

TURNKEY OFFICE/RETAIL OPPORTUNITY



FOR LEASE
768 NOTRE DAME AVE

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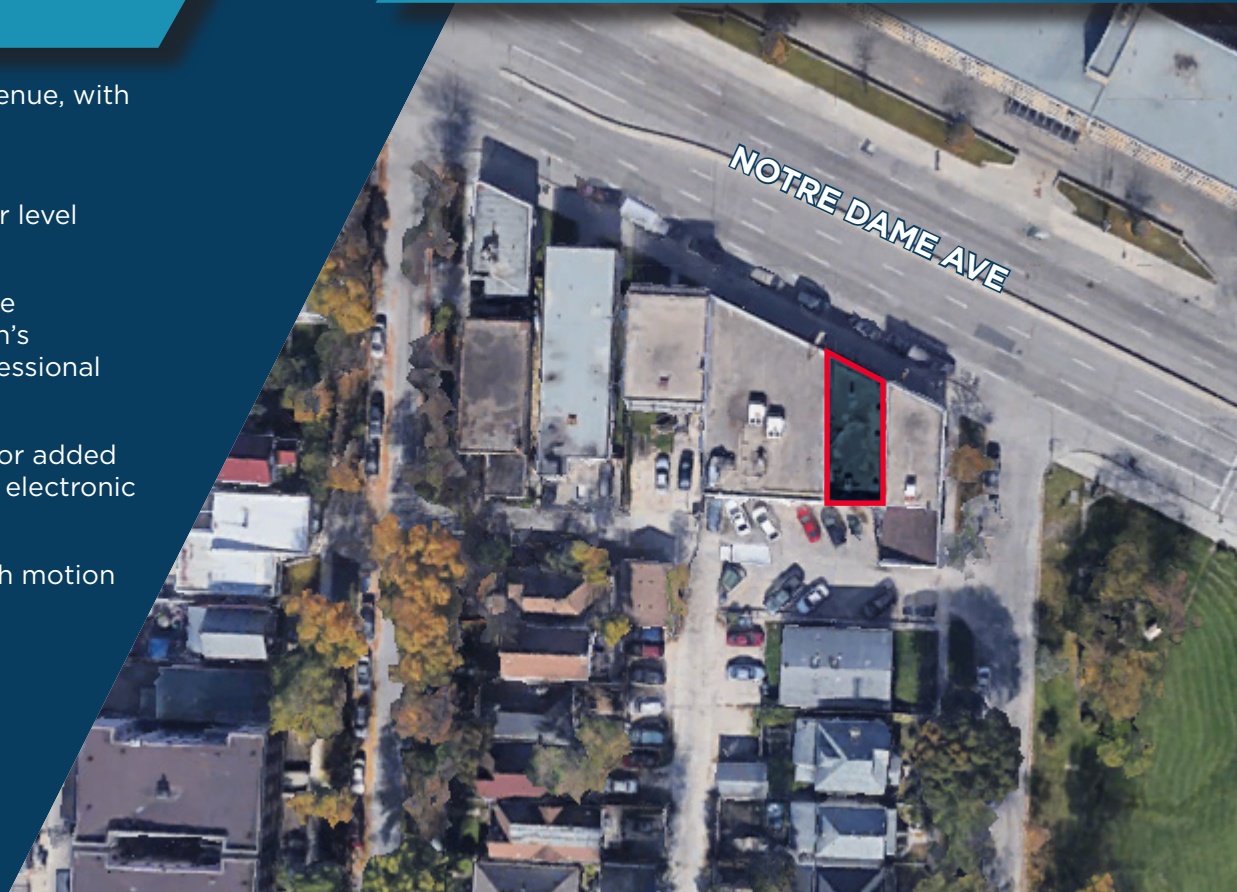


PROPERTY HIGHLIGHTS

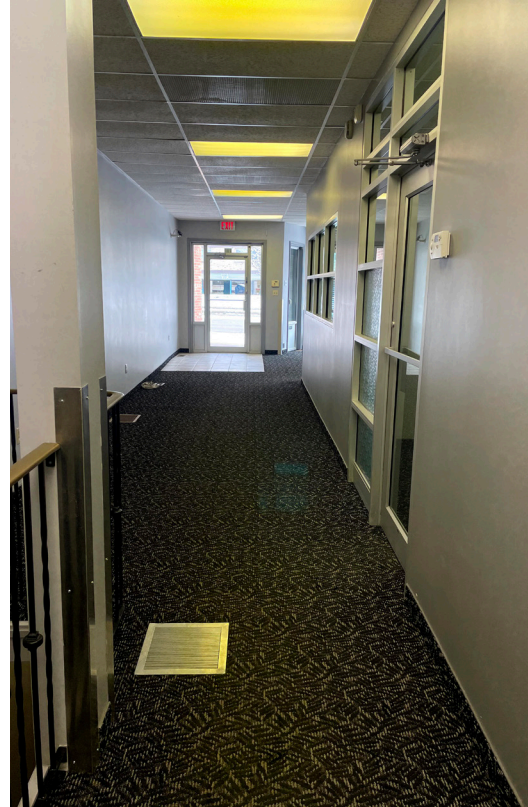
(+/-) 1,200 SF AVAILABLE

- High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day
- Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage
- Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services
- Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry
- 3 parking stalls included at the rear of the premises with motion detected lighting

LEASE RATE: \$1,525 PER MONTH NET
CAM & TAX: \$4.75 PSF (2021 EST)



IMAGES





ARLINGTON ST

NOTRE DAME AVE

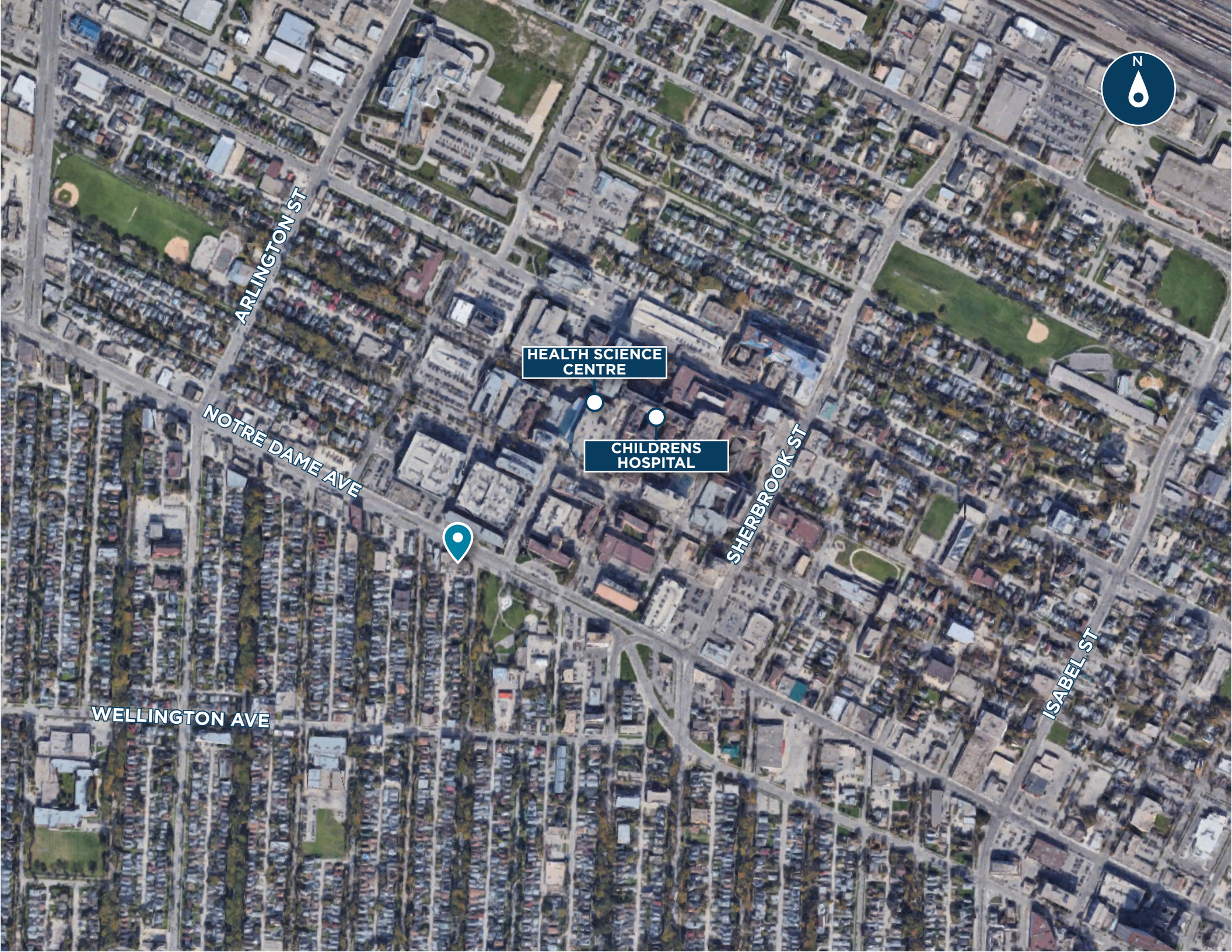
HEALTH SCIENCE CENTRE

CHILDRENS HOSPITAL

SHERBROOK ST

ISABEL ST

WELLINGTON AVE





FOR LEASE
 204 928 5000
 cwstevenson.ca

**Manitoba
 nurses
 Union**
HSC LOCAL 10
 a commitment to caring

CONTACT

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