

MIXED-USE COMMERCIAL SPACE IN ST. JAMES FOR LEASE



1290-1294 BORDER STREET

WINNIPEG, MB



BOB ANTYMNIUK, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

PROPERTY DETAILS

LAND AREA (+/-)	18,749 sq. ft. (0.43 acres)	
BUILDING AREA (+/-)	Main Floor	8,252 sq. ft.
	Second Floor	5,791 sq. ft.
	Total	14,043 sq. ft.
AREA AVAILABLE	Main Floor	2,320 sq. ft.
	Second Floor Unit 1	3,496 sq. ft.
	Second Floor Unit 2	1,795 sq. ft.
NET RENT	Main Floor:	Starting at \$18.00 per sq. ft.
	Second Floor:	Starting at \$10.00 per sq. ft.
	1290 Border:	\$16.00 per sq. ft.
ADDITIONAL RENT	\$3.45 per sq. ft. (2025)	
ZONING	M2	
YEAR BUILT	1967	
TAX ROLL NO.	07-010031000	

MAIN FLOOR DETAILS

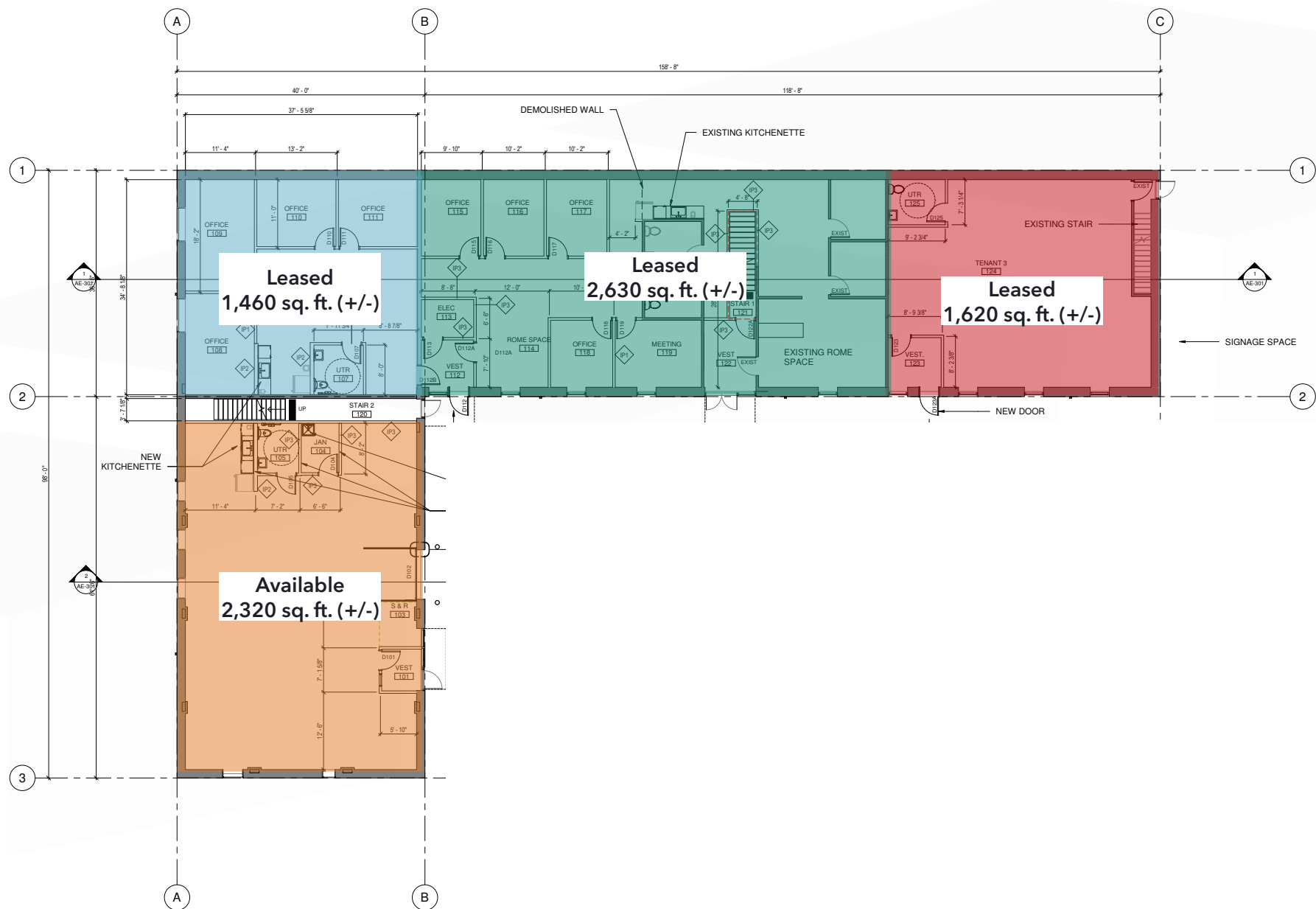
ELECTRICAL	Main Floor: 4 Wire, 120/208V, 3 Phase, 200 Amp Power
CLEAR HEIGHT (+/-)	Main Floor: 19' 10" to underside of roof deck, 17' 8" to underside of joists
LOADING	Main Floor: 1 grade door 8' w x 7' h

PROPERTY HIGHLIGHTS

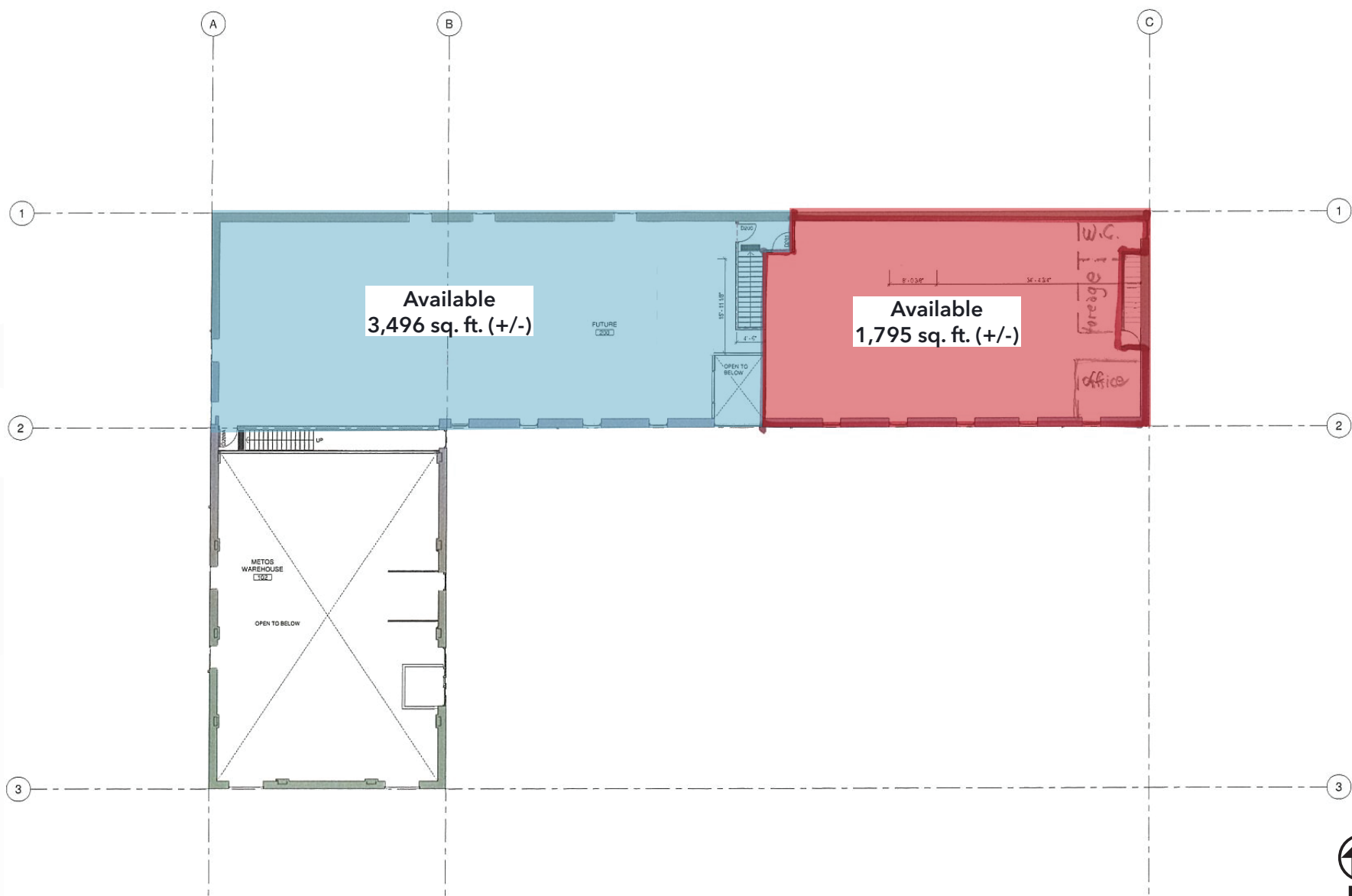
- Located in the St. James area close to Polo Park Shopping Centre and the Richardson International Airport
- Located on the west side of Border Street, just south of Dublin Avenue
- Building upgrades include new windows and insulation
- 4 Separate HVAC systems and High Speed Internet Access through two separate fibre optic feeds to the building
- Versatile layout
- Good signage opportunities
- Over 30 paved surface parking stalls (most of which are electrified)



MAIN FLOOR PLAN

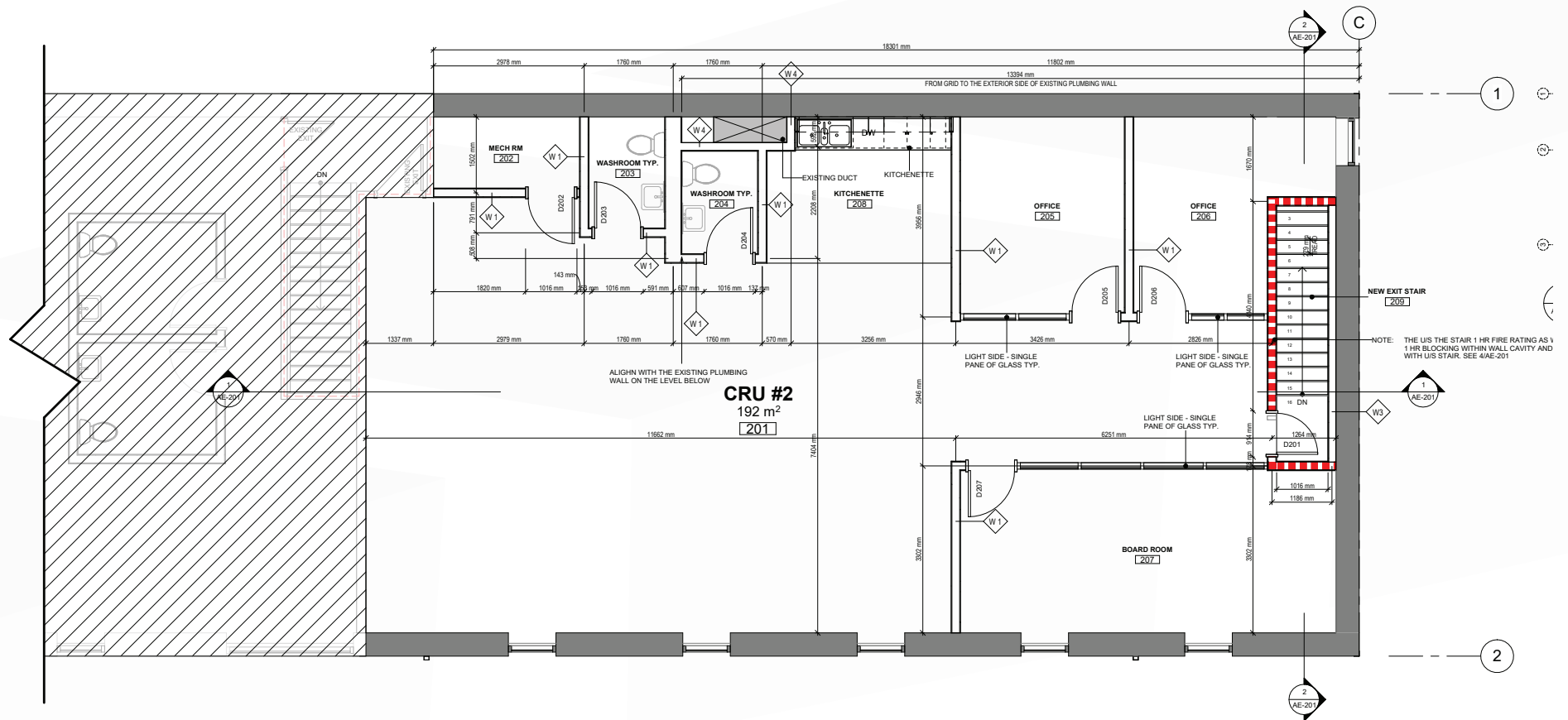


SECOND FLOOR PLAN



 *Demising Option

UNIT 2



Contact

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