Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

1441 Main Street

WINNIPEG, MB

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Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

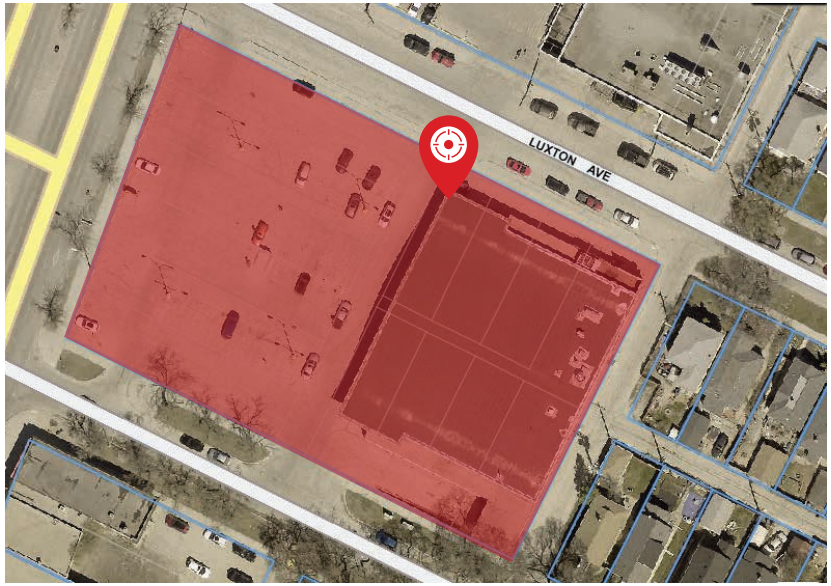
Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-)	19,941 sq. ft.
LAND AREA (+/-)	1.45 acres
BASIC RENT	Contact agent
ADDITIONAL RENT (2024)	$2.08 per sq. ft. (Property Tax) $0.18 per sq. ft. (Roof R&M) $2.98 per sq. ft. (est. 2024)
TENANT RESPONSIBILITIES	• Roof repair and maintenance up to $3,500/year • Snow removal • Janitorial services • Garbage disposal • Maintenance and repair of HVAC • Maintain, repair and replace lighting and landscaping • Security and monitoring
PARKING	85 (4.3 stalls/1,000 sq. ft.)
ZONING	C2 - Commercial
YEAR BUILT	1965 - extensive renovations occurred in 2017
LOADING	1 Dock Door
ELECTRICAL	Panel A: 225 Amp, 120/208 V - 3PH - 4W Panel B: 225 Amp, 120/208 V - 3PH - 4W Panel C: 100 Amp, 120/208 V - 3PH - 4W Panel D: 400 Amp, 120/208 V - 3PH - 4W Panel E: 200 Amp, 120/208 V - 3PH - 4W
MECHANICAL	Heating and cooling supplied by roof top units Total cooling capacity of 60 tons (replaced in 2017)
HEADLEASE EXPIRY DATE	November 30, 2029

PROPERTY HIGHLIGHTS

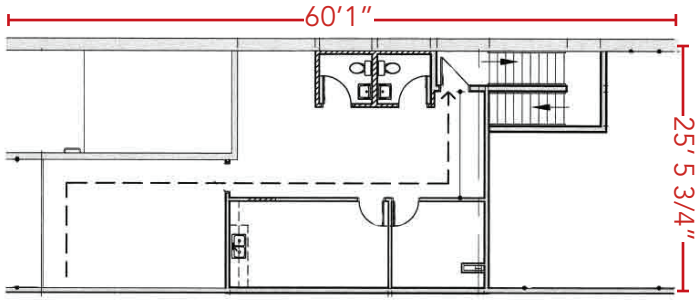
- **Prime Location:** Situated on a major thoroughfare, offering high visibility and easy access
- **Spacious Layout:** Features a large retail area, perfect for various business opportunities
- **Mezzanine Level:** Includes a second-floor mezzanine that provides additional space for offices or storage
- **Move-In Ready:** The space is fully prepared for immediate occupancy, allowing for a quick set up
- **Versatile Use:** Ideal for retail, office, or mixed-use ventures, catering to diverse business needs
- **Proximity to Amenities:** Close to other businesses, transportation, and local attractions, enhancing foot traffic potential
- **Parking Availability:** Offers convenient parking options for customers and employees



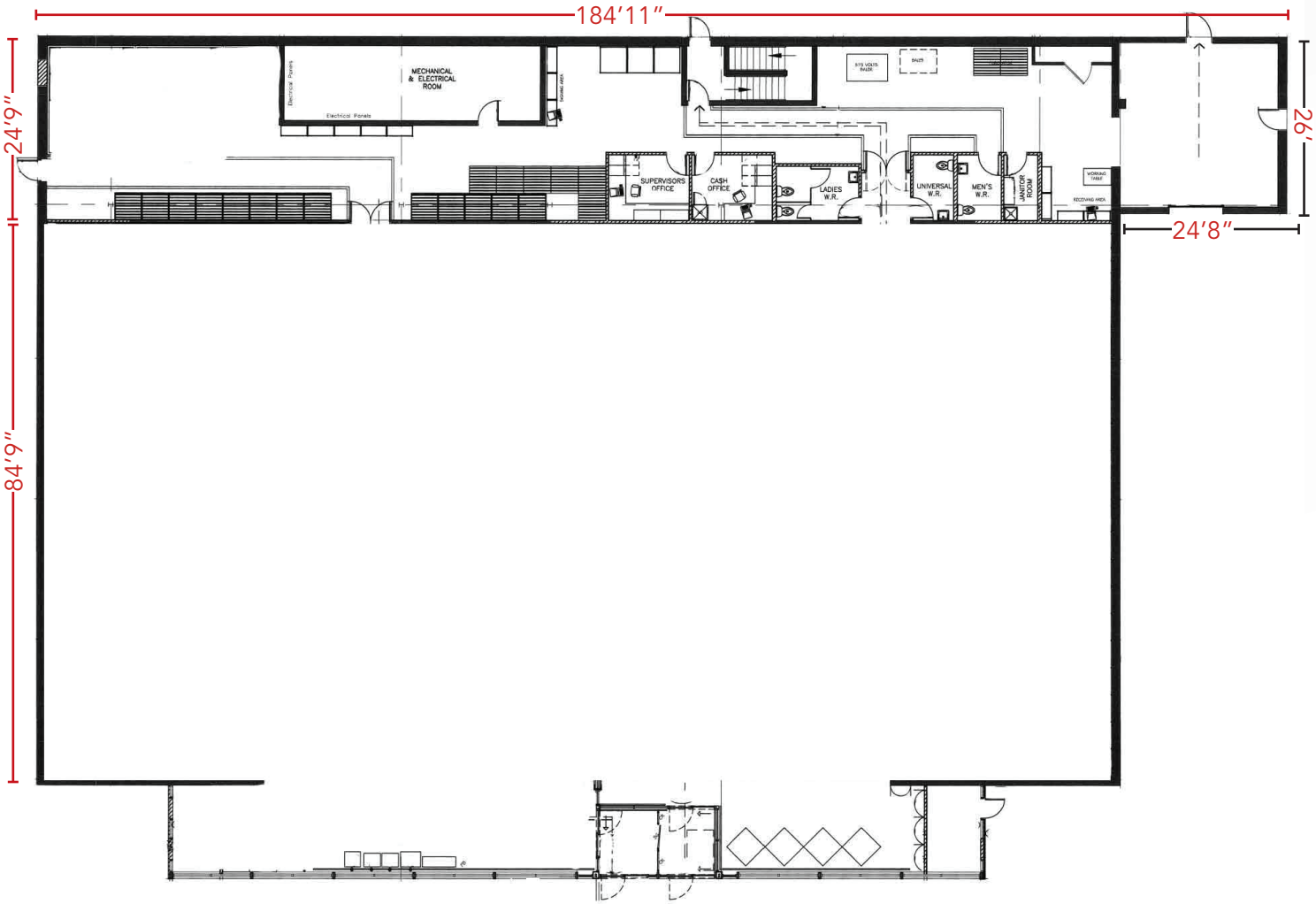
Interior Photos

Floor Plan

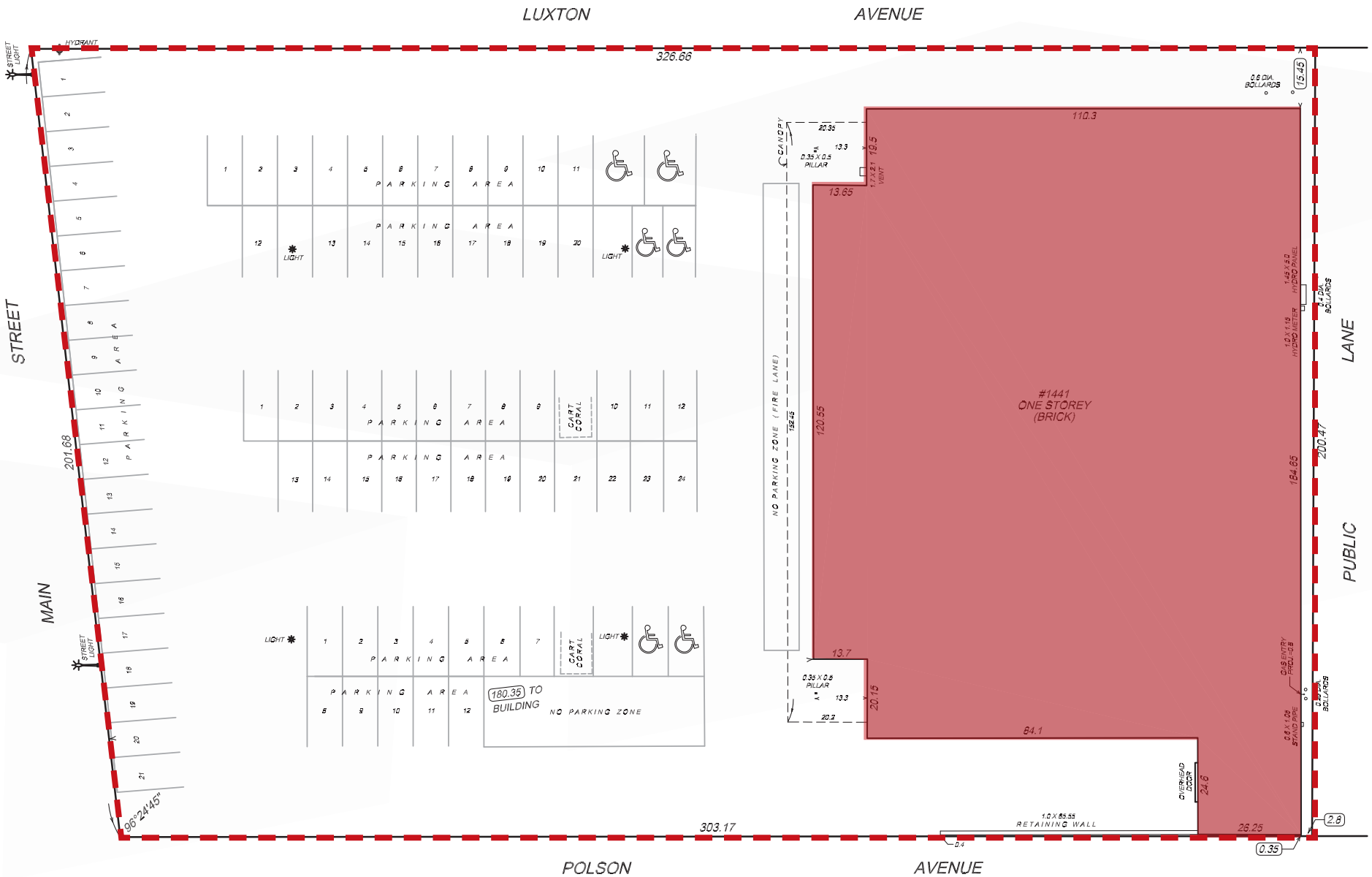
MEZZANINE PLAN



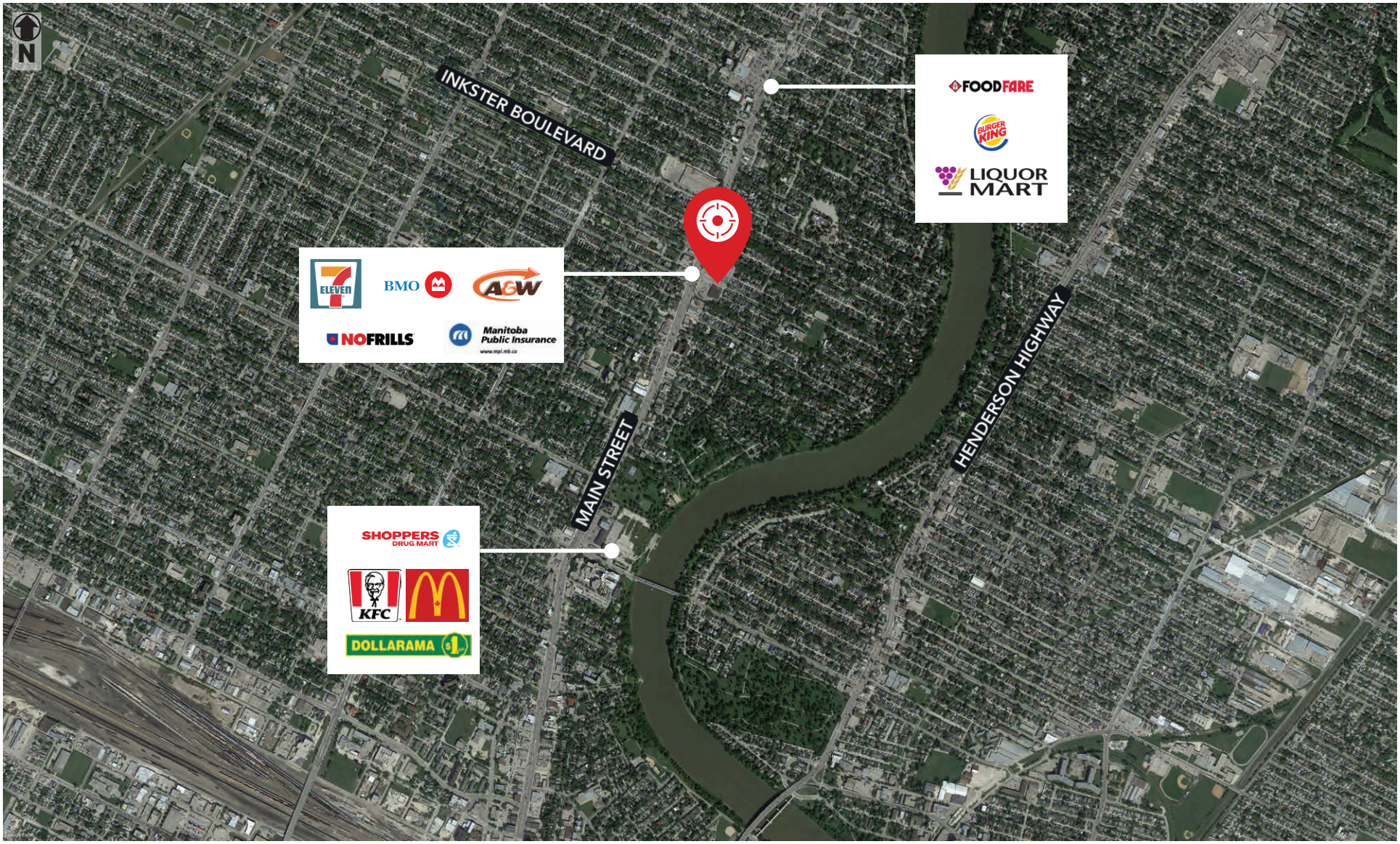
MAIN FLOOR PLAN



Site Plan


LUXTON AVENUE
326.66
STREET LIGHT
HYDRANT
STREET
MAIN
201.68
96°24'45"
PARKING AREA
LIGHT
CART CORAL
NO PARKING ZONE (FIRE LANE)
CANOPY
180.35 TO BUILDING
NO PARKING ZONE
#1441
ONE STOREY
(BRICK)
110.3
13.65
120.55
13.7
84.1
24.6
26.25
200.47
184.85
19.5
15.45
0.6 DIA. BOLLARDS
1.45 X 5.0 HYDRO PANEL
1.0 X 1.15 HYDROMETER
1.4 DIA. BOLLARDS
0.6 X 1.0a STAND PIPE
OVERHEAD DOOR
1.0 X 55.55 RETAINING WALL
303.17
POLSON AVENUE
LANE
PUBLIC
2.8
0.35

Retail Aerial



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