

415 Graham Avenue

Winnipeg, Manitoba

2,382
SQ FT ±
FOR LEASE

UNIQUE MULTI-LEVEL
OFFICE/RETAIL



ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

February 2024

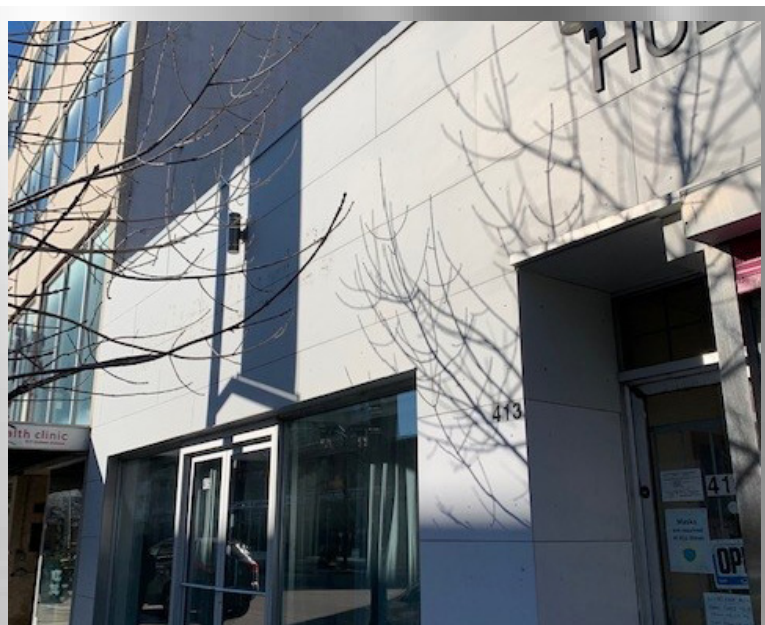
Property Information

- Join Thom Bargaen Coffee & Tea, White Star Diner, Paris Nails and Hue Shoe Repair in this repositioned property located in the heart of downtown in the Graham Avenue corridor and Winnipeg's Sports, Hospitality and Entertainment District (SHED).
- This unique, multi-level, leasing opportunity will appeal to a tenant looking for non-traditional space with storefront signage exposure.



Suite Information

- Adaptable to many uses.
- Exterior signage opportunity.
- Reserved parking opportunity.
- Two (2) private second floor offices.
- Open work or retail space
- Kitchenette
- Available Immediately.



Available Space (sf ±)

Main & Mezzanine	1,238
Second	742
Third	402
	<u>2,382</u>

Semi-Gross Rental Rate (psf per annum)

\$2,995/month

Additional Rent

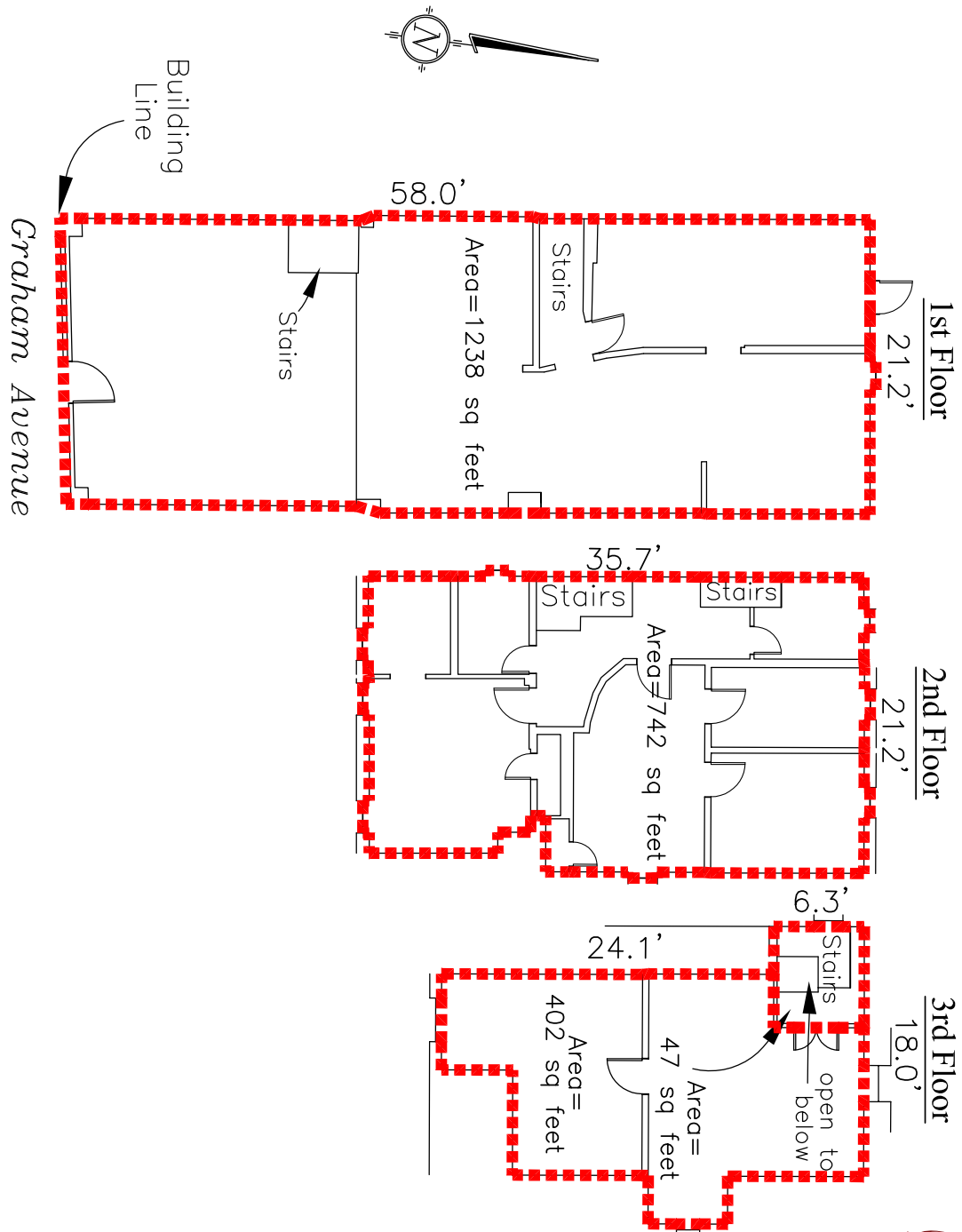
- CAM and Property Taxes included.
- Plus hydro, gas and water utilities.
- Plus 5% management fee on Gross Rent.

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Floor Plan



May not be exactly as shown.

Photos



Photos

