

Industrial | For Lease

CBRE

# 1431 Church Avenue

## Winnipeg, MB

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Warehouse and Office Space with Compound



# Property Details



Ample Parking



Unit is sprinkled



Fenced compound on site

Asking Net Rent \$9.95 PSF

Additional Rent \$4.66/SF (2024 est) + 5% mgmt fee on gross rent

Size (+/-) 27,200 SF

Ceiling Height 20' clear

Loading 2 dock and 2 grade doors

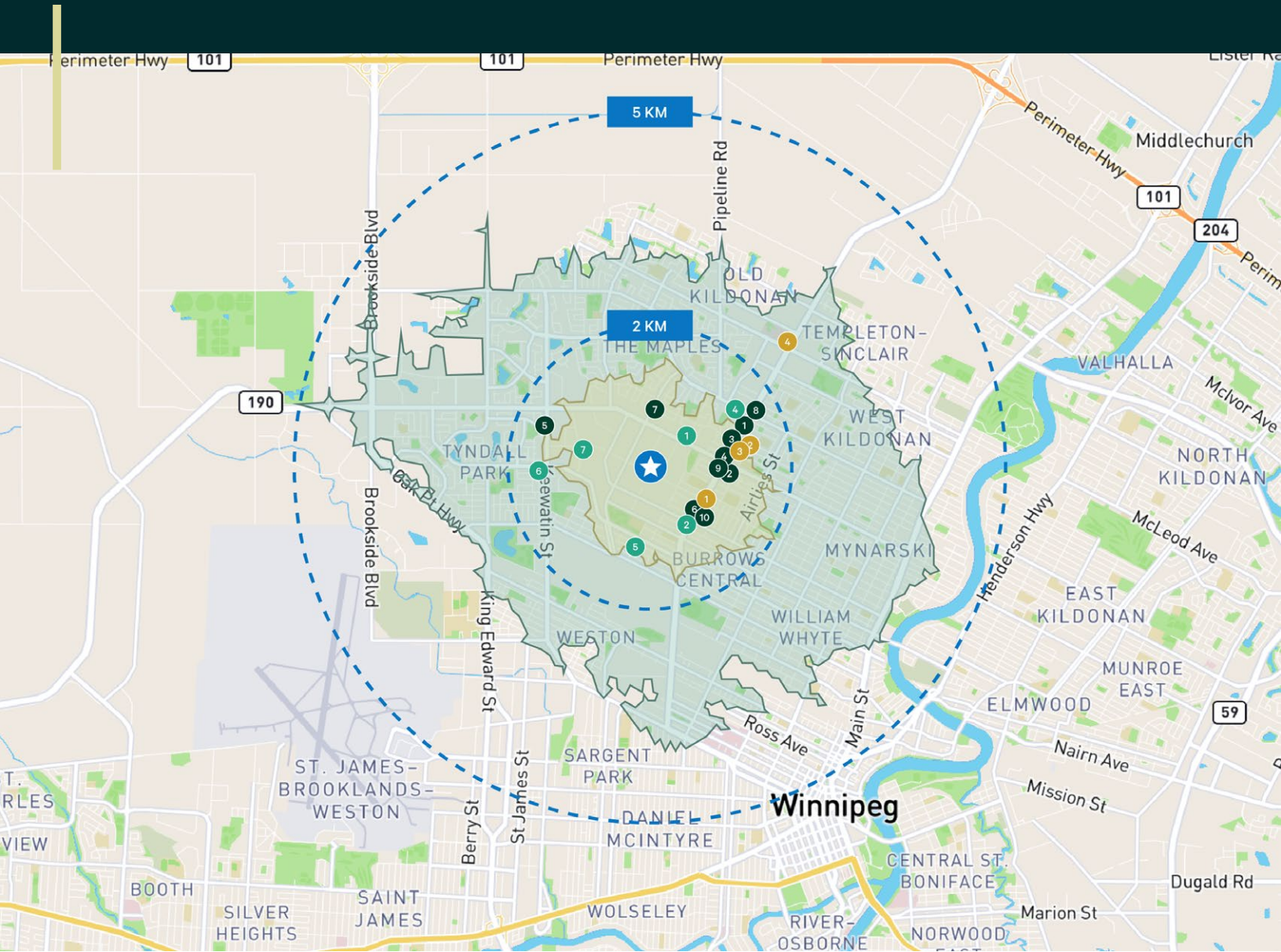
Parking 14 stalls + 2 fenced compound areas

Zoning M2

Available Immediately



# The Location



Located within Inkster Industrial Park on Church Avenue between Sheppard and Fife Street, in close proximity to many amenities and trucking routes.

**DRIVE TIMES:**

- 5 MINUTES
- 10 MINUTES

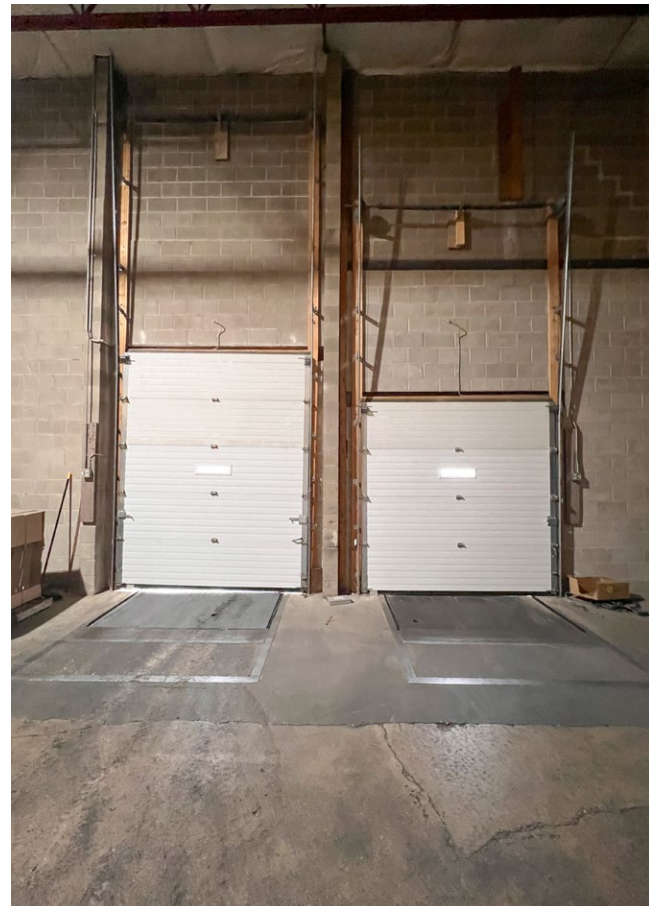
<b>Subject Property</b>		
★ 1431 Church Avenue		
<b>Restaurants &amp; FastFood</b>		
1 Burger King	7 Johnny's Maples Pizza	6 Safeway
2 McDonalds	8 Thunderbird Restaurant	7 Hoffman's Fine Foods
3 Wendy's	9 Vern's Pizza	<b>Banks</b>
4 KFC	10 Junior's Restaurant	1 BMO Bank of Montreal
5 Dairy Queen	<b>Grocery</b>	2 RBC Royal Bank
6 Four Crowns Restaurant & Bar	1 Gills Supermarket	3 TD Canada Trust
	2 Young's Market	4 CIBC Branch
	3 Save-On-Foods	
	4 FreshCo	
	5 City Food	

# Floor Plan

Warehouse/Office Space with compound



# Property Photos





## Contact Us

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