



2082 Ness Avenue

Office / Retail - (+/-) 1,422 SF

Location: – On the corner of Ness Avenue and Mount Royal Road in St. James across from a new Tim Horton's.

Available: – Unit 3 & 4 - (+/-) 1,422 sf

Highlights:

- Excellent store front visibility with an average weekday traffic count in excess of 30,000 vehicles
- Units are suitable for office and/or retail use
- Professionally managed by MMI Commercial Management

Zoning: – C1

Lease Rate: – Unit 3 & 4 - \$12.00 psf Net

CAM & Tax: – \$5.49 psf (est. 2012)

Len Westwood

Sales & Leasing Agent, Broker
len.westwood@dtzbarnicke.com

Direct Tel: 204 928 5008

DTZ Barnicke Winnipeg Ltd.

Sterling Lyon Business Park
Unit 5— 986 Lorimer Boulevard
Winnipeg, Manitoba R3P 0Z8

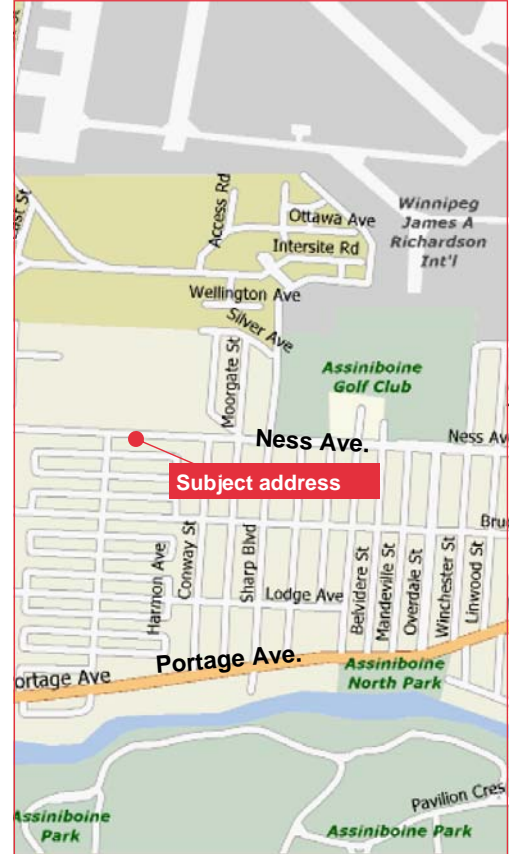
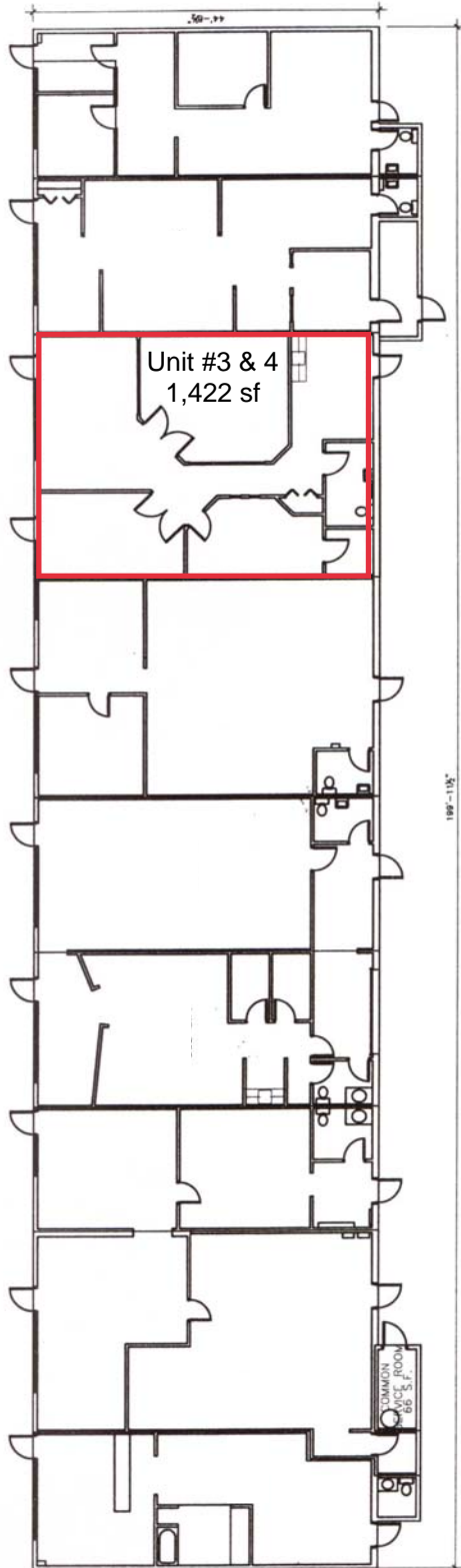
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DTZ Barnicke Winnipeg Ltd. 2012



Total Building Area: 9,217 s.f.

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