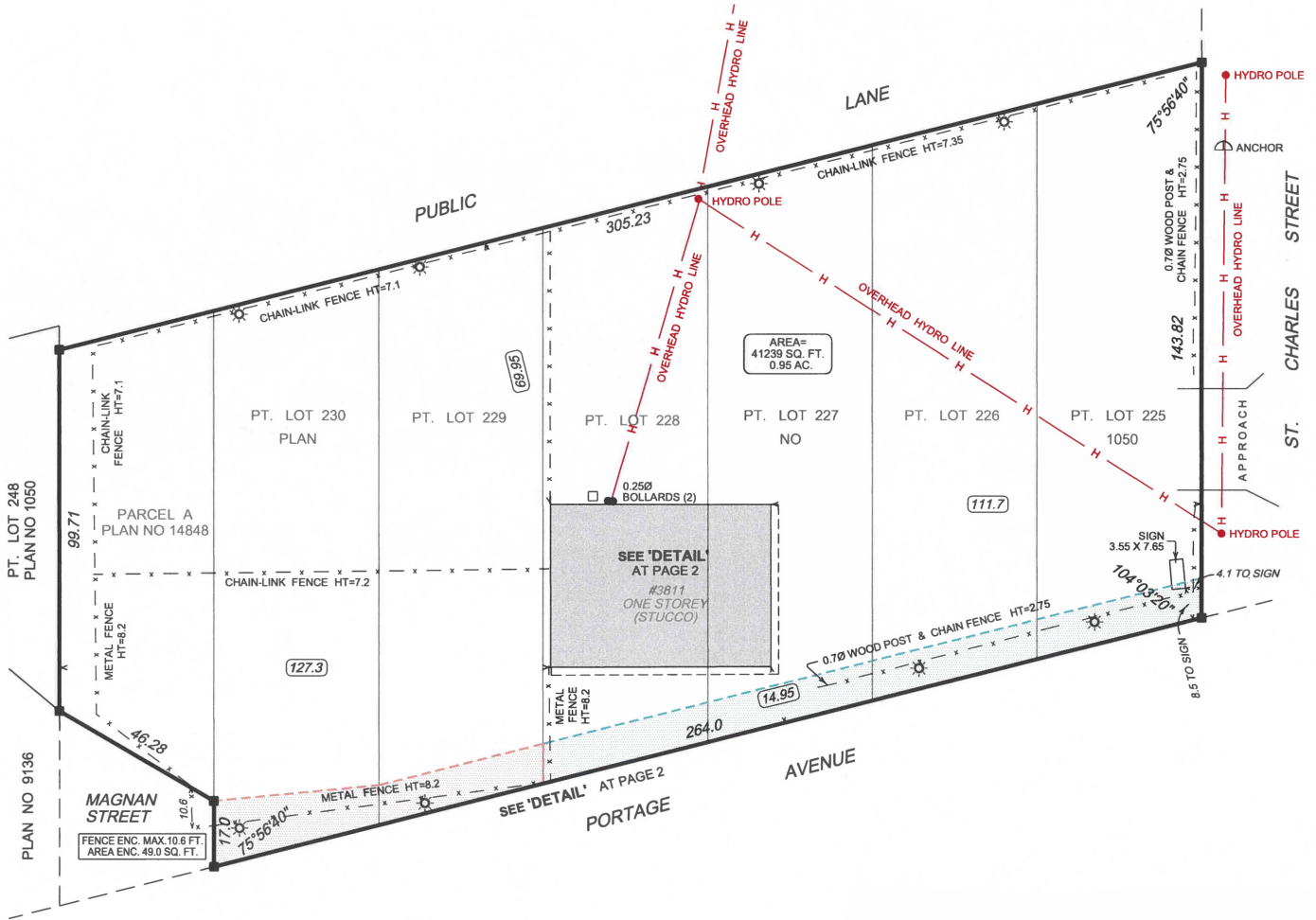


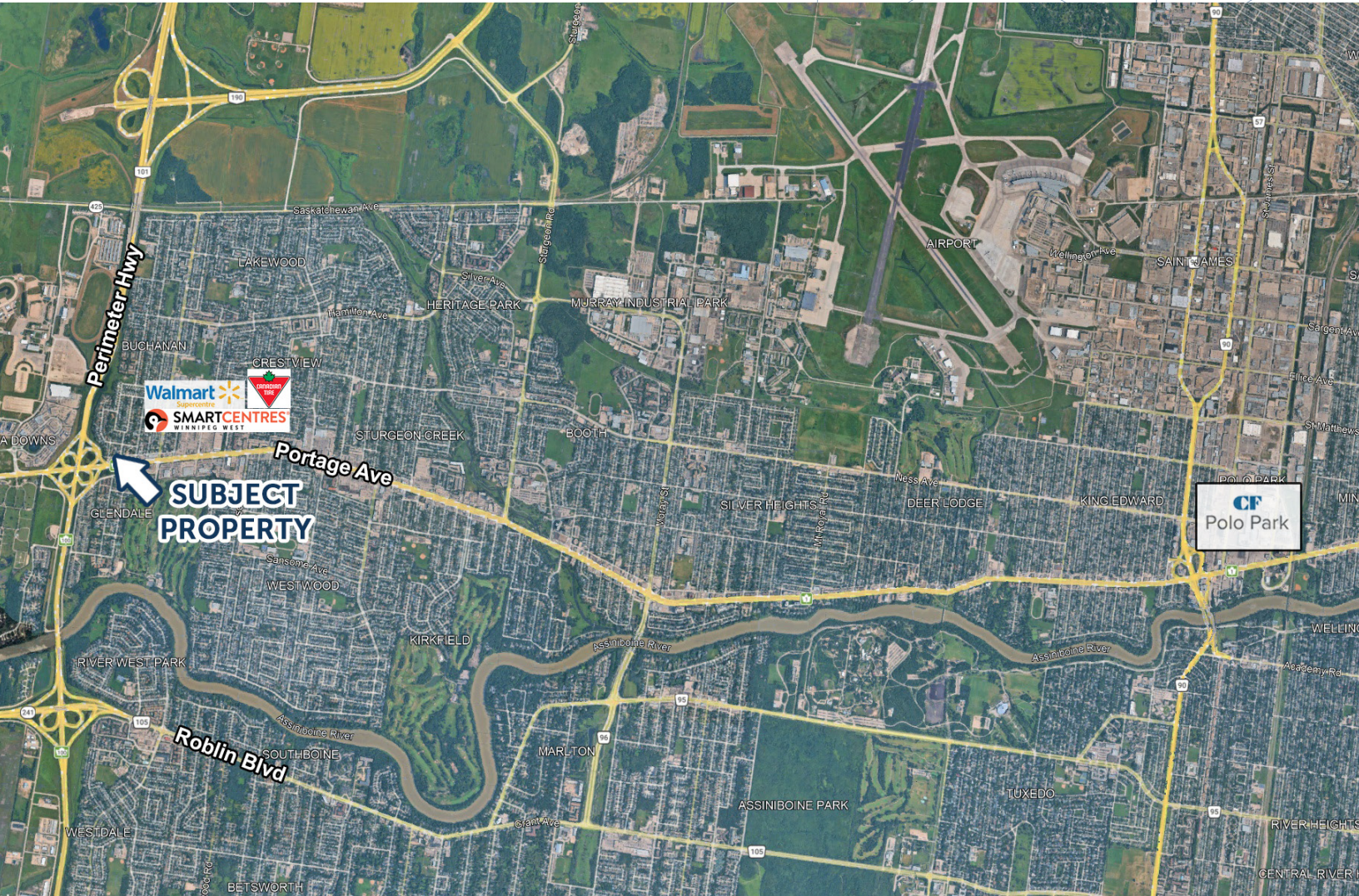
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Site Plan





Connect with us today!

iciproperties.com

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