



1016 St. James Street, Winnipeg, Manitoba

High-Exposure Retail Space at Signalized Intersection

For Lease





Property Details

+/- 13,709 sq. ft.

SPACE AVAILABLE

\$17.50/sq. ft.

NET LEASE RATE

\$9.63/sq. ft.

ADDITIONAL RENT (EST. 2026)

1 - Dock level door

LOADING

C2 - Commercial Community

ZONING

Features

- Turnkey space with flexible configuration, ideal for various uses, including retail, fitness, or showroom
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing tenant operational efficiency
- High visibility location at the corner of St. James Street & Ellice Avenue, a signalized intersection
- The property offers excellent access to major transportation routes and nearby amenities, including the Winnipeg International Airport and CF Polo Park



Highlights



Prominently

LOCATED ON
ST. JAMES STREET



Excellent

SIGNAGE OPPORTUNITIES



Access

TO PUBLIC TRANSIT

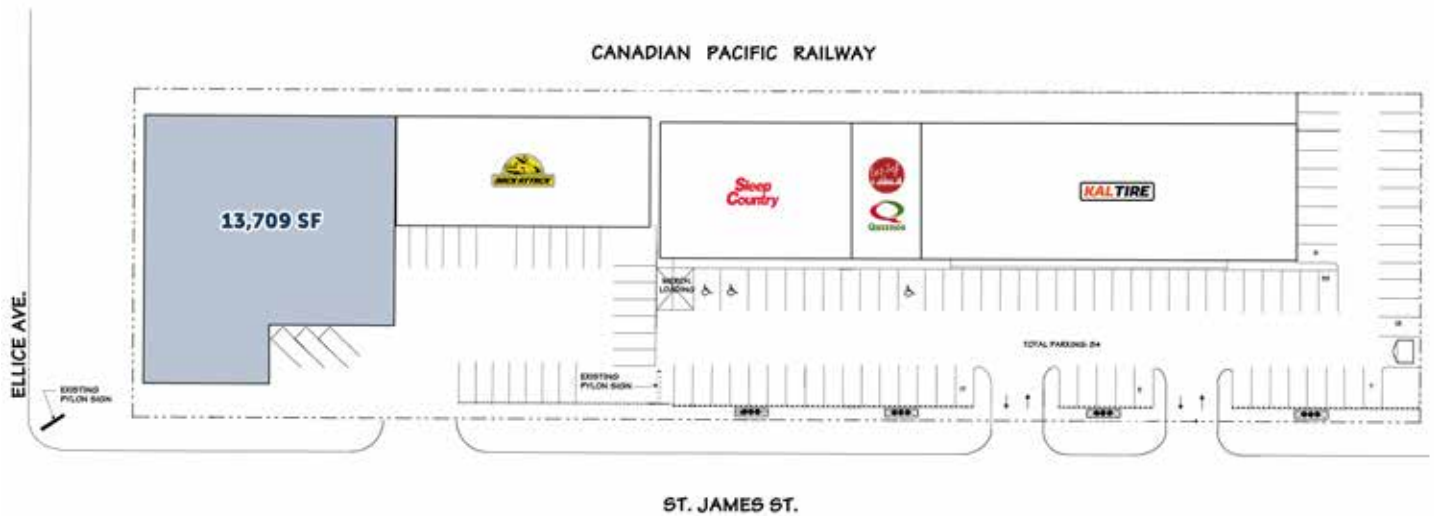


On-site

PARKING AVAILABLE

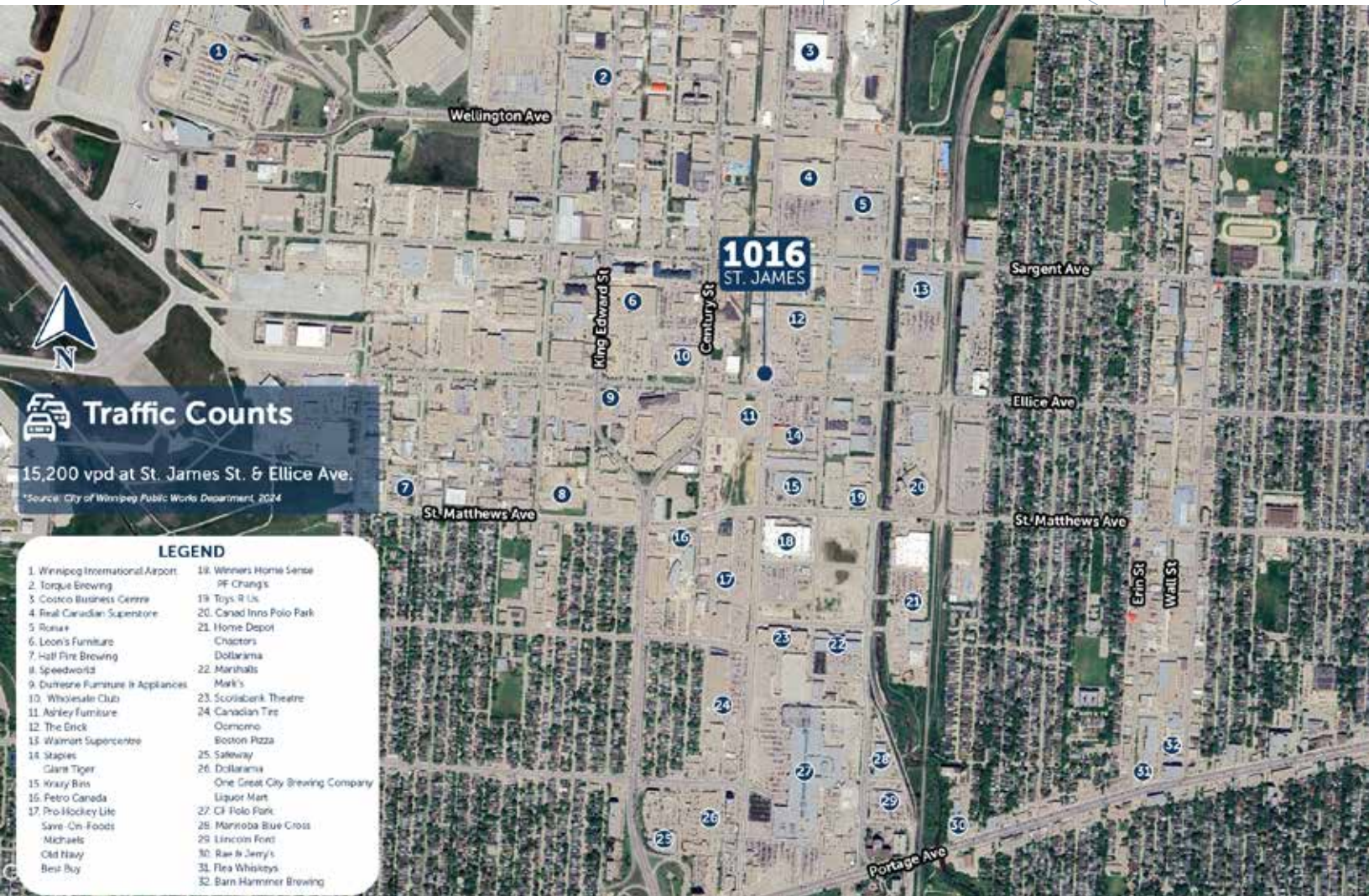


Site Plan



Floor Plan





Connect with us today!

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