



301 Weston Street | Winnipeg, MB

# Office/industrial space **for lease**

Conveniently located close to the Winnipeg James A. Richardson International Airport and with access to some of Winnipeg's major transportation routes.

## **Dan Bushuk**

*Services Provided by Dan Bushuk  
Personal Real Estate Corporation*

## **Vice President**

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# Property Overview

**Unit L** 2,086 SF

**Unit E** 2,101 SF



M2-Industrial  
Zoning



Access to  
major routes



±4.7 acres of  
land



Ample on-site  
parking



Mix of office  
and industrial

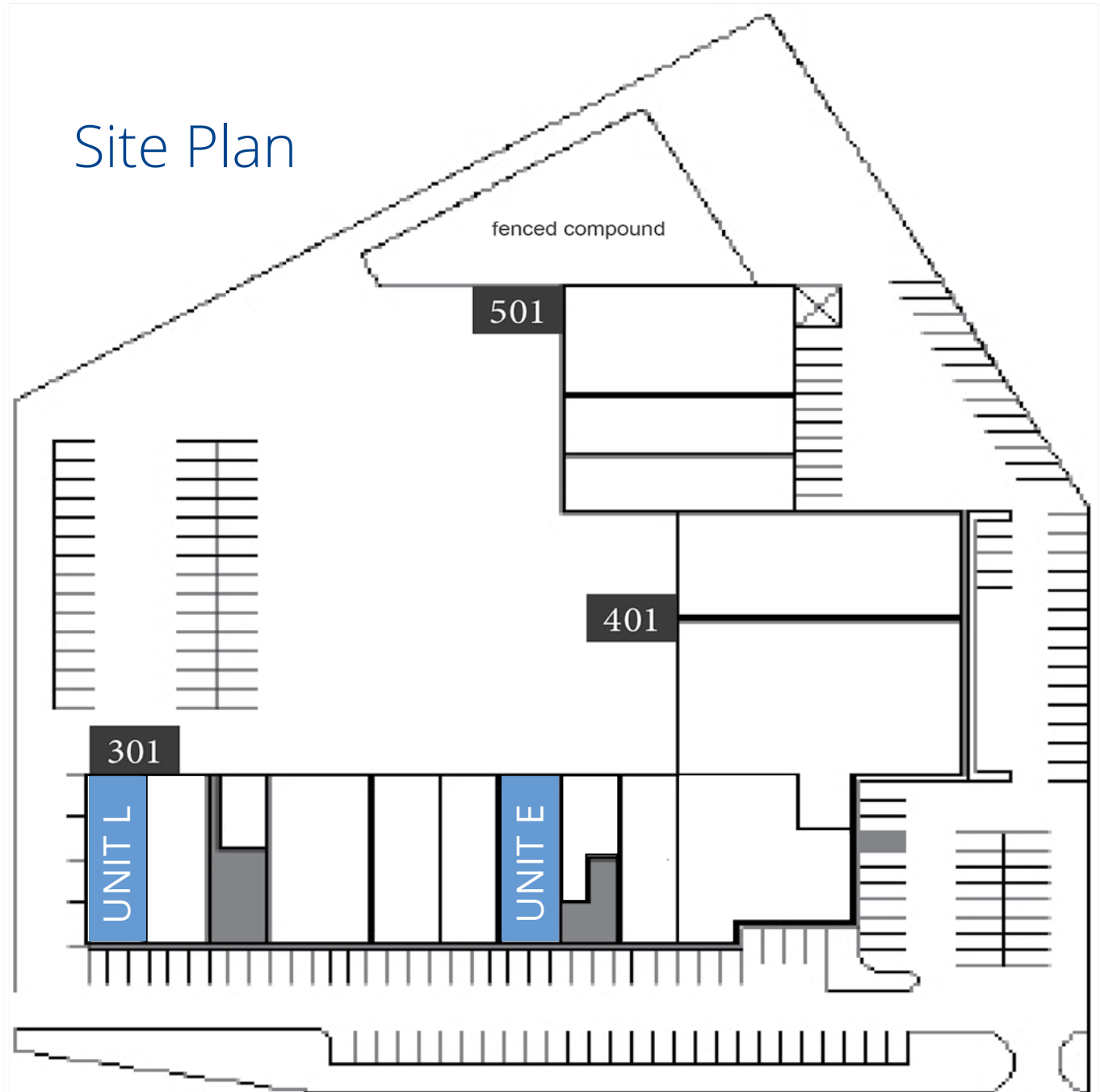


7 min. to Trans  
Canada Highway

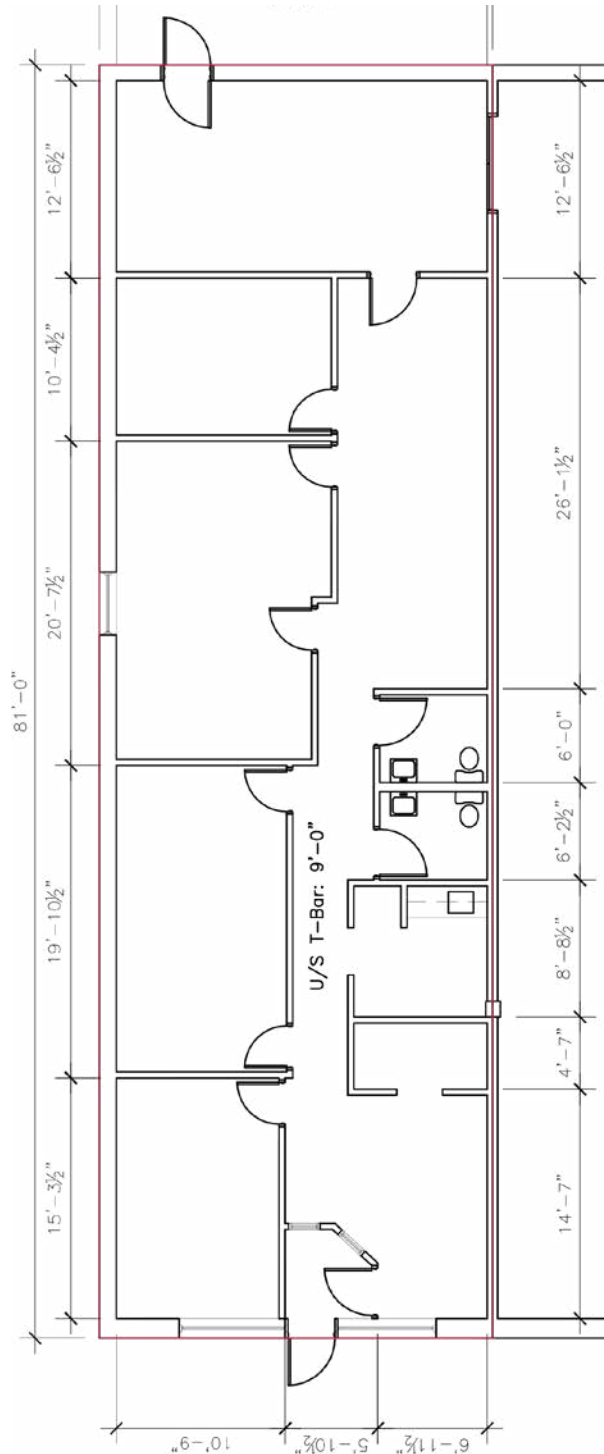


Grade  
loading

## Site Plan



## Unit L



## Highlights

**Area available** 2,086 SF

**Floorplan** A mix of private offices, an open workspace/storage area, a kitchenette, and two washrooms

**Net rental rate** \$8.95/SF

**Additional rent** \$7.96  
- CAM: \$5.35 (including utilities)  
- Property Taxes: \$2.61

**Available** Immediately



[View virtual walkthrough](#)

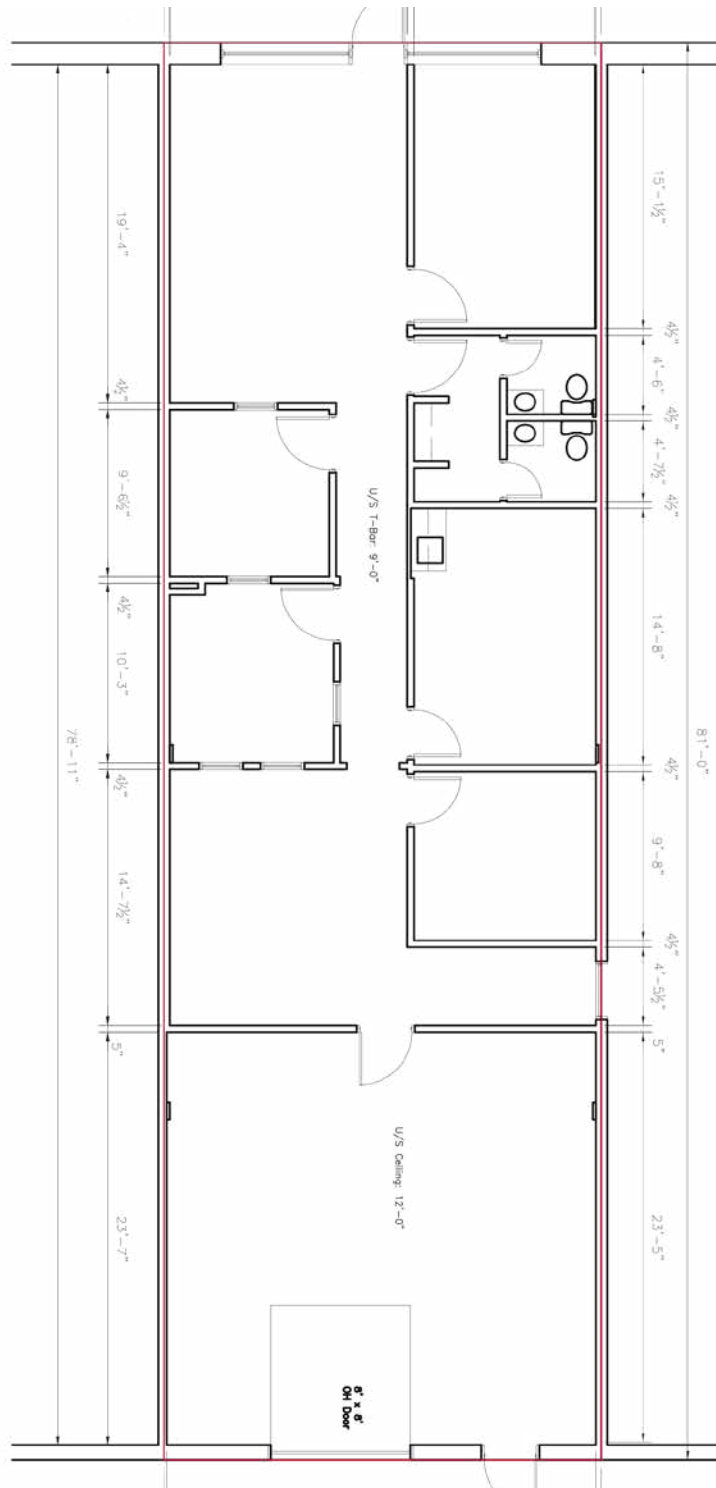
2,086  
square feet available



# Unit L



## Unit E



## Highlights

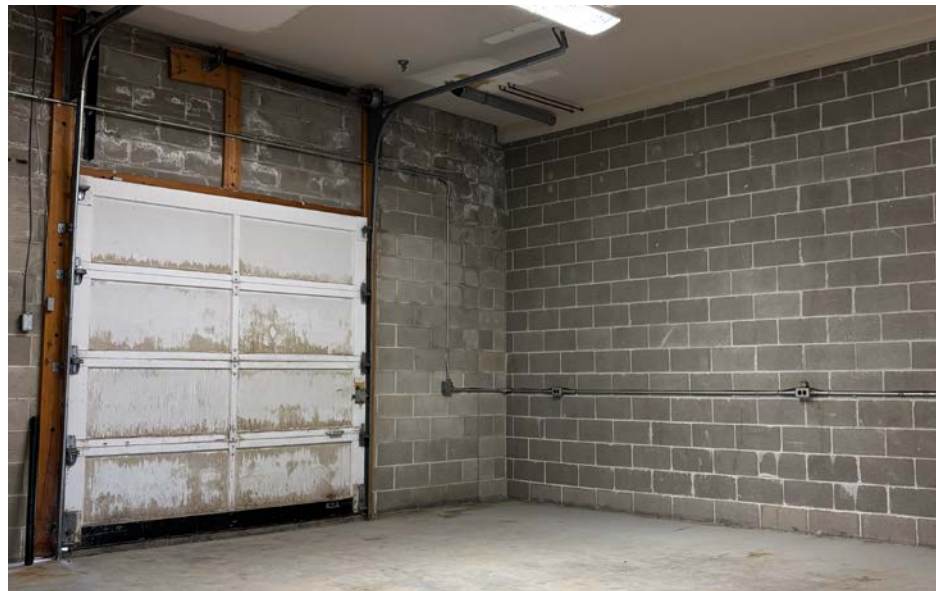
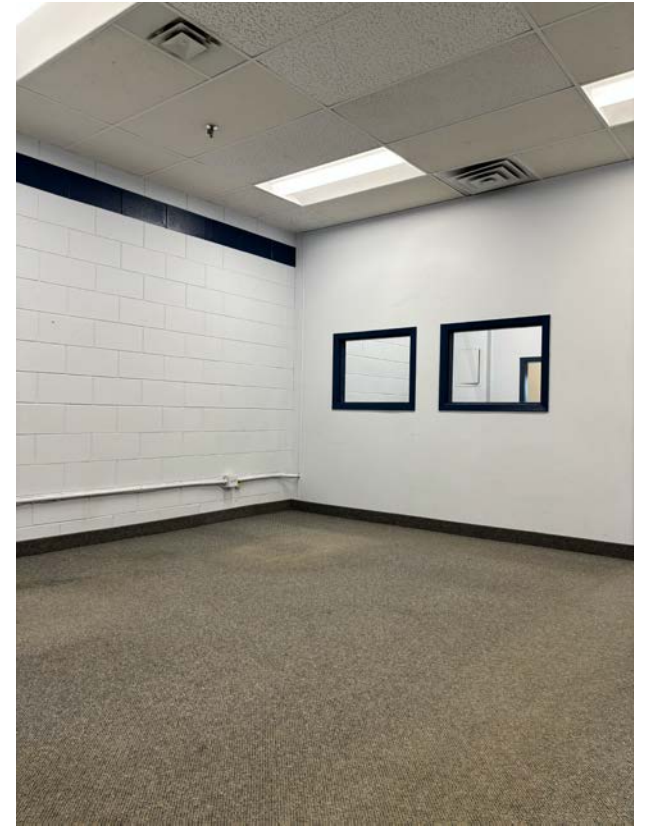
Unit consist of 4 private offices, reception, two washrooms, kitchenette, and warehouse with grade level loading.

Area available	2,101 SF
Floorplan	± 576 SF warehouse ± 1525 SF office
Asking Rent	\$8.95/SF net
Additional rent	\$7.96 - CAM: \$5.35 (including utilities) - Property Taxes: \$2.61
Loading	8'x8'
Available	Immediately

2,101  
square feet available



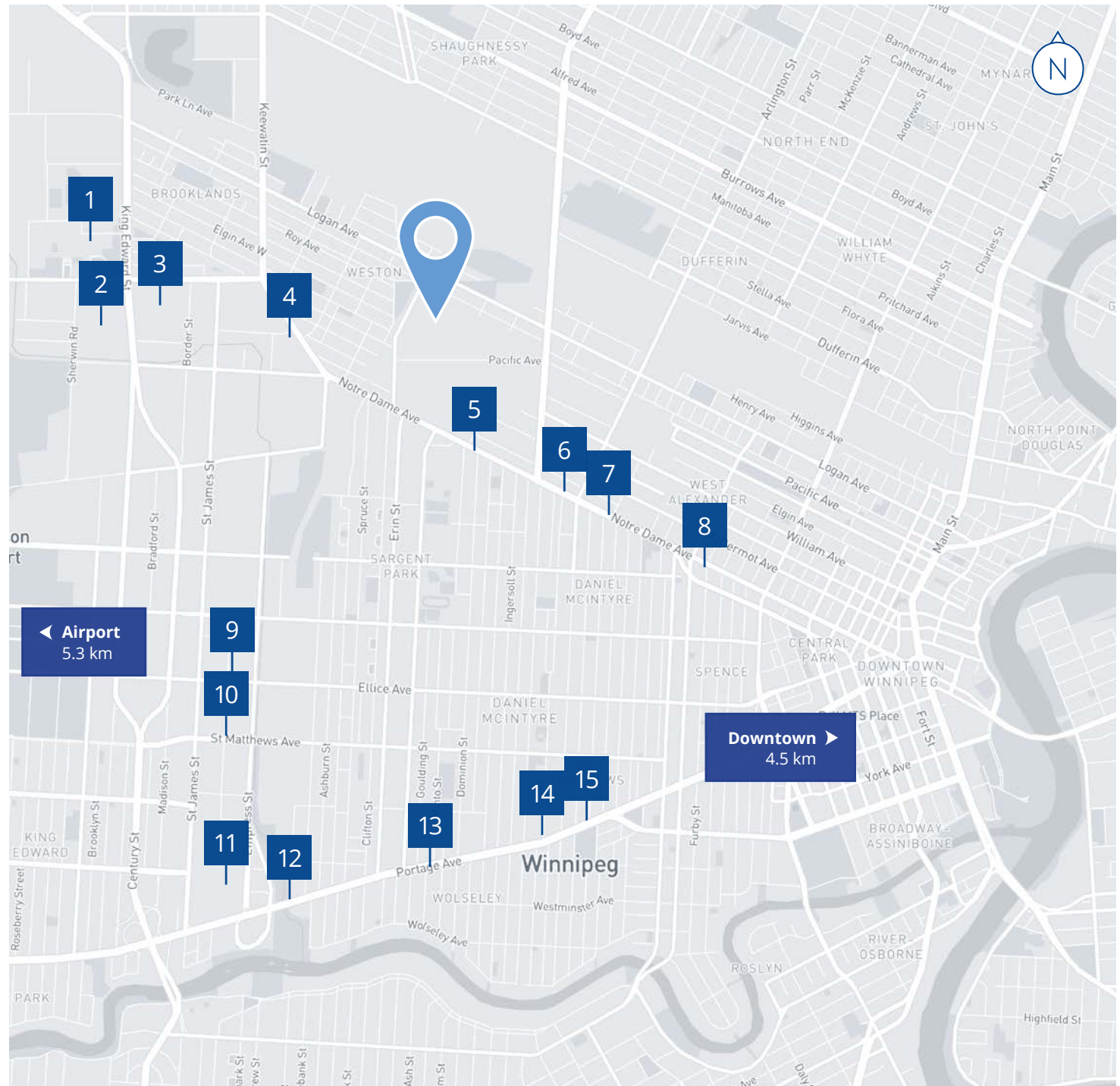
# Unit E



# Nearby Amenities

 Subject property

1	Red River College
2	A & W
3	McDonald's
4	Tim Horton's
5	Burger King
6	Super Lube
7	7-Eleven
8	No Frills
9	Walmart
10	Dollarama
11	Polo Park
12	Earls Polo
13	McDonald's
14	Dairy Queen
15	Shoppers Drug Mart







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