



1761 Wellington Avenue

Multi Purpose Space / (+/-) 5,994 SF to (+/-) 9,443 SF

Location: – Located on the Northeast corner of King Edward Street and Wellington Avenue close to the Richardson International Airport.

Available: – Minimum of (+/-) 5,994 sf to maximum of (+/-) 9,443 sf of retail, office or industrial space

Highlights:

- Building situated on (+/-) 1.53 acres
- Ample parking
- Great visibility
- Grade loading if 9,443 sf are leased

Traffic Count: – (+/-) 25,100 average weekday 24 hour traffic

Zoning: – M2

Lease Rate: – \$7.95 psf Net

CAM & Taxes: – \$3.50 psf (2012 est.)

Gail Auriti

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Martin McGarry

President
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DTZ Barnicke Winnipeg Ltd.

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

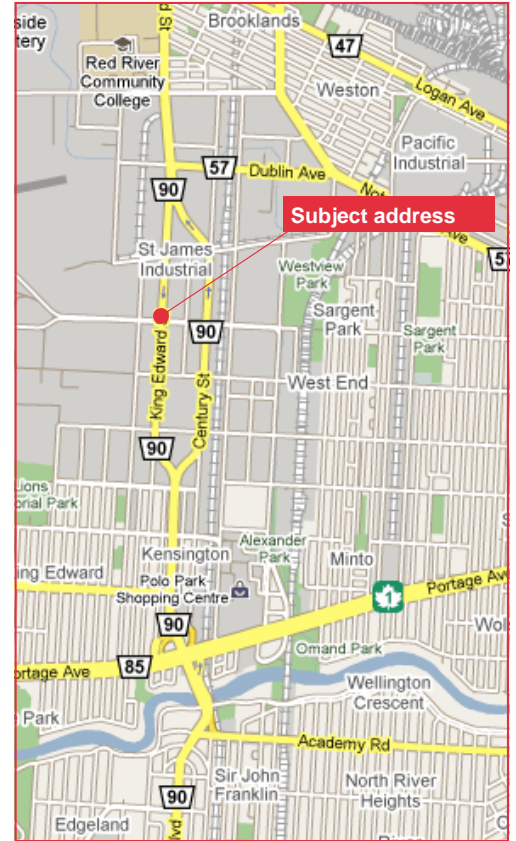
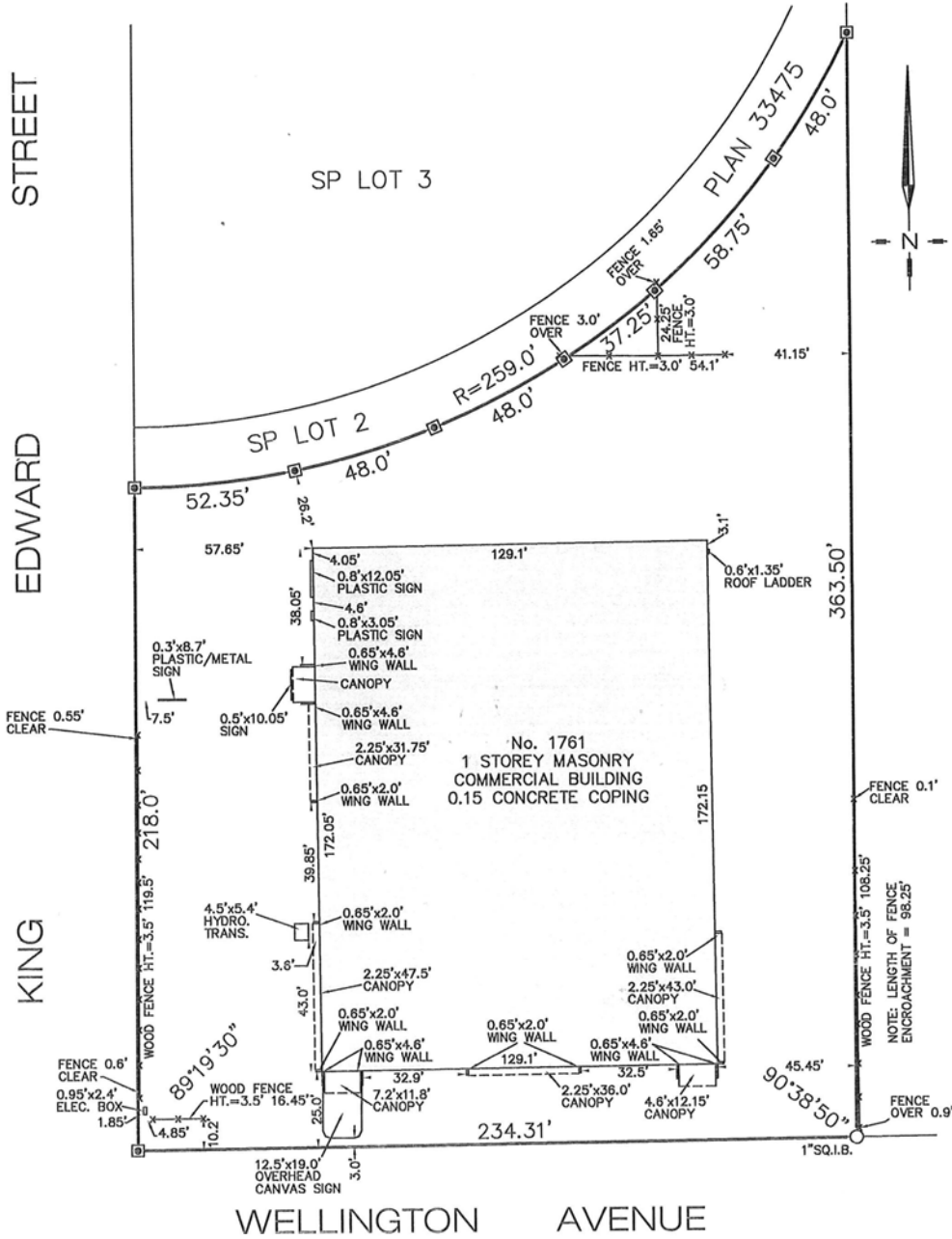
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DTZ Barnicke Winnipeg Ltd. 2012



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