

# Office/Warehouse Unit for Lease Assignment



## 1420 Clarence Avenue / Winnipeg, MB

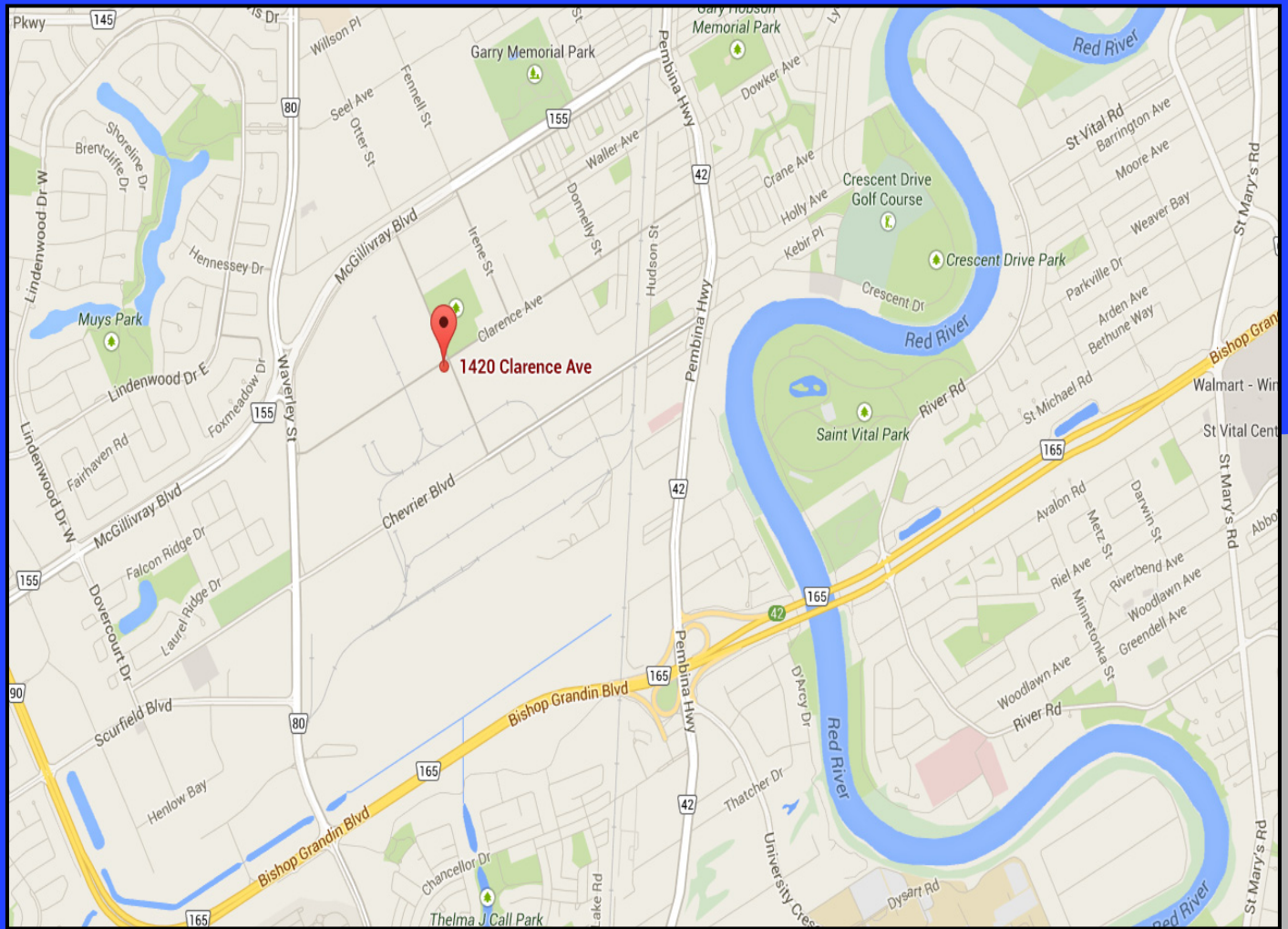
### Office/Warehouse Unit for Lease Assignment

<b>Total Size:</b>	2,325 SF
<b>Zoning:</b>	M2 Industrial
<b>Location Description:</b>	Located in South West Winnipeg close to Waverley St. & Pembina Hwy
<b>Basic Rent:</b>	\$9.25 per SF per annum
<b>Cam and Tax:</b>	\$5.42 per SF per annum (2015 estimate)
<b>Management Fee:</b>	5% of the total rent

### Property Description:

- Loading: 1 grade level 10'x12' overhead door, Ceiling Height: 14' clear,.
- Power: 3 phase, 125 amp.
- Available: April 1, 2015 to October 31, 2018 (Lease Assignment).
- Rarely available single tenant office/warehouse property.





For more information, please contact:

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