



**AVISON
YOUNG**

**RETAIL/OFFICE/COMMERCIAL
FOR LEASE/SALE**

448 | HARGRAVE STREET
WINNIPEG, MANITOBA

Partnership. Performance.

Opportunity

To lease or purchase (condominium title) 2,100 sf, 2,800 sf, 4,200 sf, 4,900 sf, or 9,100 sf of prime retail/office/commercial space in downtown Winnipeg. Just minutes away from shops, restaurants, MTS Centre and Portage and Main in the Exchange District.



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Details and Highlights

- Vendor to provide vacant possession which will include standard "shell" improvements, including but not limited to:
 - electrical – 200amps; 110/220 volts
 - mechanical
 - plumbing and sprinkler systems; including rough ins for plumbing
 - single t-bar ceiling with lay in acoustical tiles
 - exterior walls dry walled, taped and sanded, one coat primer and one coat finish paint
- All utilities (except water) to be separately metered
- Parking available at a market monthly rate
- Gross building area: 27,025 sf
- Number of floors: 5 + lower level
- Zoning: M1
- Legal Desc.: Lot 1 Block Plan 17702 DGS 5 St.John WLTO
- Roll No.: 13-060062500
- **Net rent: \$13.50 psf**
- **Sale price: market rates**

Maps



Contact

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