

1,135 square feet in St. James commercial node available immediately

1108 St. James Street, Winnipeg MB

St. James commercial node provides close proximity to major transportation arteries and the airport, facilitating seamless connectivity and accessibility for businesses and customers.

Asking:

\$18.00





St. James commercial area

Along major routes

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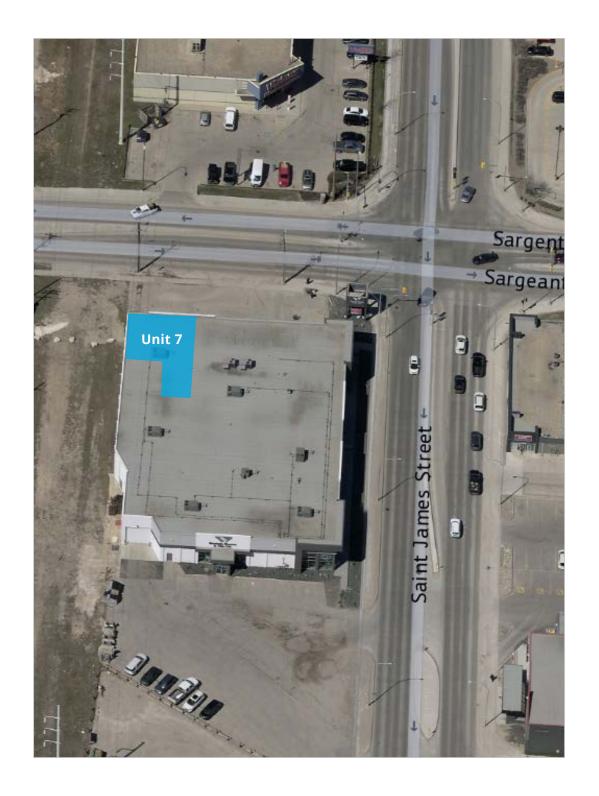
## Property Overview

1108 St. James Street is a multi-tenant building located at the corner of St. James and Sargent Ave.

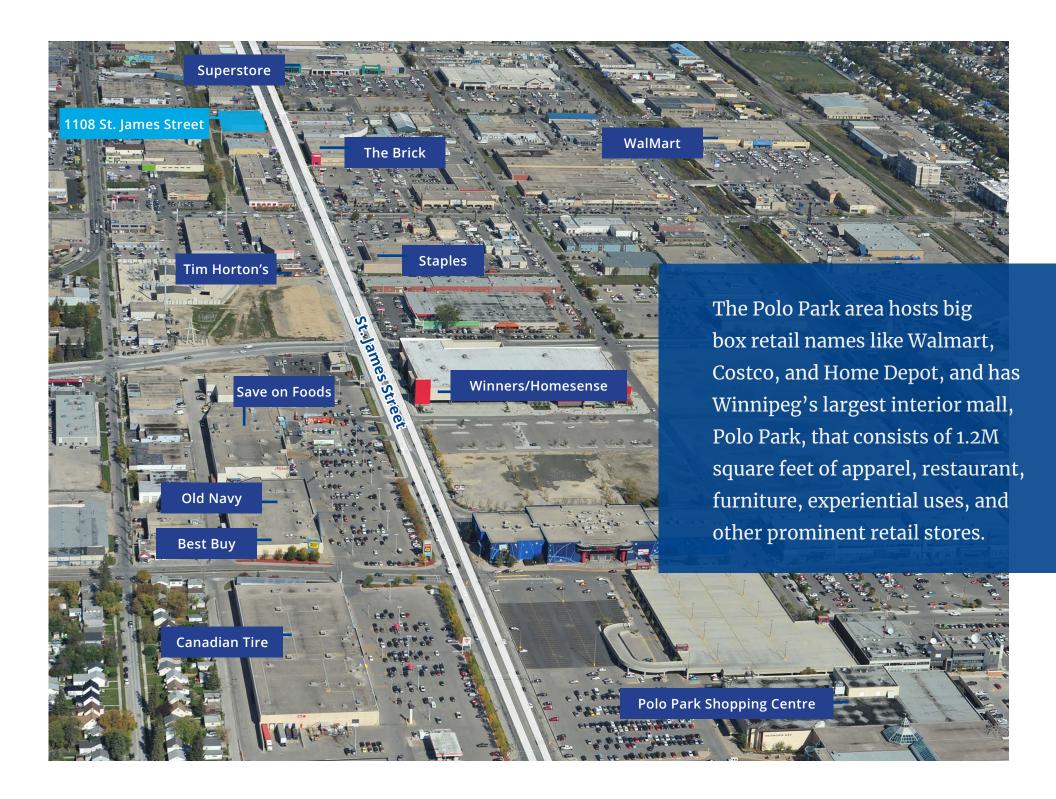
With its strategic location near major transportation routes and the Winnipeg James Armstrong Richardson International Airport, the St. James commercial node serves as a convenient gateway for commerce and trade.

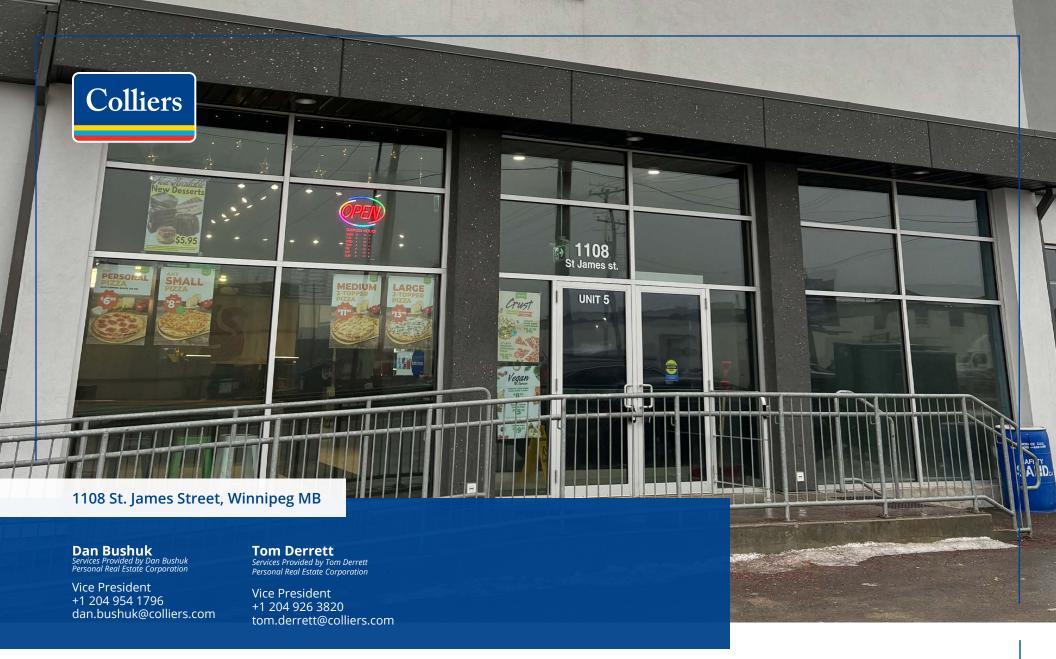
- · Ample on site parking
- Pylon signage opportunity
- Excellent exposure fronting St. James Street
- Existing buildout in place

Available units	7	1,135 SF	
Asking rate	\$18.00/SF net		
Additional rent	\$9.94/SF		
Zoning	C2		
Available	Immediately		









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