

MAIN FLOOR RETAIL SPACE FOR LEASE



FOR LEASE
620-626 ELLICE AVENUE

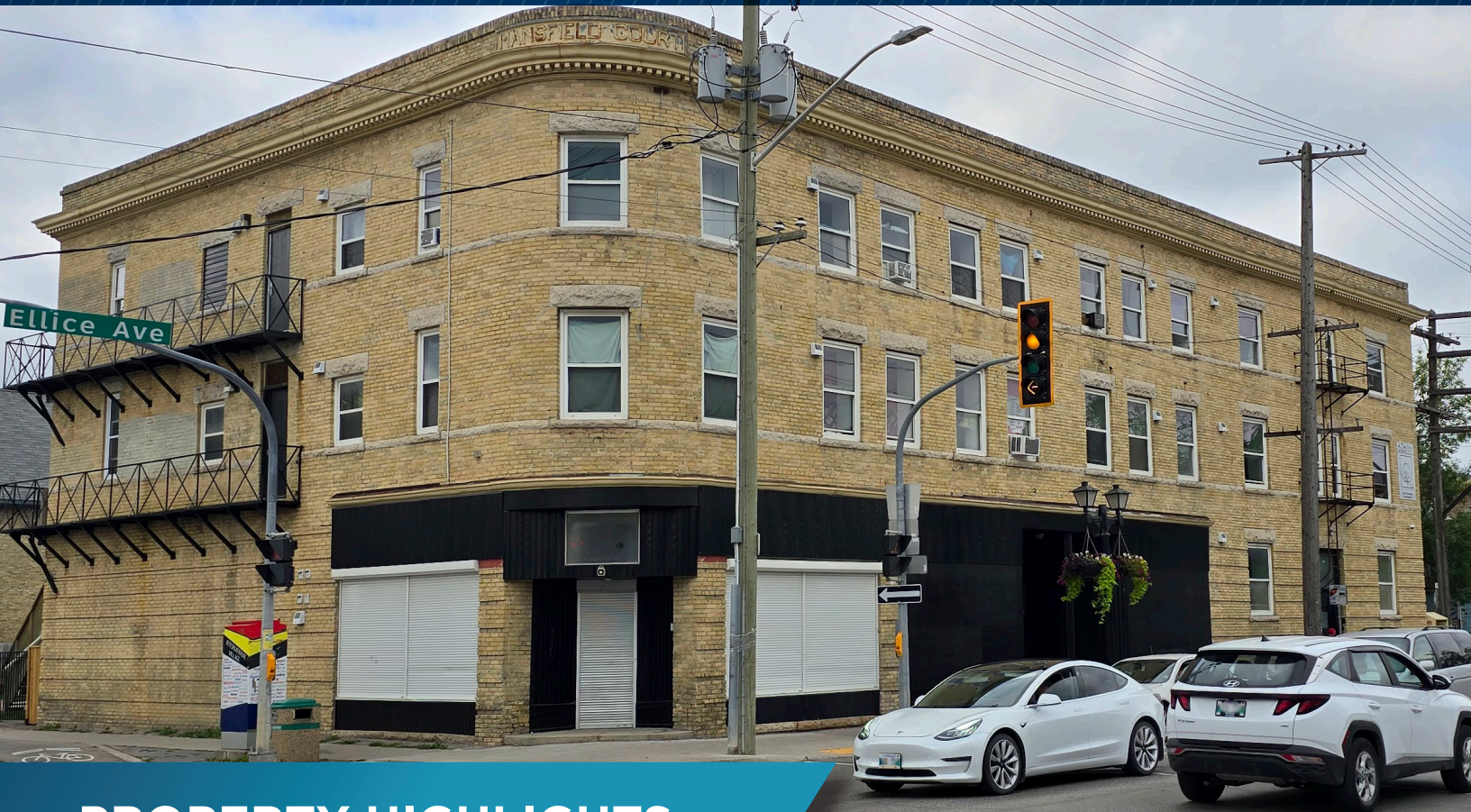
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PROPERTY HIGHLIGHTS

(+/-) 763 SF AVAILABLE

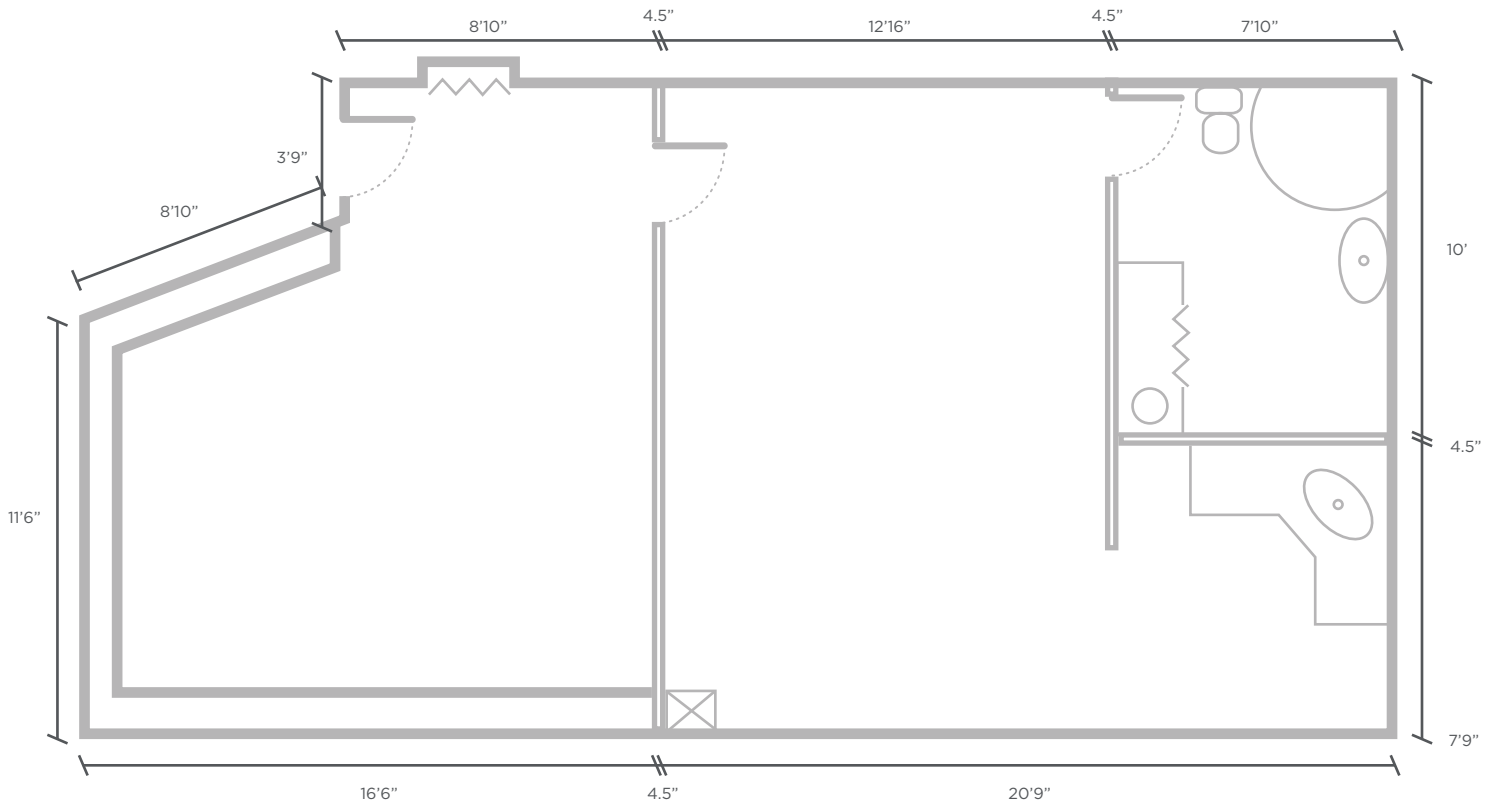
- Prime space on the main floor of Mansfield Court
- Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses
- Located close to the West End Cultural Centre & Feast Bistro, along with many other restaurants and amenities
- High level of foot traffic 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



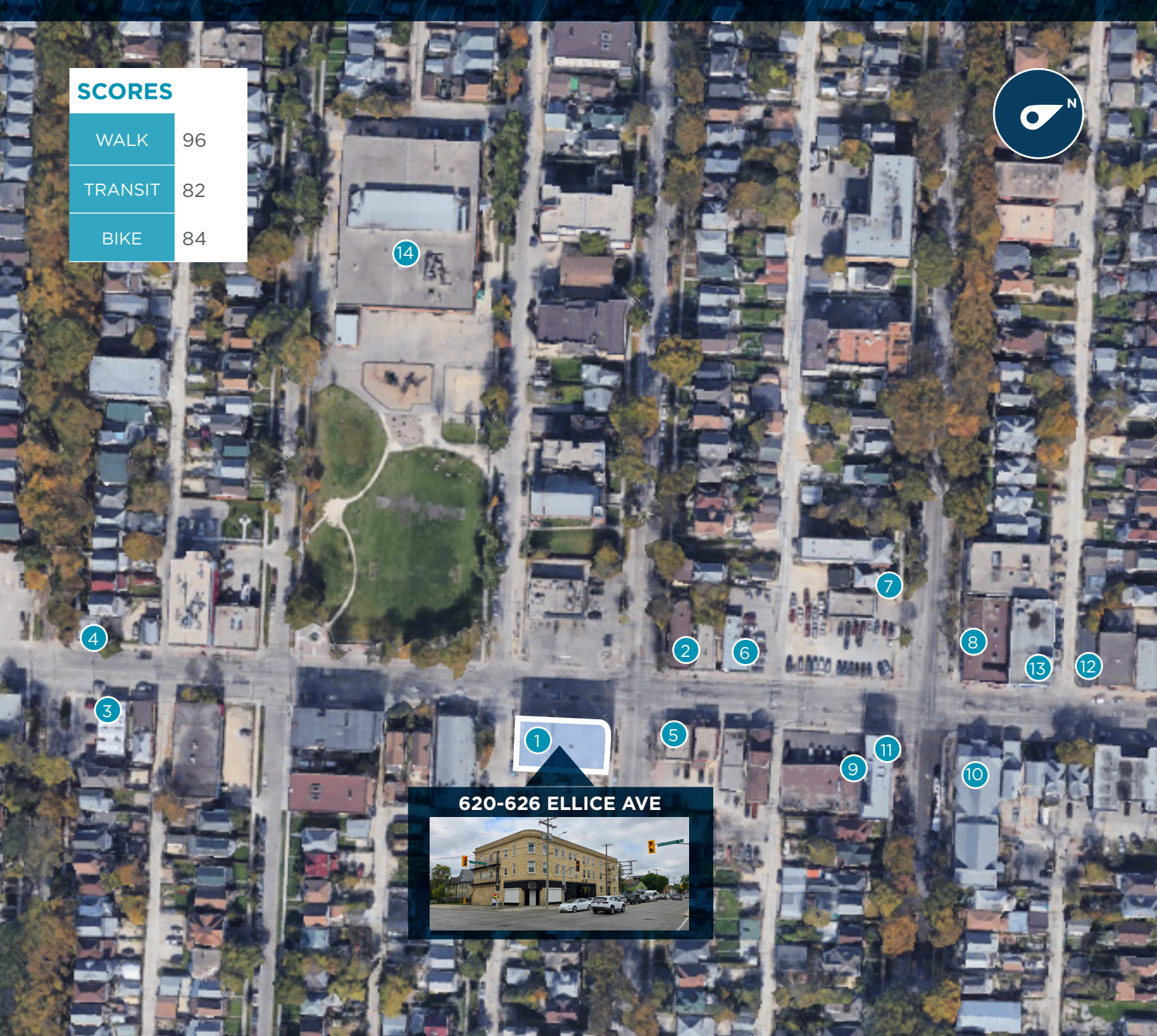
* ALL MEASUREMENTS (+/-)

SCORES

WALK 96

TRANSIT 82

BIKE 84



620-626 ELLICE AVE



LOCAL AMENITIES

1

WEST CENTRAL WOMEN'S RESOURCE CENTRE

2

SPENCE NEIGHBOURHOOD ASSOCIATION

3

PHO QUE HUONG

4

HONG HING COMPANY

5

BREAD & BIRYANI

6

NHU QUYNH

7

WEINA HAIR DESIGN

8

FEAST CAFE BISTRO

9

HABESHA ETHIOPIAN

10

WEST END CULTURAL CENTRE

11

SHERBROOK FOODS

12

EADHA BAKERY

13

JOHN HOWARD SOCIETY

14

JOHN M. KING SCHOOL



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