

# Linden Woods Market

8 - 877 Waverley Street  
Winnipeg, Manitoba

OFFICE/RETAIL/PERSONAL  
SERVICES

929  
SQ FT ±  
FOR LEASE



**ASH**

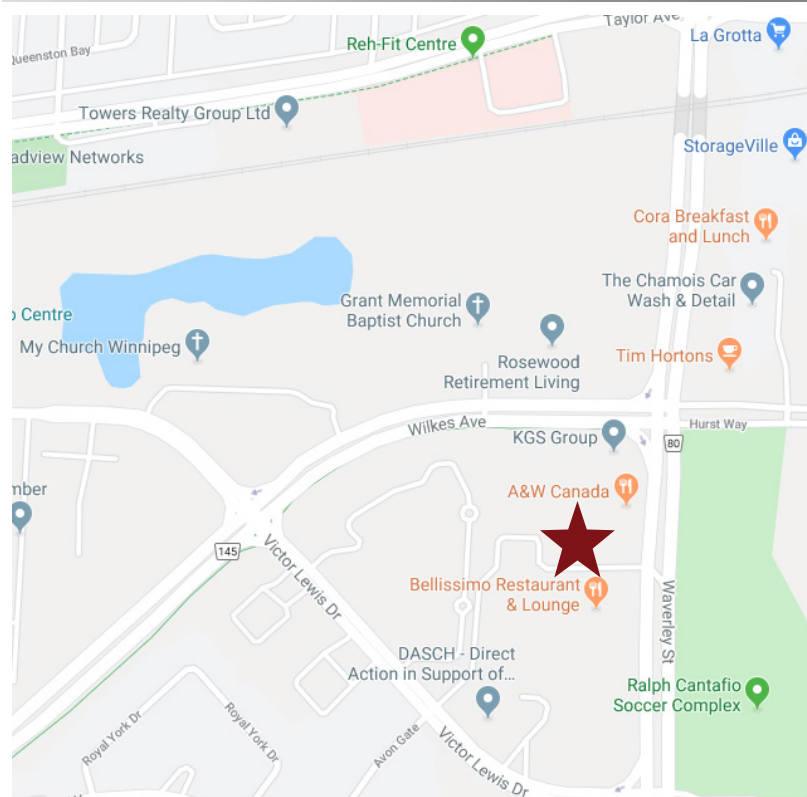
A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

April 2024



# Property Information

- Join Linden Woods Market, home to established national and local tenancies offering personal services, including medical, dental, aesthetics and food services.
- Northbound and southbound curb cuts on Waverley Street provide easy access.
- Ample parking is available for both tenants and customers.
- Fascia and pylon signage opportunities available.
- Located across from the Ralph Cantafio Soccer Complex.
- Linden Woods is a mature community located in the southwest area of the Winnipeg, with easy access to all major transportation routes.
- Lindenwoods provides a large and diverse customer base for businesses to tap into along with customers from nearby neighbourhoods such as River Heights and Whyte Ridge.
- C2 Zoning.





# Suite Information

- Reception area.
- Three (3) private offices.
- One (1) private washroom.
- Coffee station with sink.
- One (1) storage room.
- Available immediately.



Base Rental Rate  
(psf per annum)

\$21.00

Additional Rent  
(psf per annum 2024 est.)

\$15.33<sup>1,2</sup>

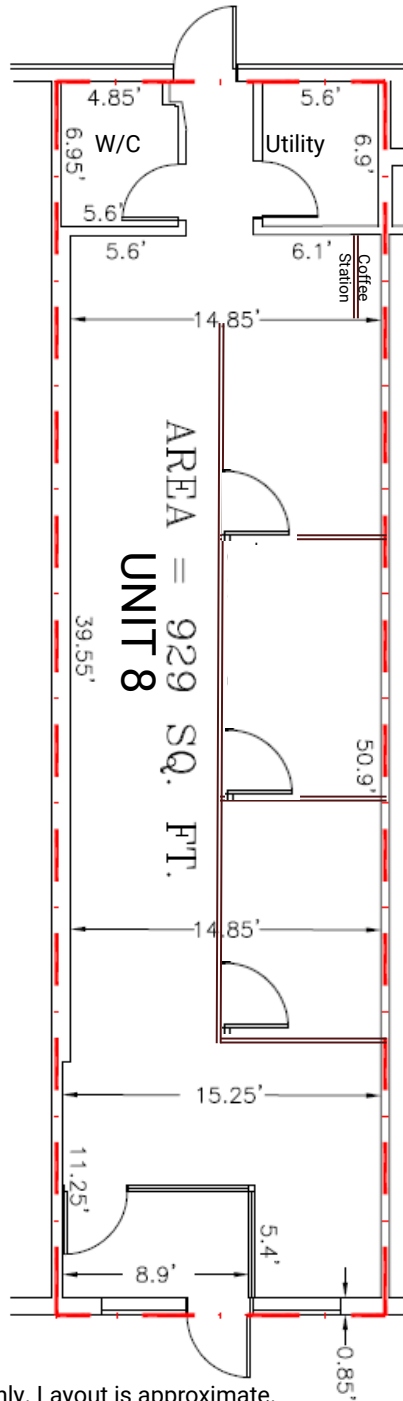
<sup>1</sup> plus 5% management fee on gross rent.  
<sup>2</sup> plus hydro and gas utilities, water included.

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# Floor Plan



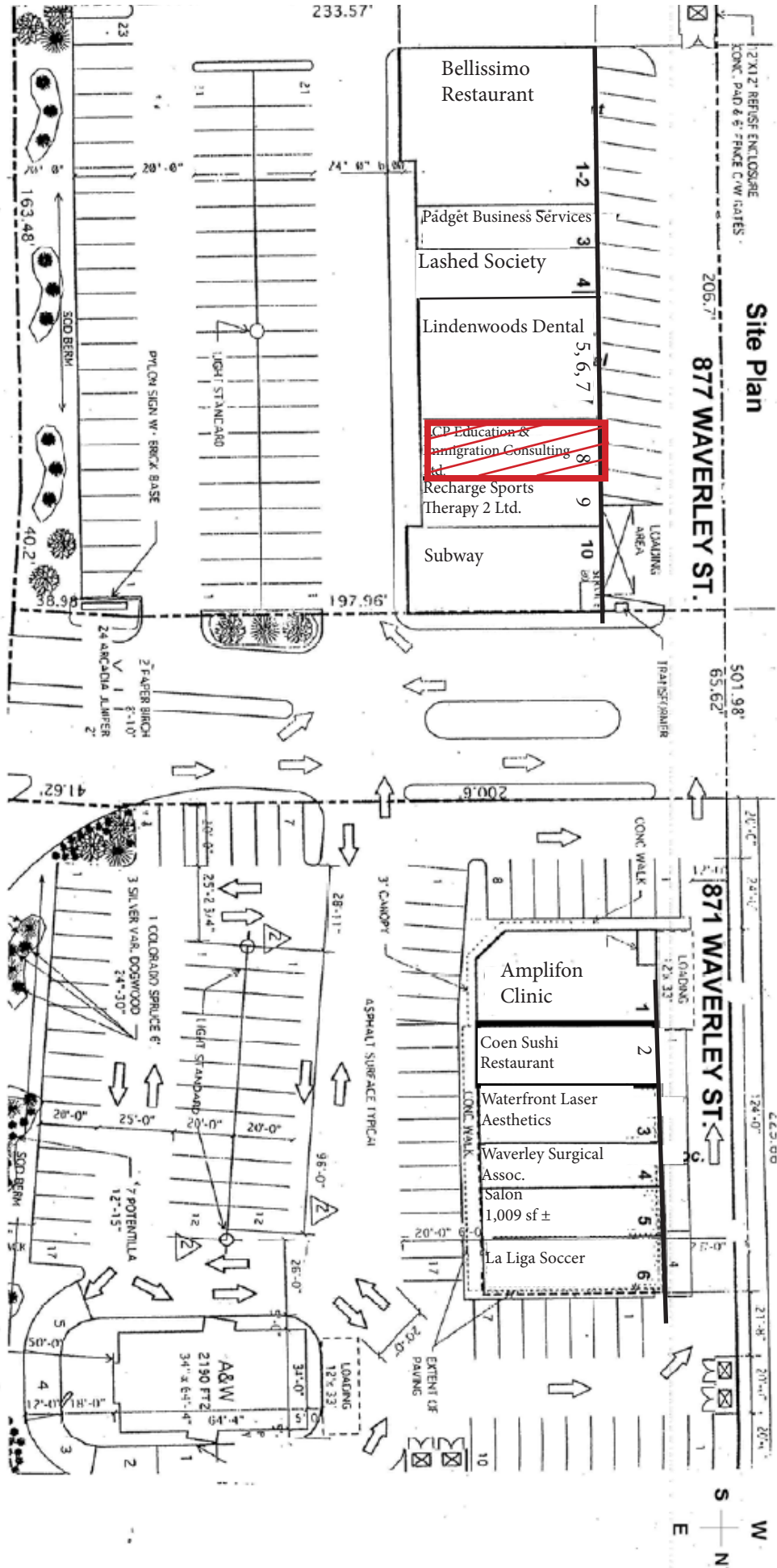
For information purposes only. Layout is approximate.

# Photos





# Linden Woods Market Site Plan



LINDEN WOODS MARKET  
 871/877 WAVERLEY STREET  
 WINNIPEG, MANITOBA