



## *Land Lease / Build-to-Suit Opportunity*

# 910 Wall Street

## WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**LUKE PAULSEN**, Vice President, Sales & Leasing

(204) 985-1358

[luke.paulsen@capitalgrp.ca](mailto:luke.paulsen@capitalgrp.ca)

Services provided by Luke Paulsen Personal Real Estate Corporation

**PRESLEN BORDIAN**, Vice President, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

**BRYN OLIVER**, Principal

(204) 985-1379

[bryn.oliver@capitalgrp.ca](mailto:bryn.oliver@capitalgrp.ca)

Services provided by Bryn Oliver Personal Real Estate Corporation

# Property Overview

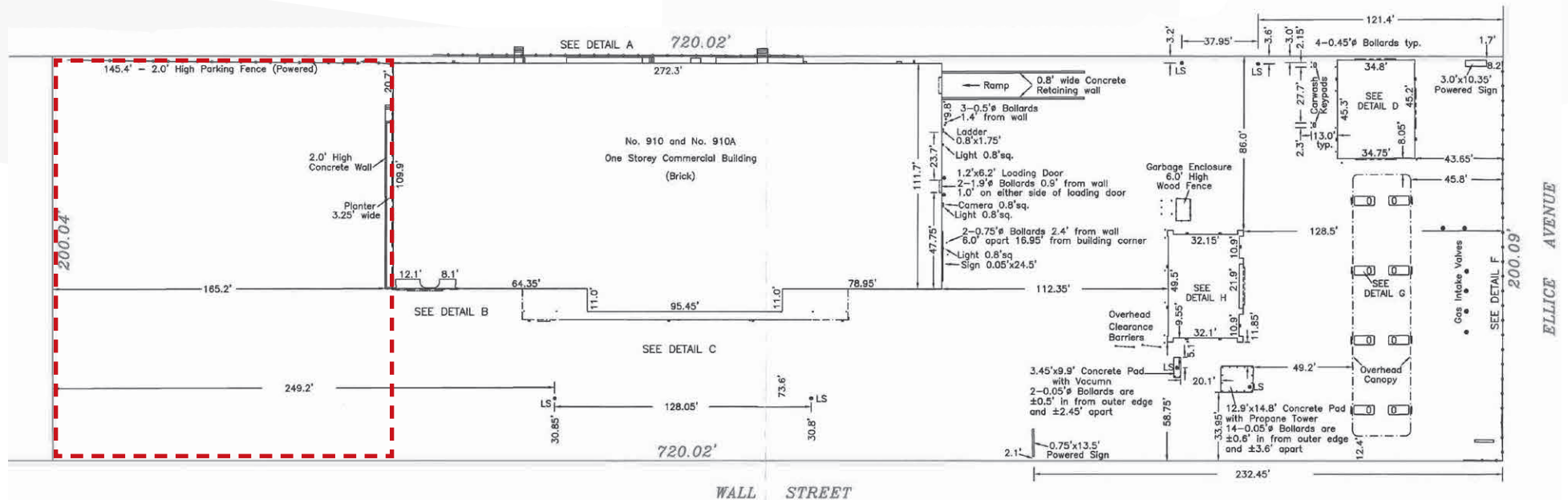
## PROPERTY DETAILS

|                 |                     |
|-----------------|---------------------|
| SITE AREA       | 0.76 acres (+/-)    |
| SITE DIMENSIONS | 200' x 165.2' (+/-) |
| ZONING          | M1-Industrial       |

## HIGHLIGHTS

- Great exposure along Wall Street, next to Co-op Gas Bar and Value Lots
- Just south of Ellice Avenue, in close proximity to the Winnipeg Airport, St. James Industrial and the Polo Park retail node
- Landlord willing to build-to-suit for suitable tenant

## SITE PLAN



# Area Overview





# Drive Time Analysis



PERIMETER HIGHWAY  
*20 minutes*



PORTAGE & MAIN  
*12 minutes*



CANADA / U.S. BORDER  
*92 minutes*



RICHARDSON AIRPORT  
*10 minutes*



TRANSCANADA HIGHWAY  
*2 minutes*





COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

**LUKE PAULSEN**, Vice President, Sales & Leasing

(204) 985-1358

[luke.paulsen@capitalgrp.ca](mailto:luke.paulsen@capitalgrp.ca)

Services provided by Luke Paulsen Personal Real Estate Corporation

**PRESLEY BORDIAN**, Vice President, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

**BRYN OLIVER**, Principal

(204) 985-1379

[bryn.oliver@capitalgrp.ca](mailto:bryn.oliver@capitalgrp.ca)

Services provided by Bryn Oliver Personal Real Estate Corporation

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.