

For Lease

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.

Accelerating success.

Asking:

\$18.00
PSF



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

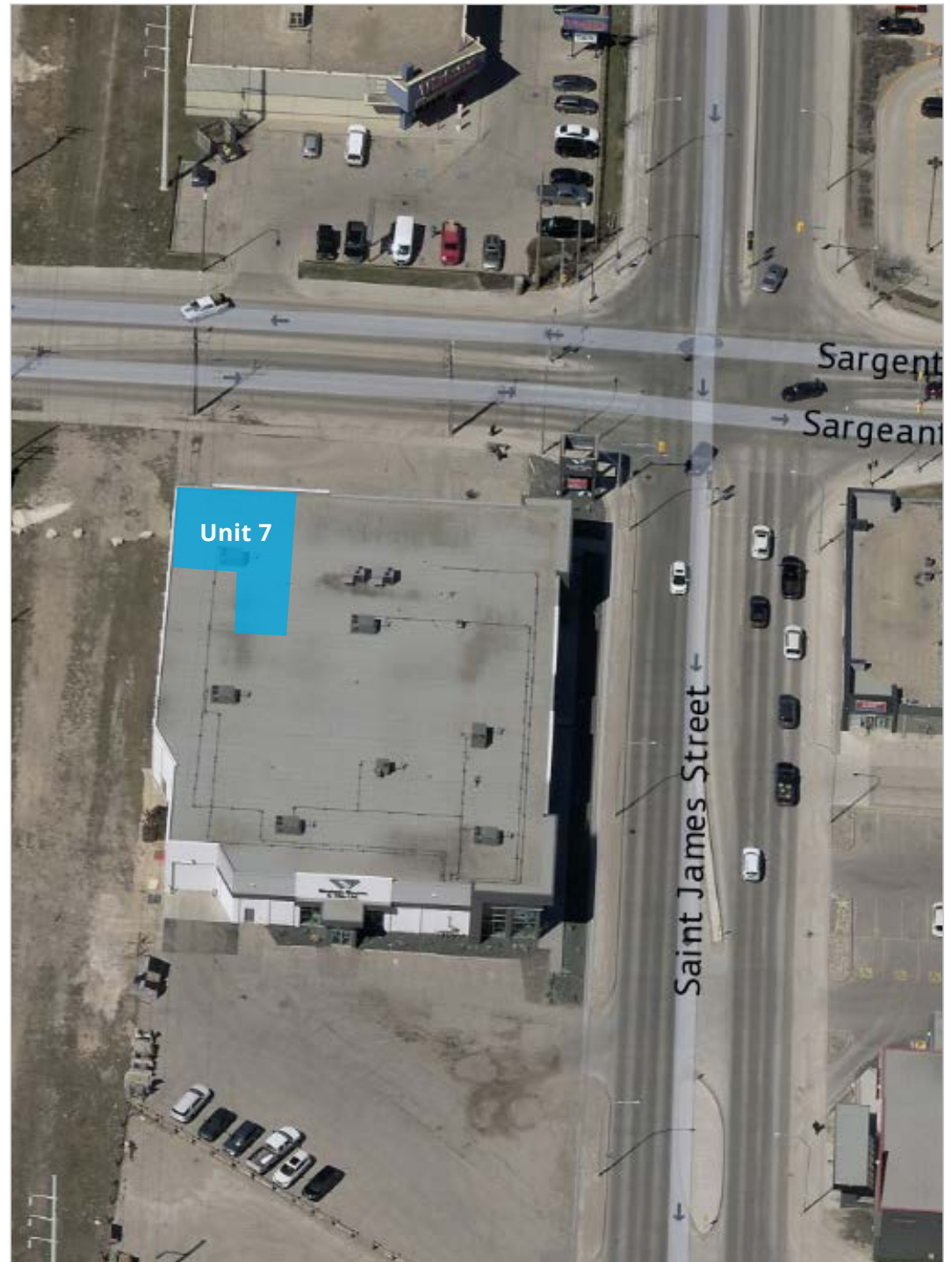
Available units	7	1,135 SF
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Asking rate	\$18.00/SF net
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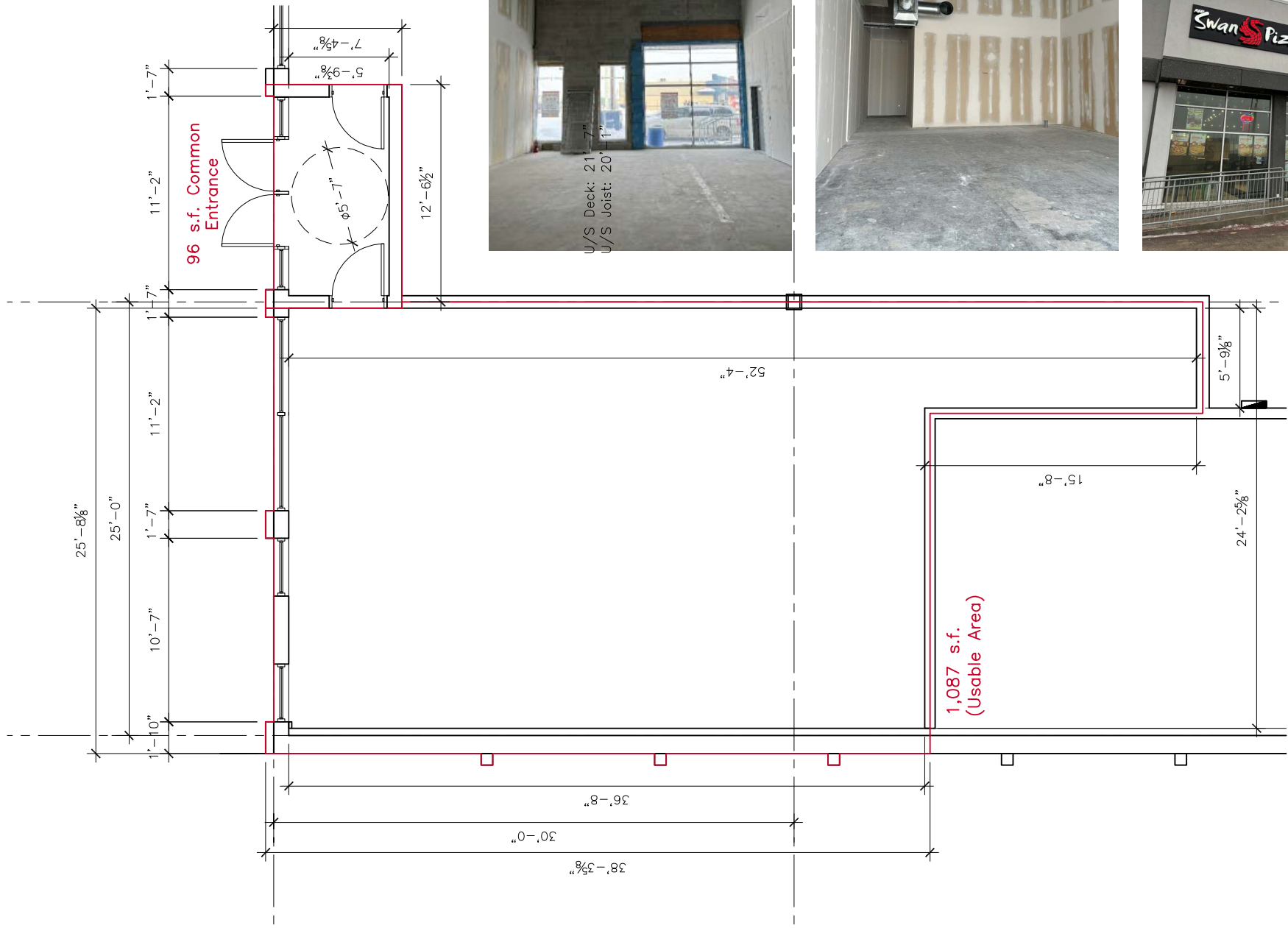
Additional rent	\$9.94/SF
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Zoning	C2
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Available	Immediately
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A photograph showing the interior of a large, empty industrial building. The ceiling is high and features a complex network of dark metal trusses and red-painted steel joists. The walls are made of light-colored concrete blocks. On the left, there are two tall, narrow windows. In the center, there is a large, multi-paned window with a blue frame. To the right of this window is a smaller, dark doorway. The floor is a smooth, light-colored concrete. Outside the large window, a white pickup truck is parked on a paved area, and a blue barrel is visible in the foreground. The text "U/S Deck: 21'-7\"/>





The Polo Park area hosts big box retail names like Walmart, Costco, and Home Depot, and has Winnipeg's largest interior mall, Polo Park, that consists of 1.2M square feet of apparel, restaurant, furniture, experiential uses, and other prominent retail stores.



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