



MADISON SQUARE - UNIT A100A

1596 NESS AVENUE, WINNIPEG, MB

END CAP RETAIL - FORMER BANK OF MONTREAL

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PROPERTY HIGHLIGHTS

- Prominent end cap at St. James Street and Ness Avenue, located across from CF Polo Park with exceptional exposure and steady daily traffic
- Direct access from Ness Avenue with ample on site parking at the front of the premises, including a recently resurfaced lot designed to support high volume activity
- Flexible layout suited for professional services, medical, restaurant, specialty retail, or office users
- Built out washrooms and staff areas in place, plus multiple private offices that can remain or be reconfigured to optimize floor area
- Established retail corridor supported by surrounding big box retailers, neighbouring restaurants, and daily service uses that drive steady consumer traffic, anchored by Safeway and Liquor Mart.
- Strong visibility with signage opportunities facing St. James Street, along the Ness Avenue façade, and potential pylon exposure along this high traffic corridor

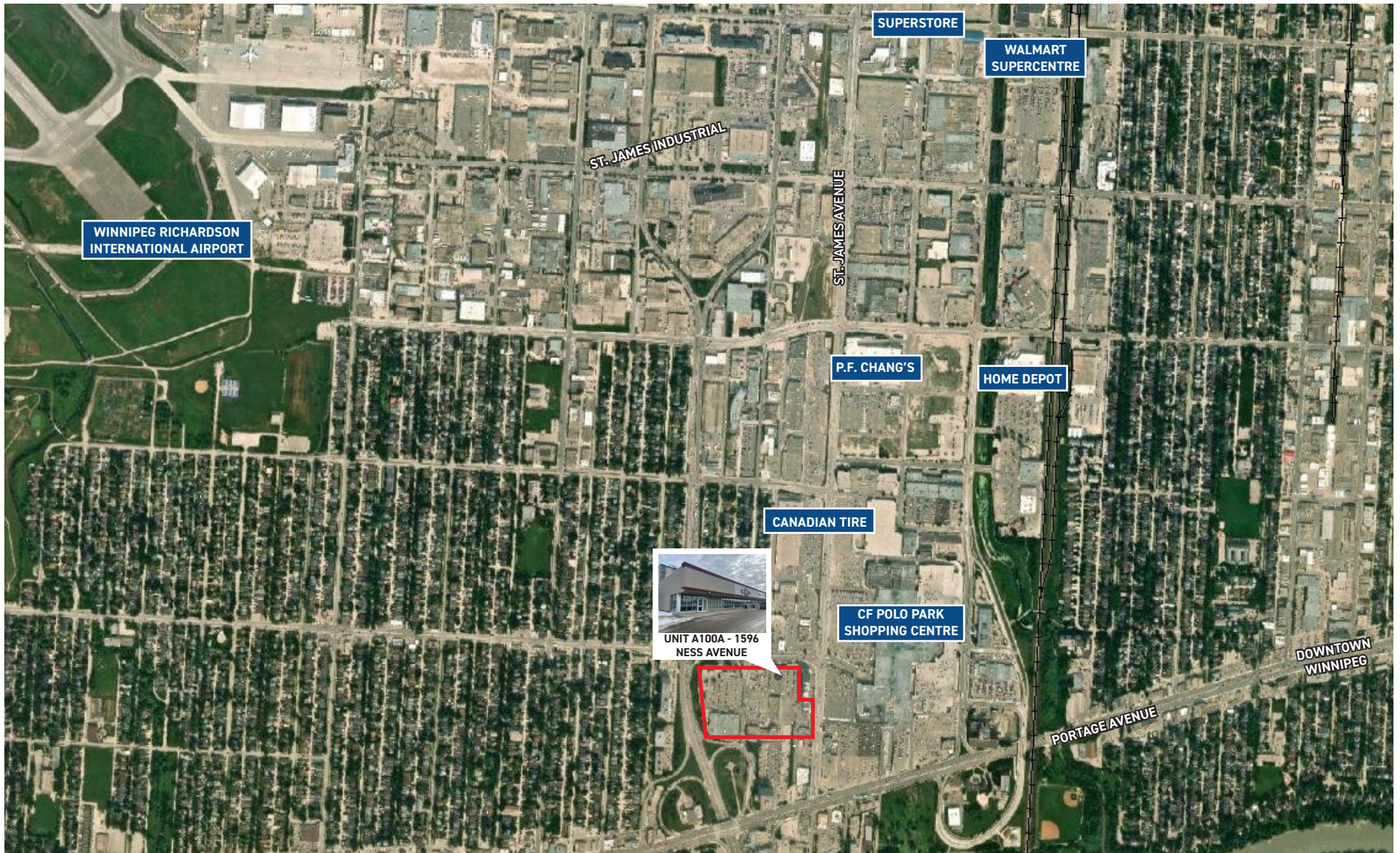


MADISON SQUARE TENANTS

Safeway
Shell Gas Station
Liquor Mart
Moore's
Pet Valu
Stacked Pancakes
One Great City
Dollarama

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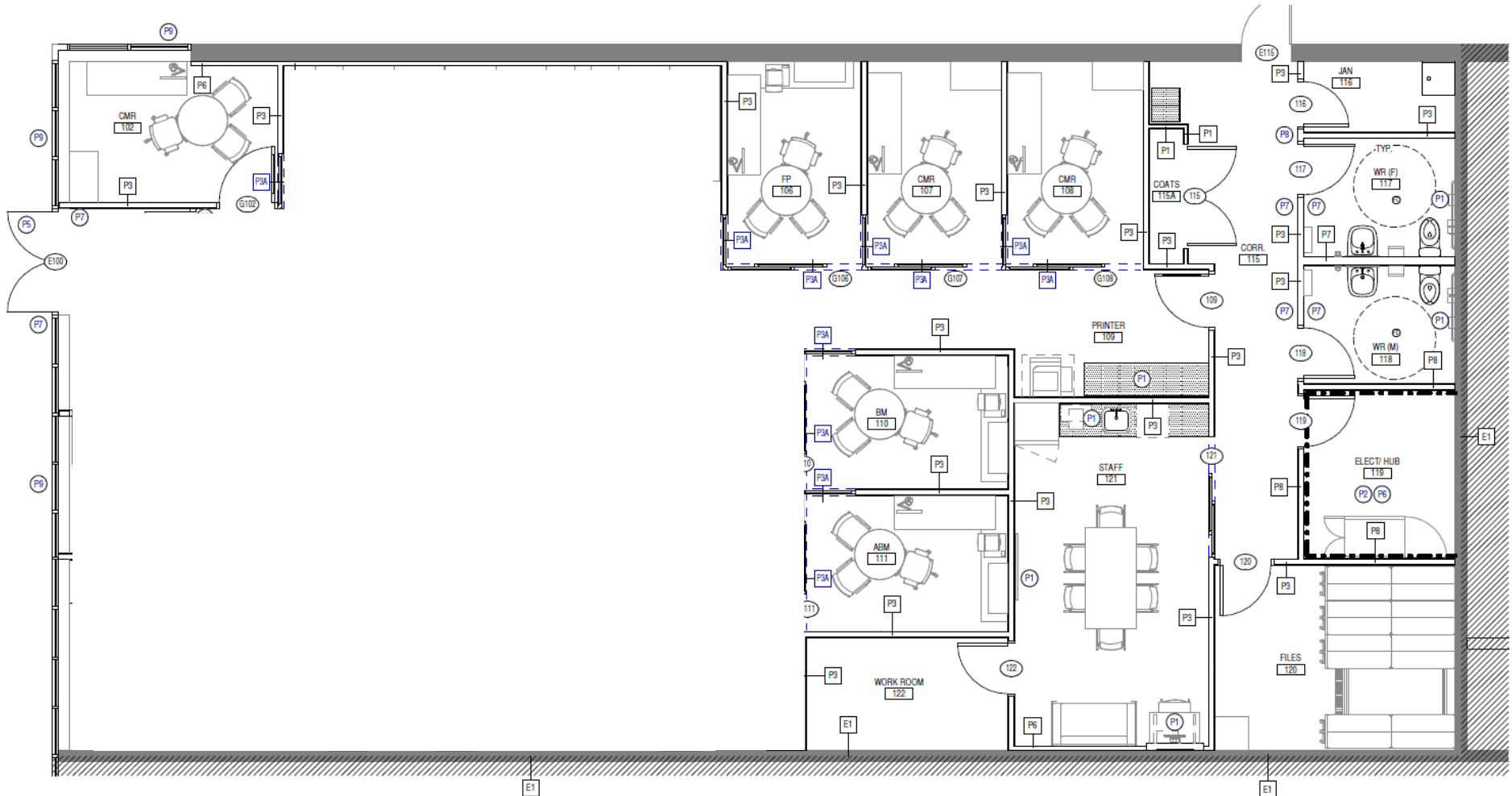
AERIAL MAP



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SITE PLAN

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PROPERTY SUMMARY

AREA AVAILABLE

3,500 Square Feet

ASKING RATE

\$40.00 per Square Foot (Net)

ADDITIONAL RENT

CAM - \$8.97 per Square Foot

Tax - \$6.10 per Square Foot

+ 5% Management Fee



FOR MORE INFORMATION PLEASE CONTACT

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