

END-CAP RETAIL SPACE FOR LEASE



1150 NAIRN AVENUE

WINNIPEG, MB

Façade Upgrades Underway



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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

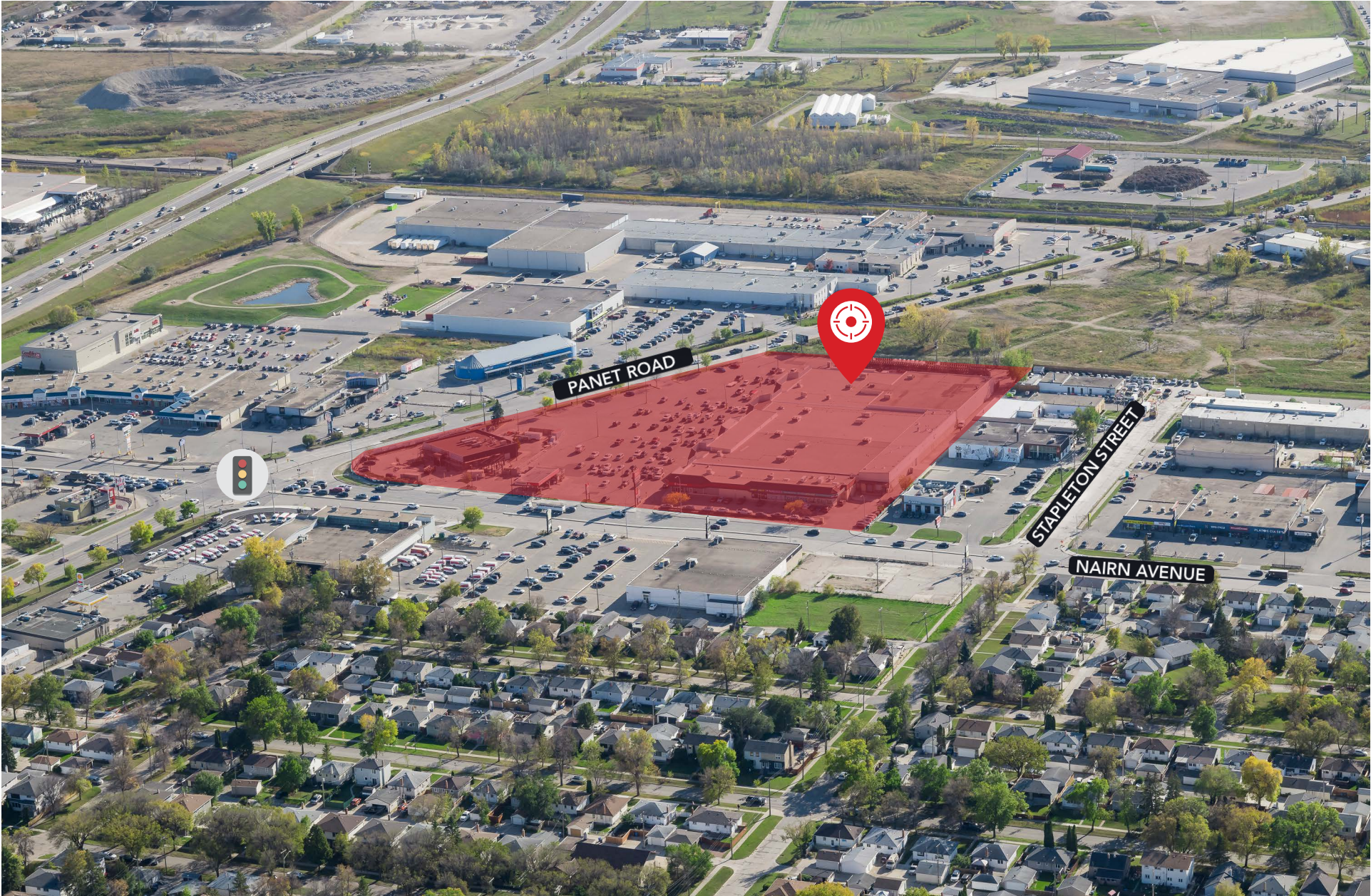
AREA AVAILABLE (+/-)	6,993 sq. ft. <i>(Demising option available: Unit A: 3,993 sq. ft., Unit B: 3,000 sq. ft.)</i>
NET RENTAL RATE	\$25.00 per sq. ft.
ADDITIONAL RENT	\$9.91 per sq. ft. (est. 2026) <i>(plus 5% mgmt. fee of gross rent)</i>
ZONING	C3
ELECTRICAL	TBD
MECHANICAL	TBD
UTILITIES	Separately metered
PARKING (+/-)	441 on-site stalls
TRAFFIC COUNT	37,700 avg. vehicles per day <i>(2024 City of Winnipeg Traffic Flow Map)</i>
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

- Highly visible corner unit featuring floor-to-ceiling glazing on two elevations
- Generous on-site parking for customers and staff
- Two points of entry
- Prominent pylon signage opportunity with excellent exposure
- Prime positioning along a high-traffic corridor
- Efficient floor plan suitable for a range of retail or service uses
- Convenient access to major routes and surrounding amenities



SITE AERIAL

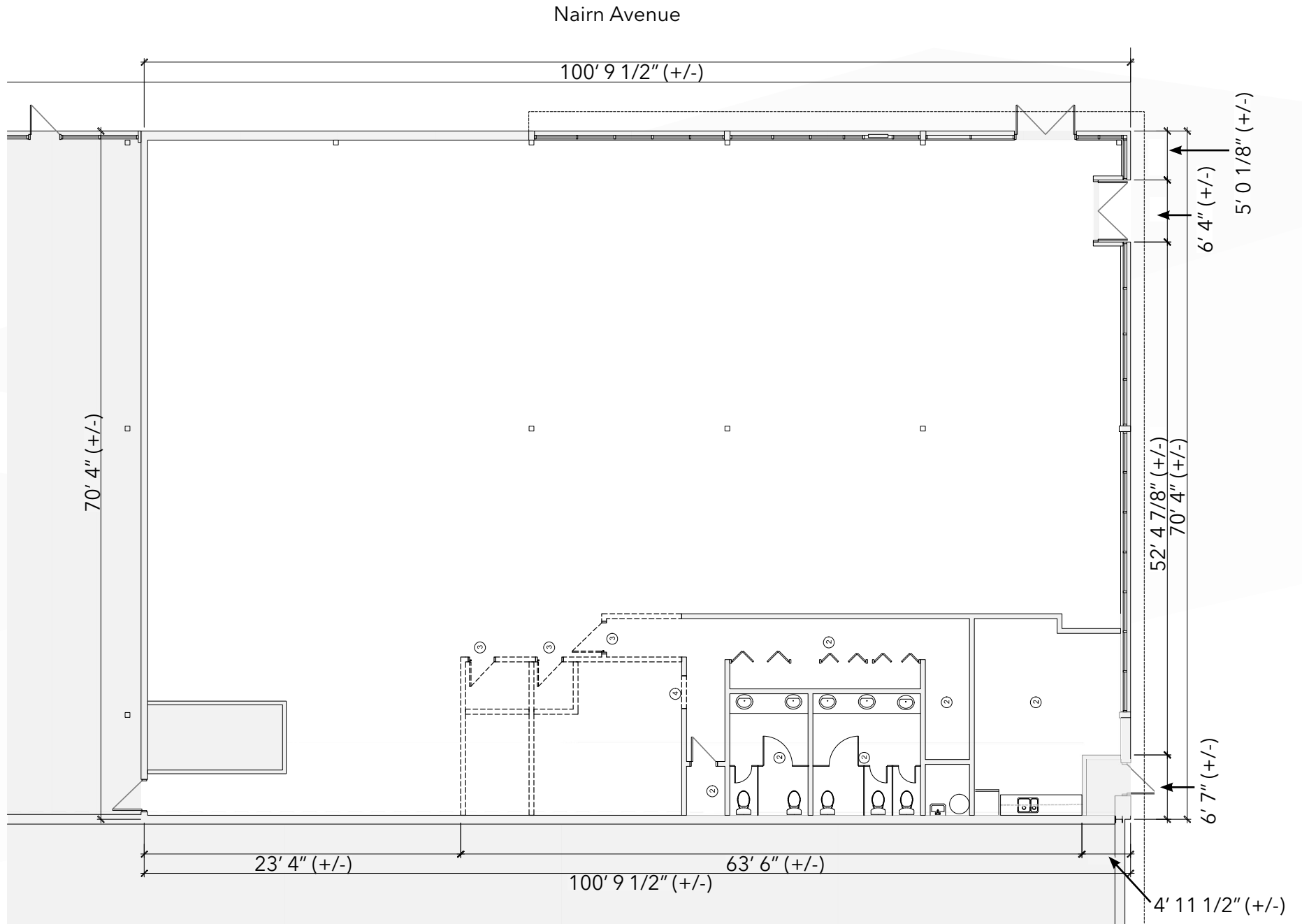


SITE PLAN

Nairn Avenue



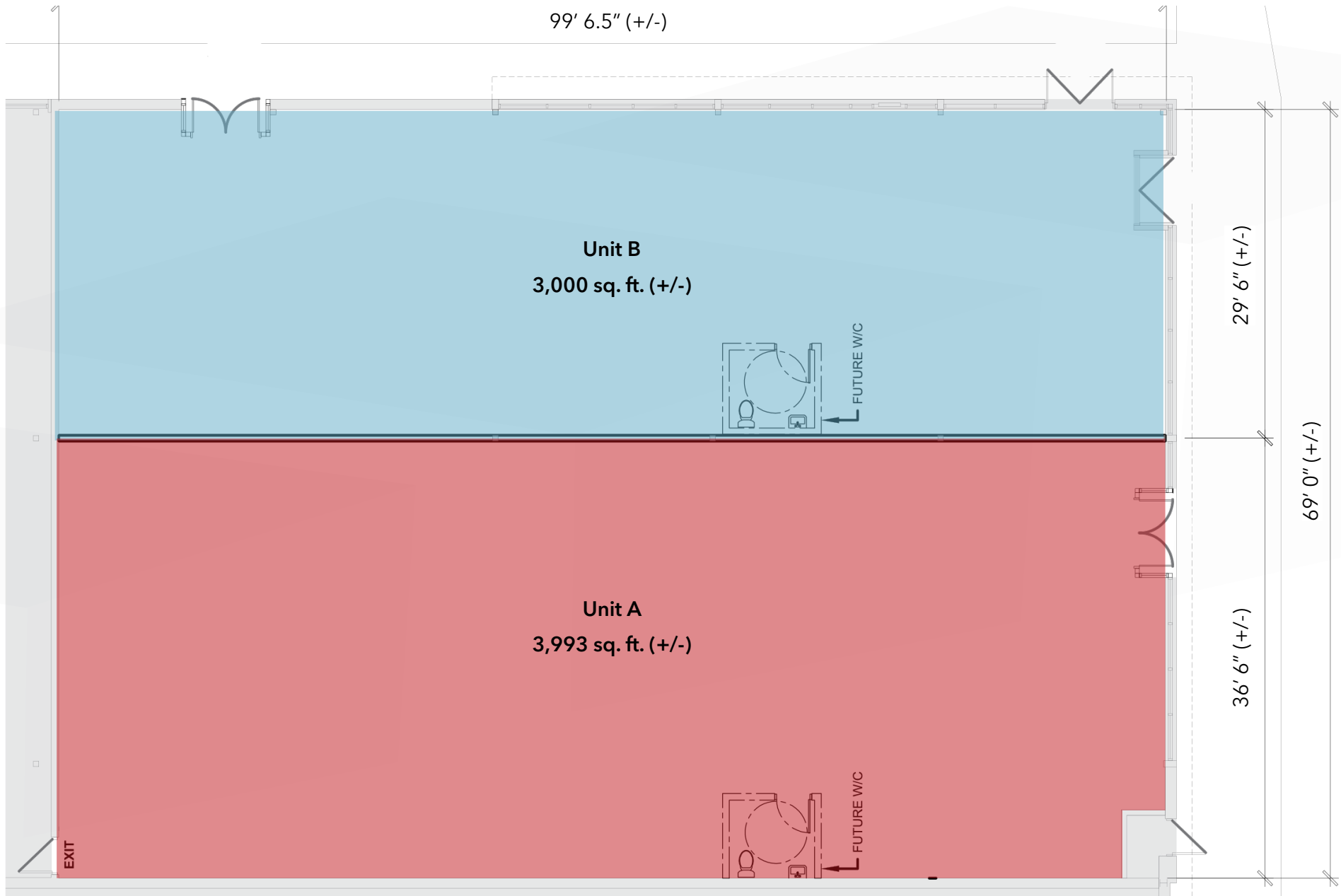
FLOOR PLAN



FLOOR PLAN



PROPOSED DEMISING PLAN



NEW FAÇADE RENDERINGS

Upgrades underway, 2026 completion



LOCATION OVERVIEW





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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