



FOR LEASE
174 WYATT ROAD - WINNIPEG, MB

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PROPERTY HIGHLIGHTS

(+/-) 2,940 SF OF INDUSTRIAL SPACE

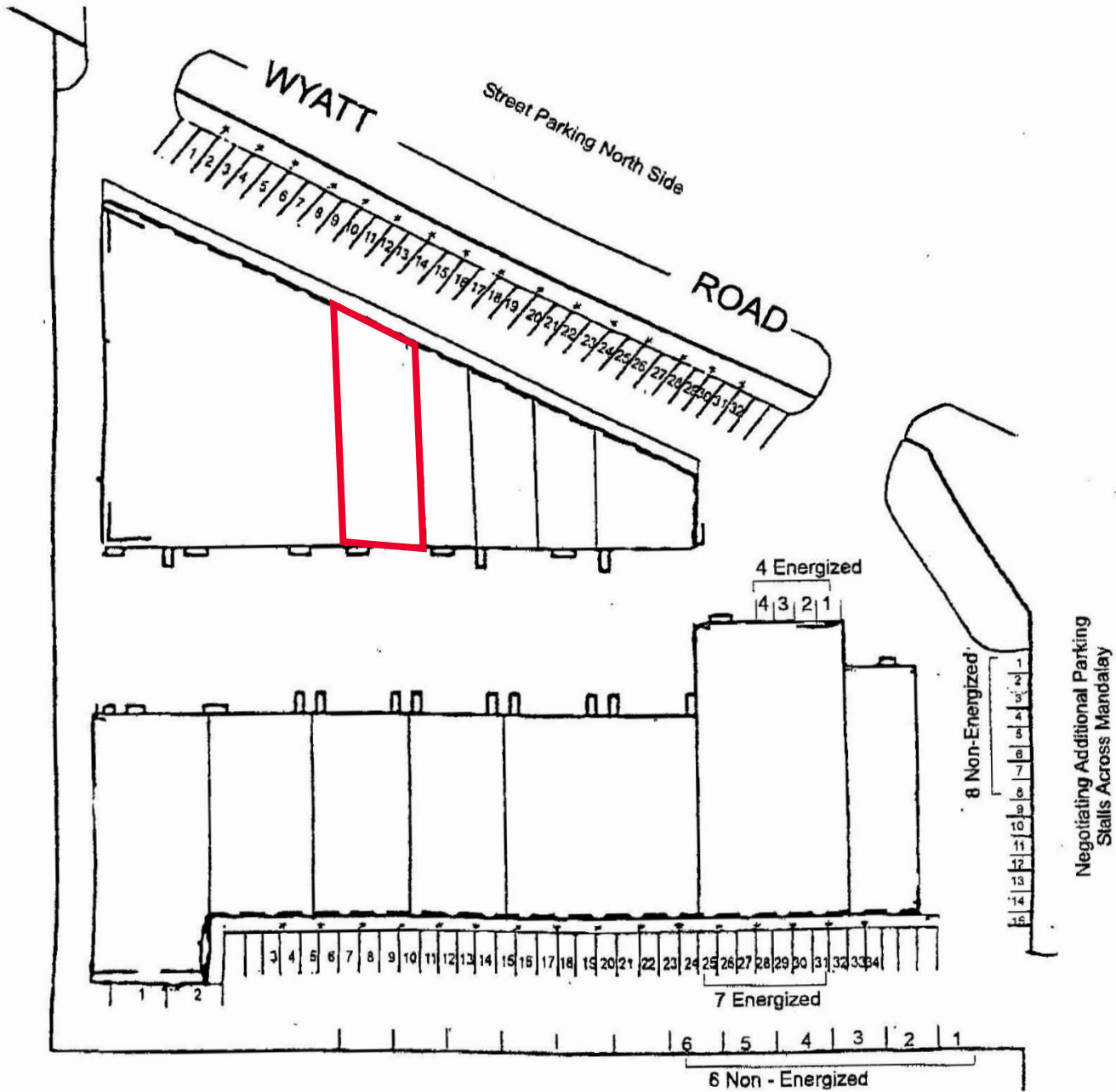
- Located in North West Winnipeg on Mandalay Drive & Wyatt Road. In the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes.
- Close to many amenities
- Unit includes 2 offices and 2 washrooms
- 1 dock level loading door
- (+/-) 15' ceiling
- Good Power
- Zoned M2
- Utilities extra
- Available May 1, 2025

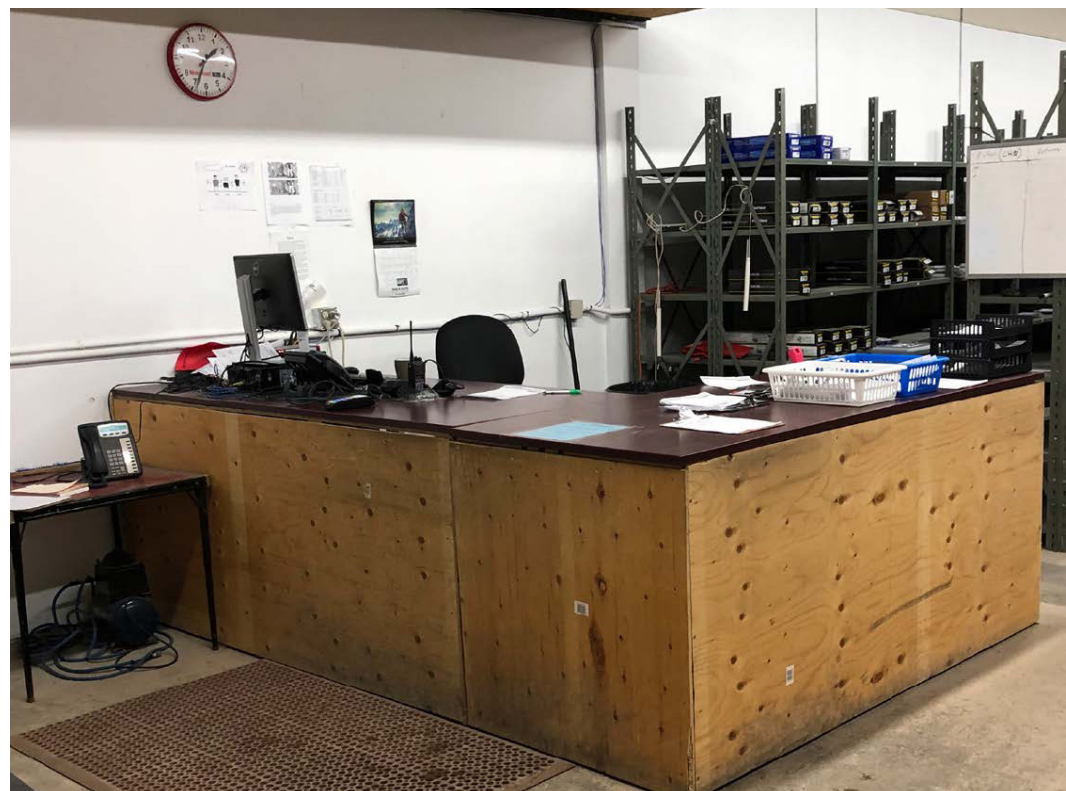
LEASE RATE: \$9.95 NET PSF

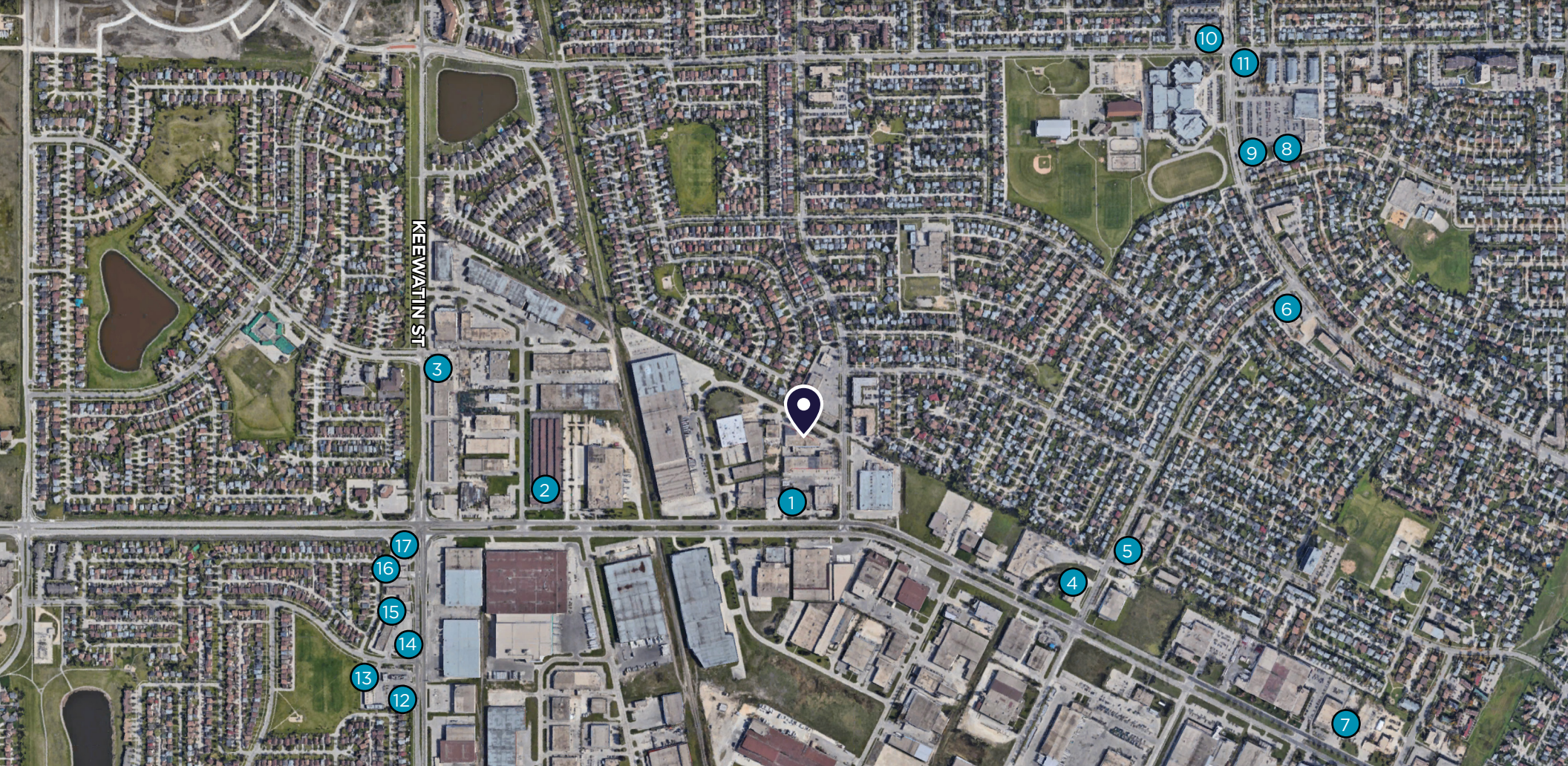
CAM & TAX: \$4.06 (2024 EST.)



SITE PLAN







LOCAL AMENITIES

- 1 U-HAUL
- 2 ACCESS STORAGE
- 3 GREEN DROP LAWNS
- 4 TIM HORTONS
- 5 JOHNNY'S MAPLES PIZZA

- 6 7-11
- 7 GILL'S SUPERMARKET
- 8 DOLLARAMA
- 9 CHUNGCHUN RICE DOG
- 10 SHELL
- 11 ASSINIBOINE CREDIT UNION

- 12 MCDONALD'S
- 13 TANDOOR HOUSE
- 14 NATION WEST INSURANCE
- 15 KFC
- 16 RBC ROYAL BANK ATM
- 17 PETRO-CANADA



CONTACT

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