

MAIN FLOOR RETAIL SPACE FOR LEASE



FOR LEASE
620-626 ELLICE AVENUE

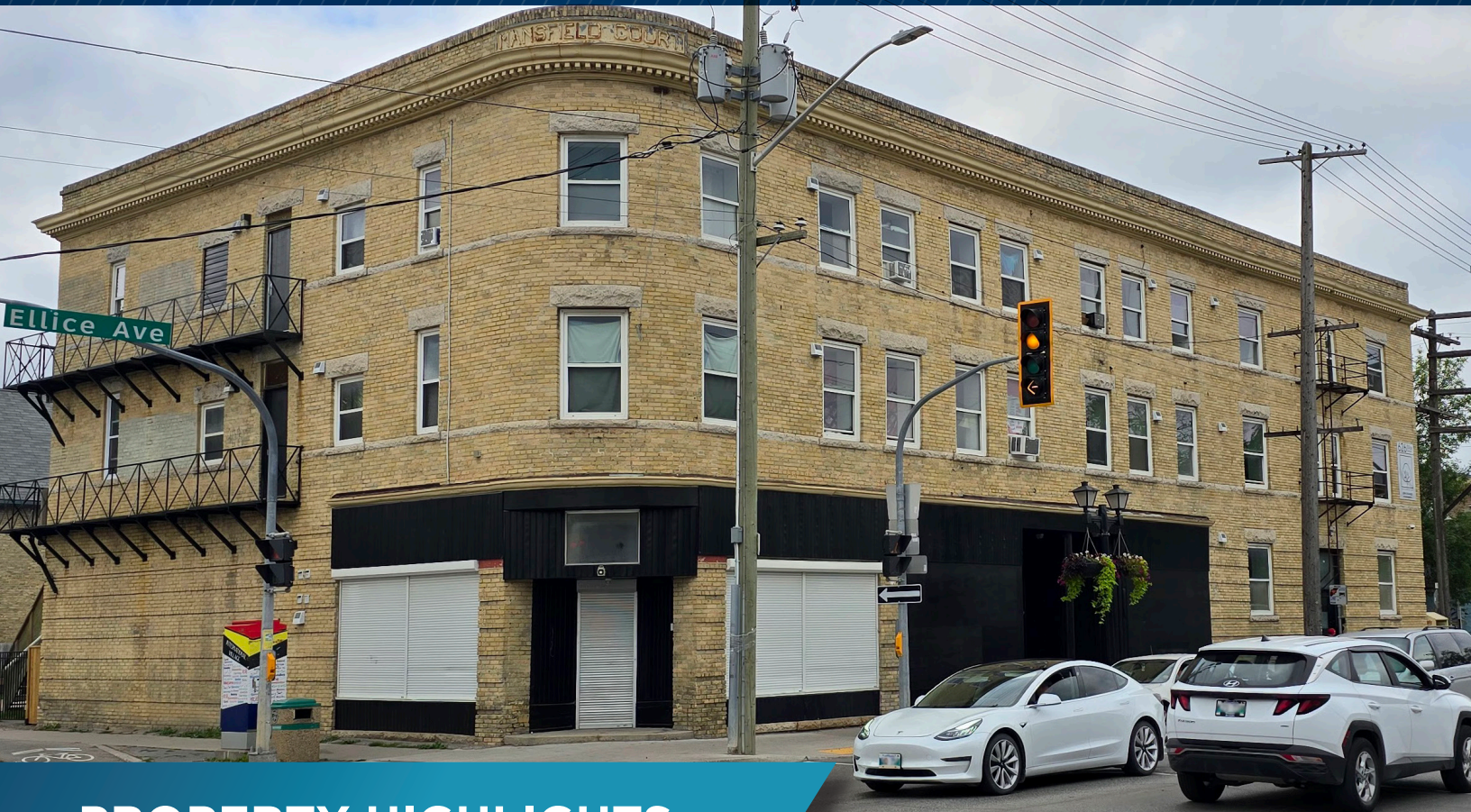
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PROPERTY HIGHLIGHTS

(+/-) 763 SF AVAILABLE

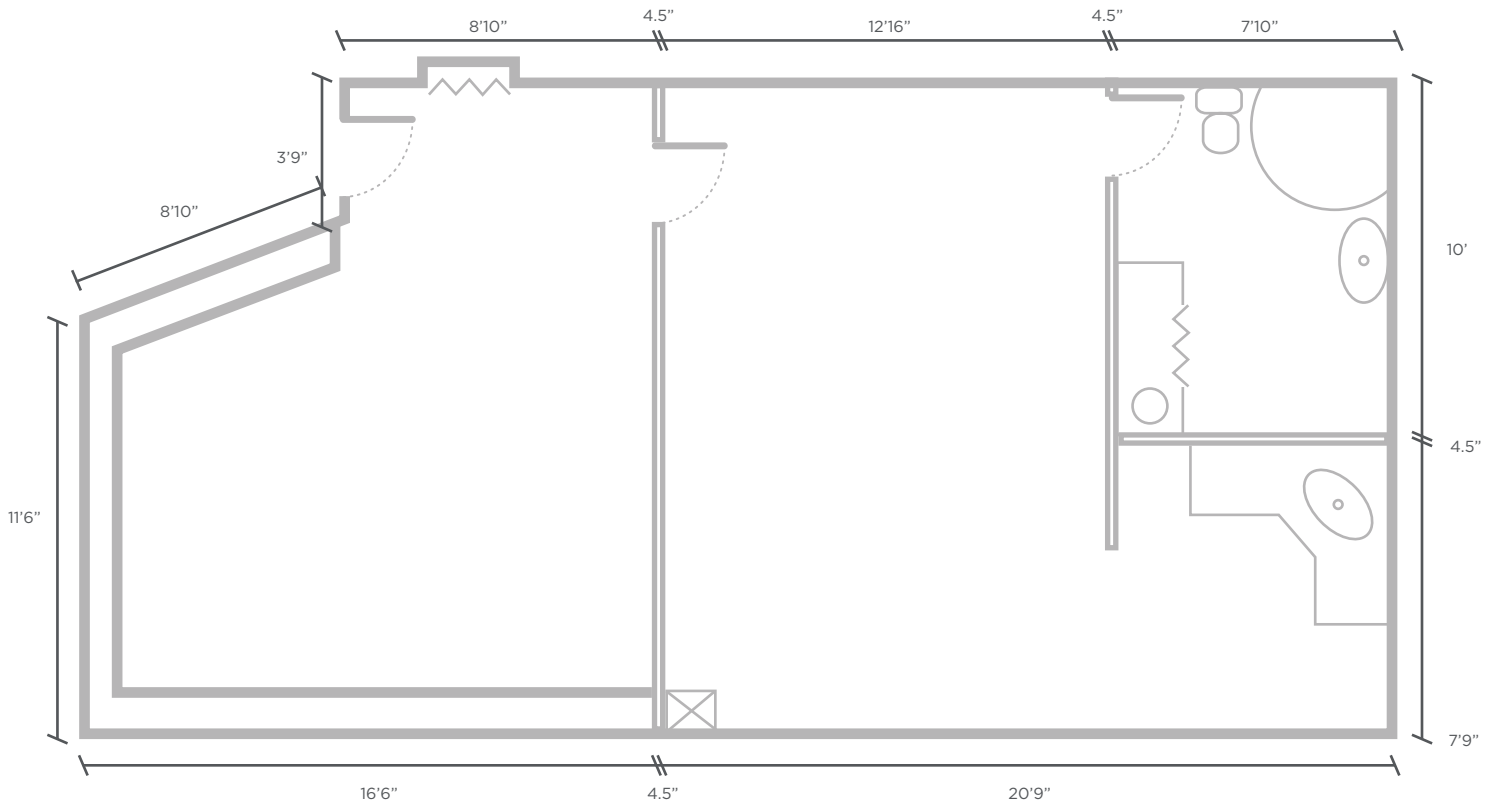
- Prime space on the main floor of Mansfield Court
- Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses
- Located close to the West End Cultural Centre & Feast Bistro, along with many other restaurants and amenities
- High level of foot traffic attracting a steady stream of customers and patrons
- Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs

LEASE RATE: \$2,200 PER MONTH GROSS



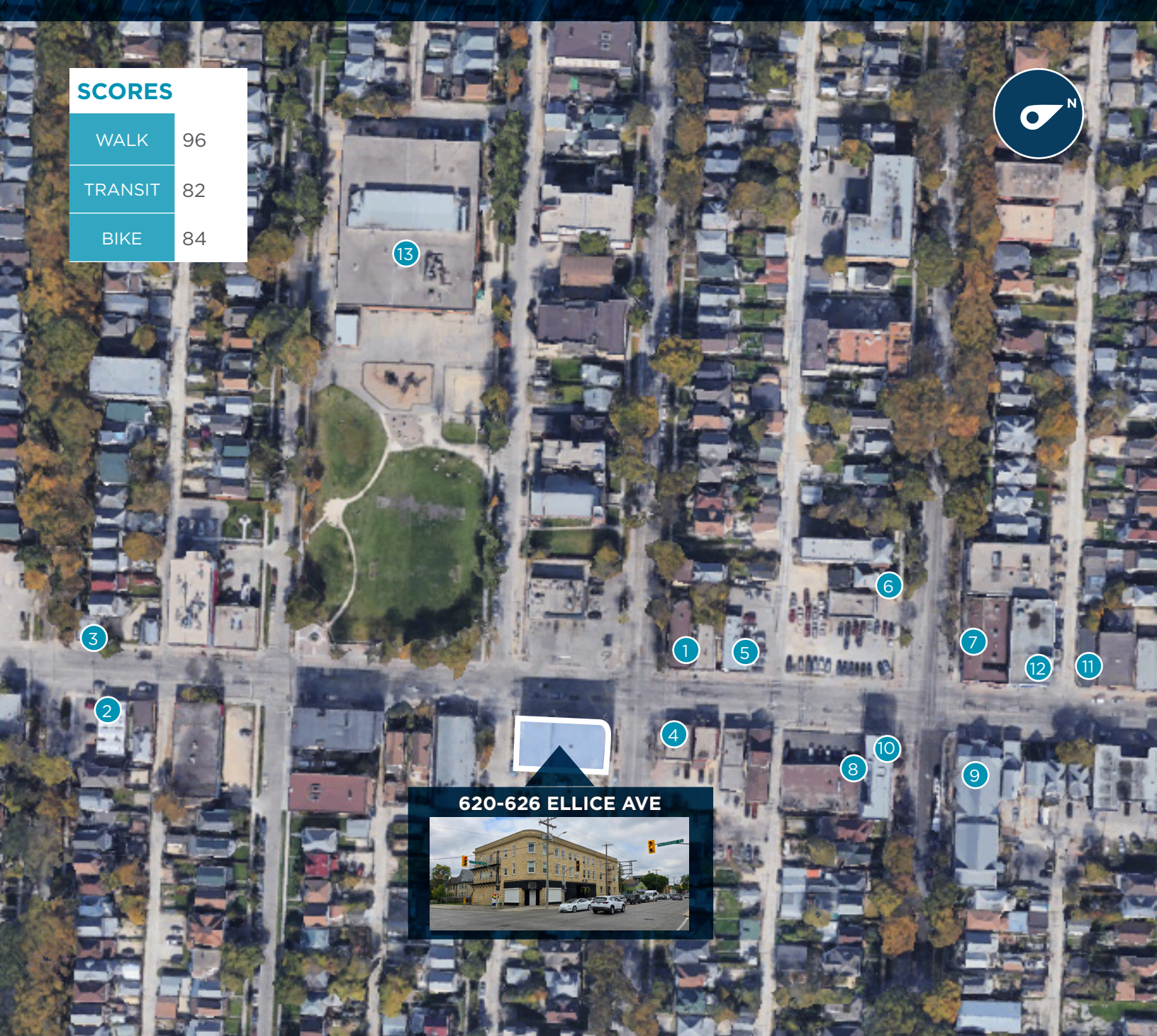


MAIN FLOOR PLAN



* ALL MEASUREMENTS (+/-)

SCORES	
WALK	96
TRANSIT	82
BIKE	84



LOCAL AMENITIES

- | | | | |
|---|----------------------------------|----|--------------------------|
| 1 | SPENCE NEIGHBOURHOOD ASSOCIATION | 8 | HABESHA ETHIOPIAN |
| 2 | PHO QUE HUONG | 9 | WEST END CULTURAL CENTRE |
| 3 | HONG HING COMPANY | 10 | SHERBROOK FOODS |
| 4 | BREAD & BIRYANI | 11 | EADHA BAKERY |
| 5 | NHU QUYNH | 12 | JOHN HOWARD SOCIETY |
| 6 | WEINA HAIR DESIGN | 13 | JOHN M. KING SCHOOL |
| 7 | FEAST CAFE BISTRO | | |



CONTACT

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