

# Office / Retail Unit for Lease



## 741 St. Mary's Road / Winnipeg, MB

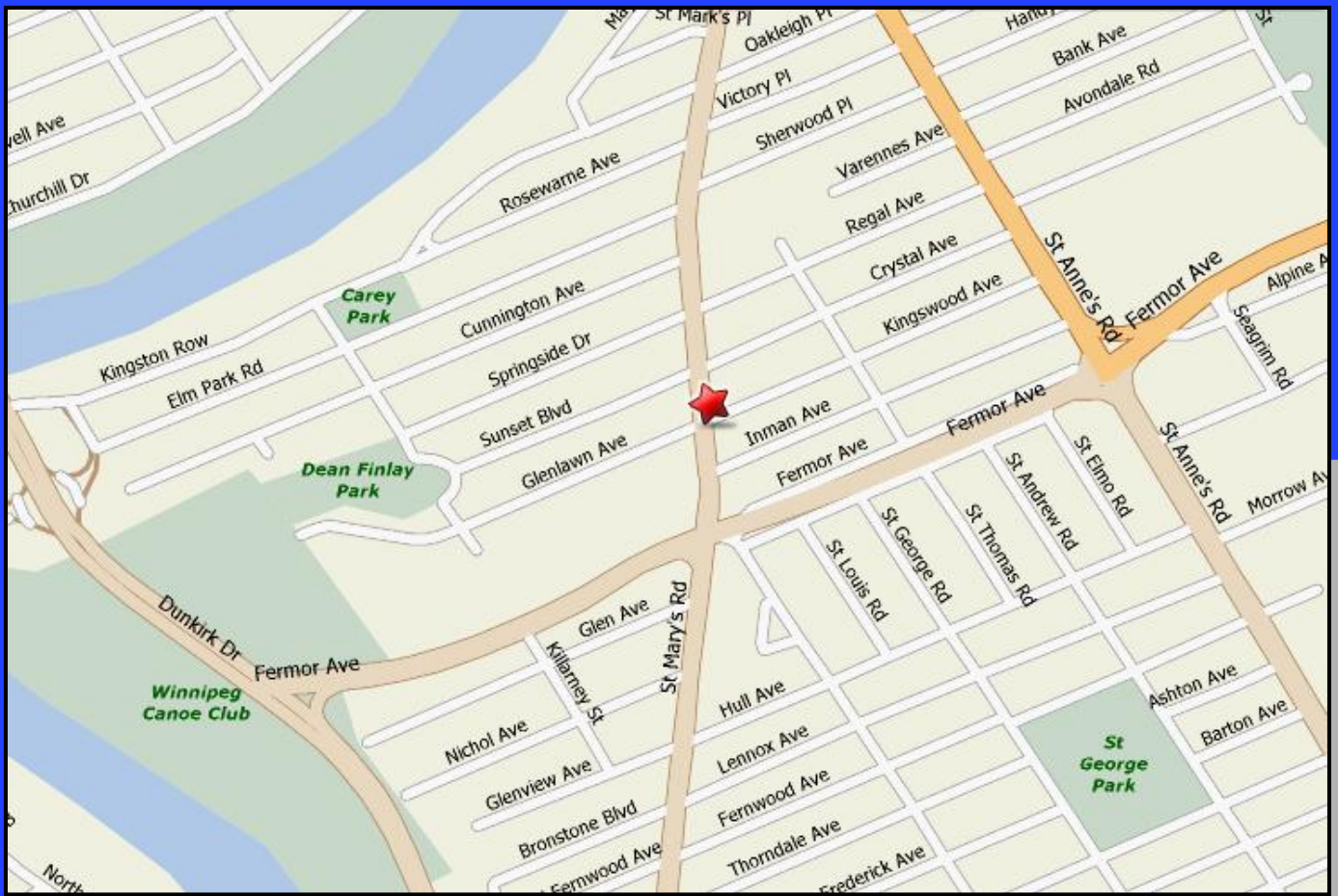
### Office/Retail Unit For Lease

<b>Total Size:</b>	585 SF
<b>Zoning:</b>	C-2
<b>Location Description:</b>	Located at the corner of Kingswood Avenue and St. Mary's Road just north of Fermor Avenue
<b>Basic Rent:</b>	\$15.00 per SF per annum
<b>Additional Rent:</b>	\$6.00 per SF per annum
<b>Property Taxes:</b>	TBA
<b>Utilities:</b>	Tenant pays

### **Property Description:** Available immediately.

- Includes 2 electrified tenant parking stalls at rear with lots of customer parking in front
- Great tenant mix including a radio station, Van Goes Pizza, Herbal Magic, dentist and chiropractor
- Ideal small office space for a massage or physiotherapist or other professional users
- Excellent high exposure signage available





For more information, please contact:

**Mark Thiessen**

**Phone:** (204) 957-0500

**Fax:** (204) 452-4359

**Email:** markthiessen@remax.net

**Dave Bergman**

**Phone:** (204) 957-0500

**Fax:** (204) 452-4359

**Email:** davidbergman@remax.net

[www.thecommercialteam.ca](http://www.thecommercialteam.ca)

The Commercial Team is a division of RE/MAX Professionals.

The information contained herein has been provided to RE/MAX Professionals by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.



**THE COMMERCIAL TEAM**

The tools. The team. The trust.