

Property for Lease



11 Higgins Avenue / Winnipeg, MB

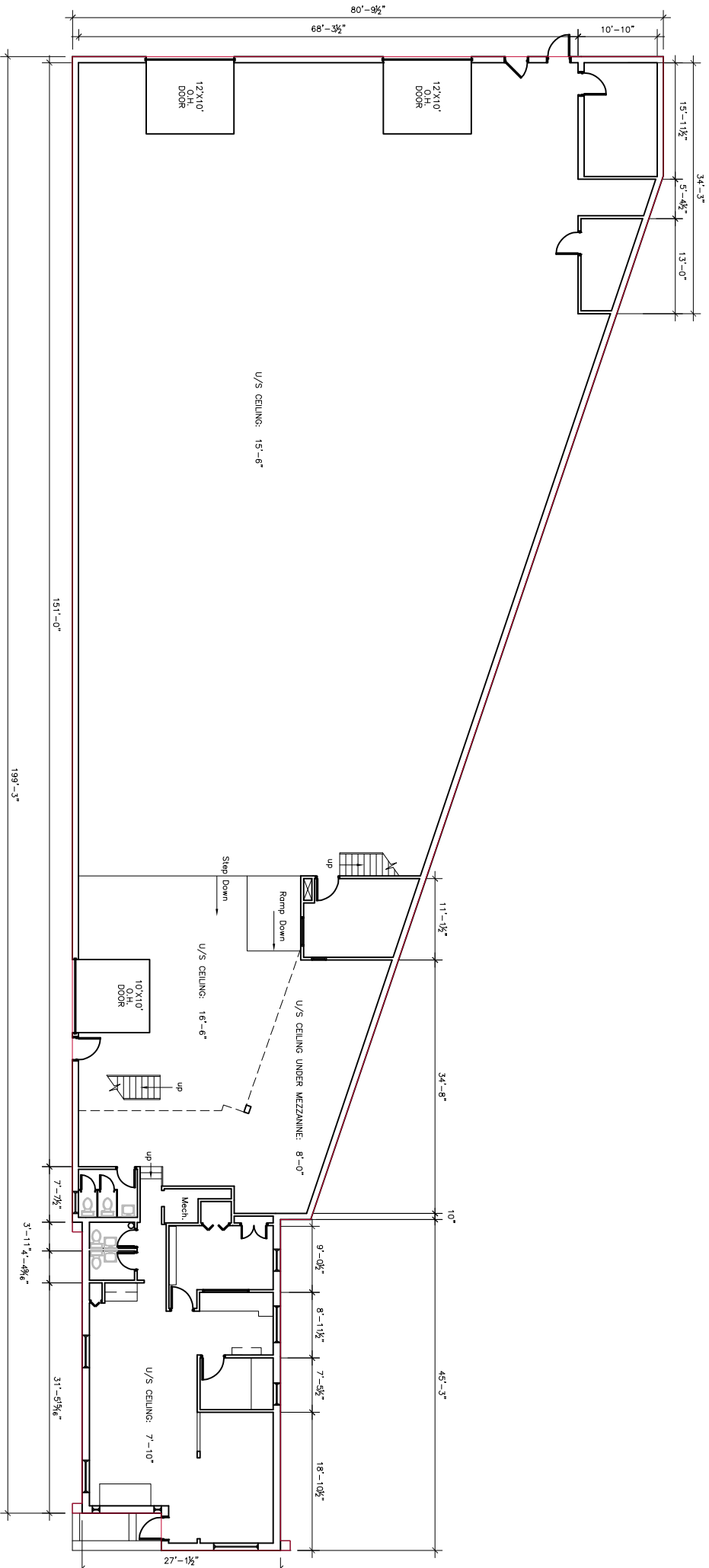
Property for Lease

Total Size:	10,597 SF <i>(Building Area)</i> 30,664 SF <i>(Lot Size)</i> <i>(9 Higgins on same title, land component is part of both)</i>
Zoning:	M2
Location Description:	Centrally located, minutes from downtown.
Basic Rent:	\$3.50 per SF per annum net
Additional Rent:	Tenant Controlled
Property Taxes:	\$12,800 (2010)
Utilities:	Heat & Hydro annual estimate is \$10,776 (Manitoba Hydro)

Property Description:

- Excellent manufacturing building featuring grade level loading.
- Building currently has a compressor and lines as well as a paint booth in the shop.
- Tastefully decorated office space and plenty of mezzanine storage.
- Floor plan available.





Main Floor Area: 10,597 s.f.

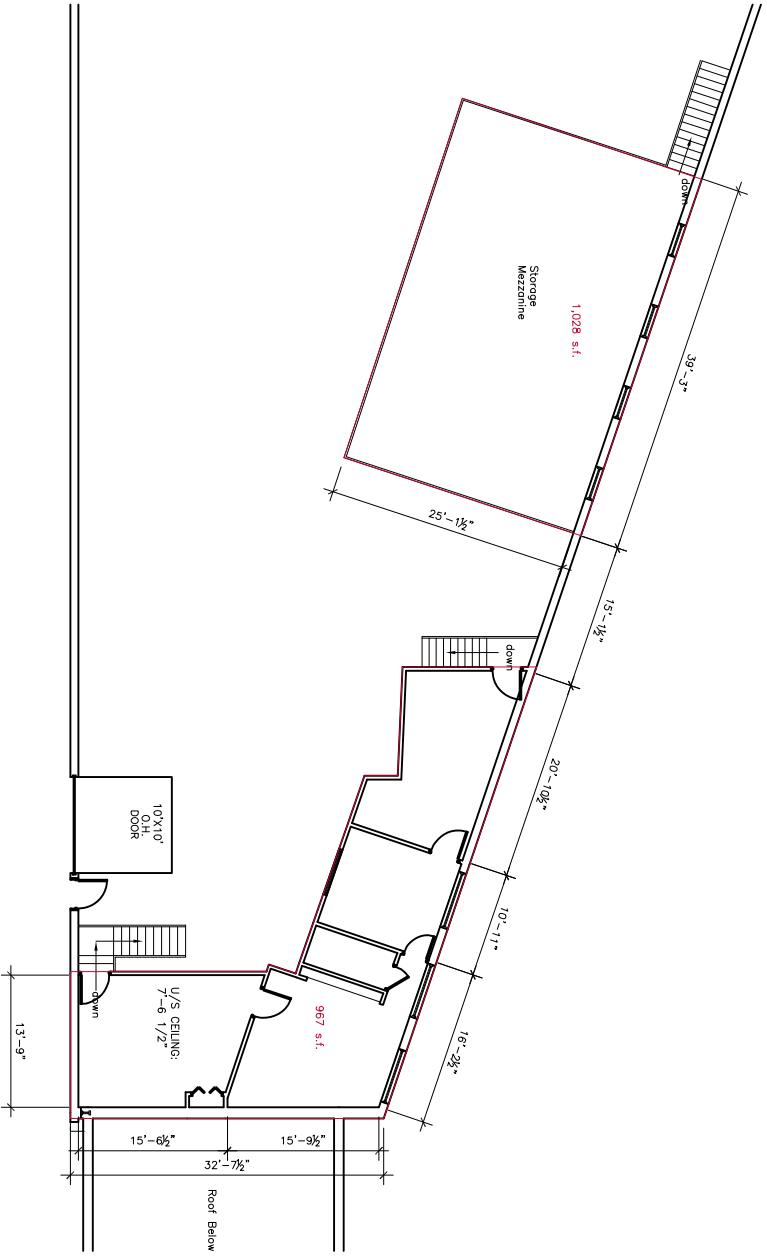


11 Higgins
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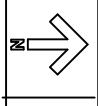
SCALE: 1"=20'-0"
 DATE: Nov.22, 2010
 Drawn by: H.B.

Main Floor Plan

D-1



Total Mezzanine Floor Area: 1,124 s.f.

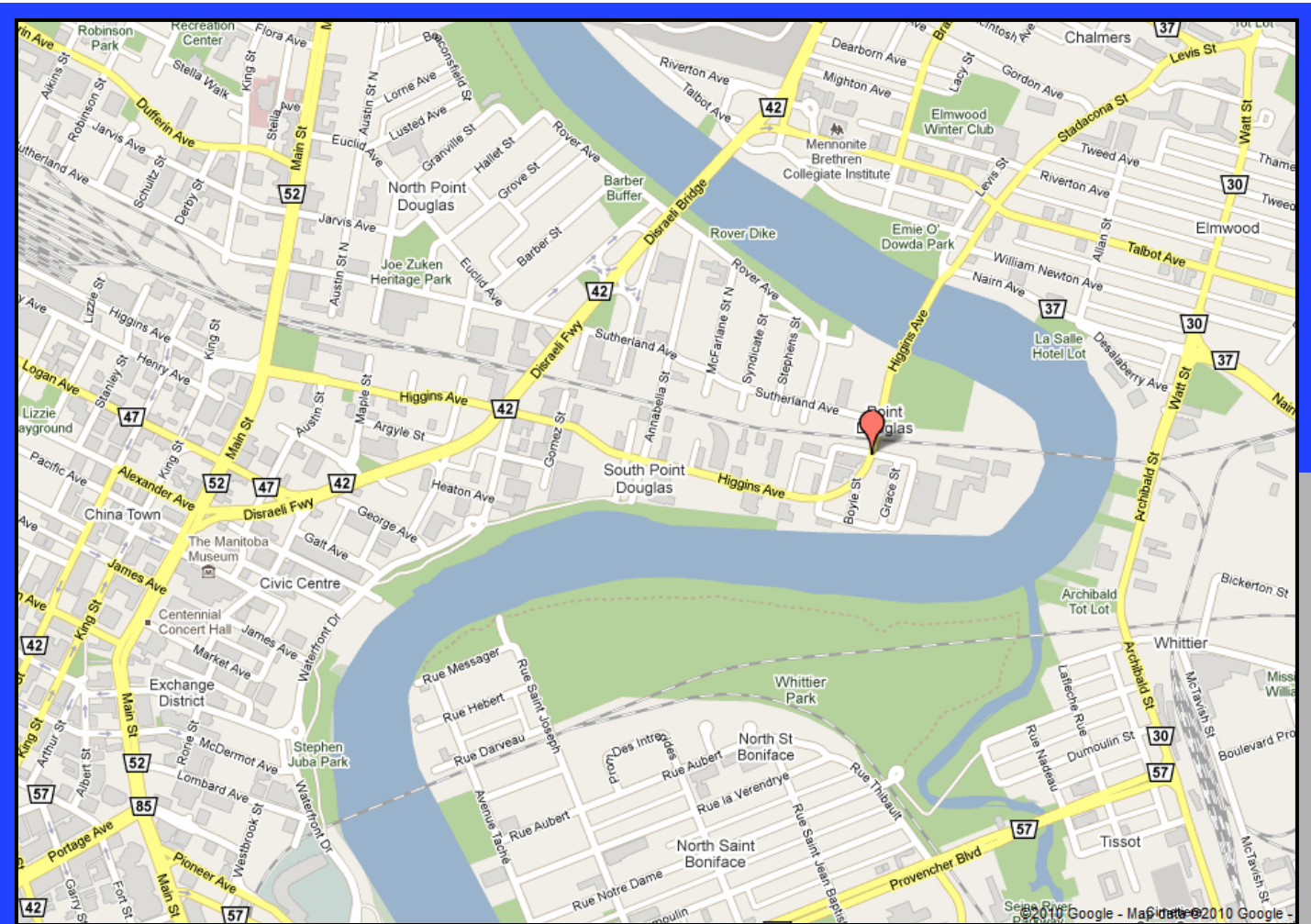


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SCALE: 1"=20'-0"
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Mezzanine
 Plan

D-2



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