

Mark Thiessen

COMMERCIAL REALTOR®



486
ACADEMY ROAD

WINNIPEG, MANITOBA

RETAIL/OFFICE FOR LEASE

RE/MAX
PROFESSIONALS

MARK THIESSEN

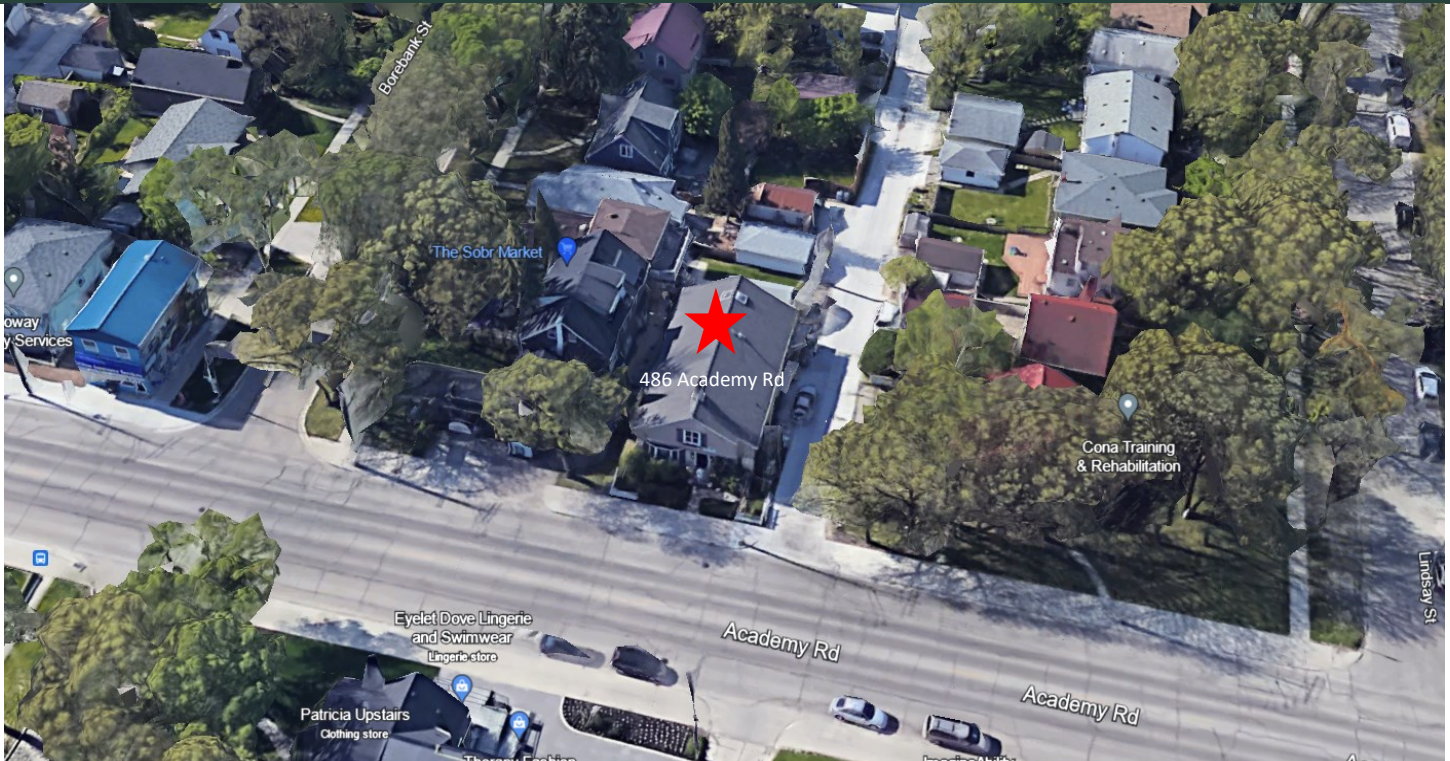
Bentley Mark Thiessen Personal Real Estate Corporation
(204) 794-5700
MARK@MARKTHIESSEN.CA

RE/MAX
COMMERCIAL

PROPERTY FEATURES

- Rare opportunity to lease a high-quality C2-zoned commercial property on one of Winnipeg's most desirable retail strips
- Meticulously maintained and upgraded split level commercial building with renovations throughout
- 3,032 SF building area, plus 535 SF of fully finished basement
- The fully finished lower level would be ideal for storage or a small retail space
- Property suitable for retail or a mix of office and retail
- Prime Academy Road location and great visibility

PROPERTY LOCATION: Located on the south side of Academy Road



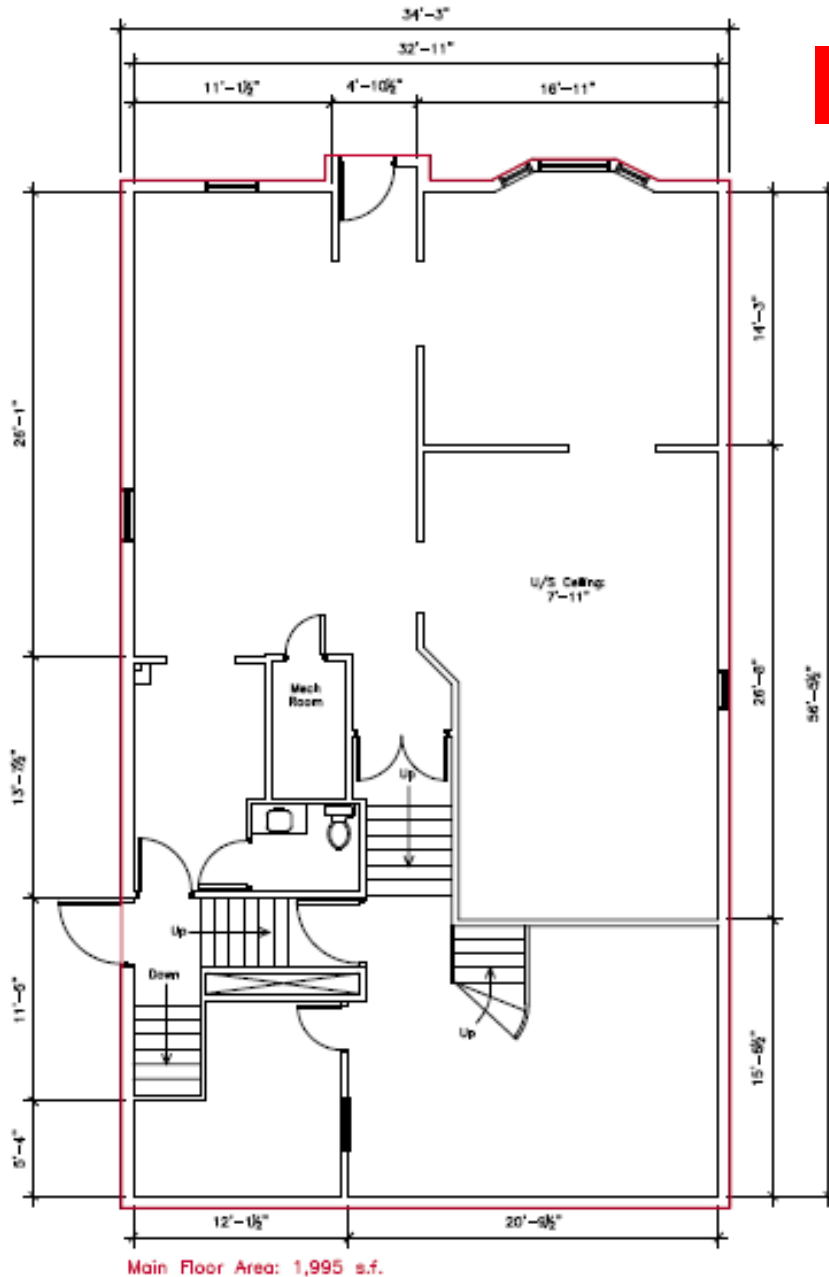
NET RENT: \$ 25.00 PSF PLUS GST
CAM & TAX: \$10.25 PSF PLUS GST (2023)
Plus 5% MGM Fee on Gross Rent

PROPERTY DETAILS

BUILDING AREA: +/- 3,032 SF (+ 535 SF IN BASEMENT)

ZONING: C2

PROPERTY FLOOR PLANS



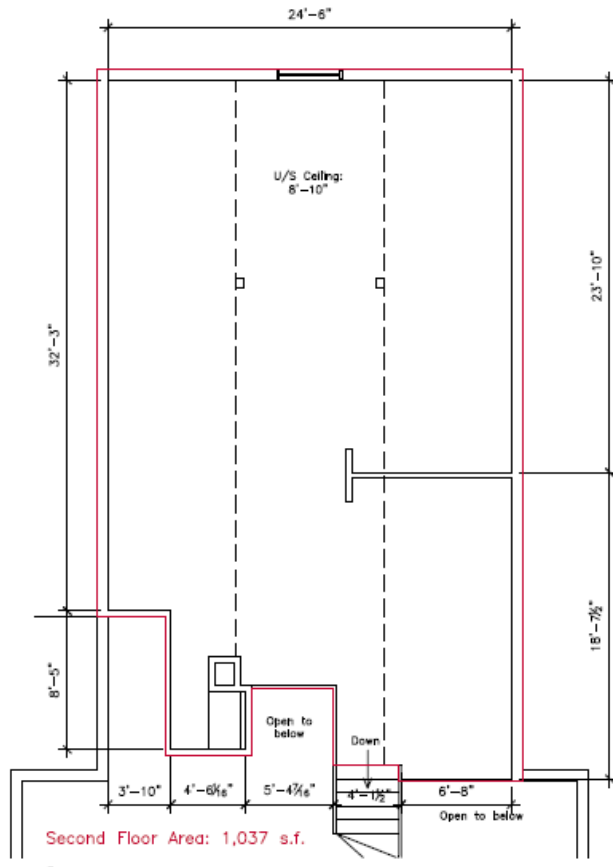
Main Floor Area: 1,995 s.f.

MARK THIESSEN

Bentley Mark Thiessen Personal Real Estate Corporation
(204) 794-5700
MARK@MARKTHIESSEN.CA

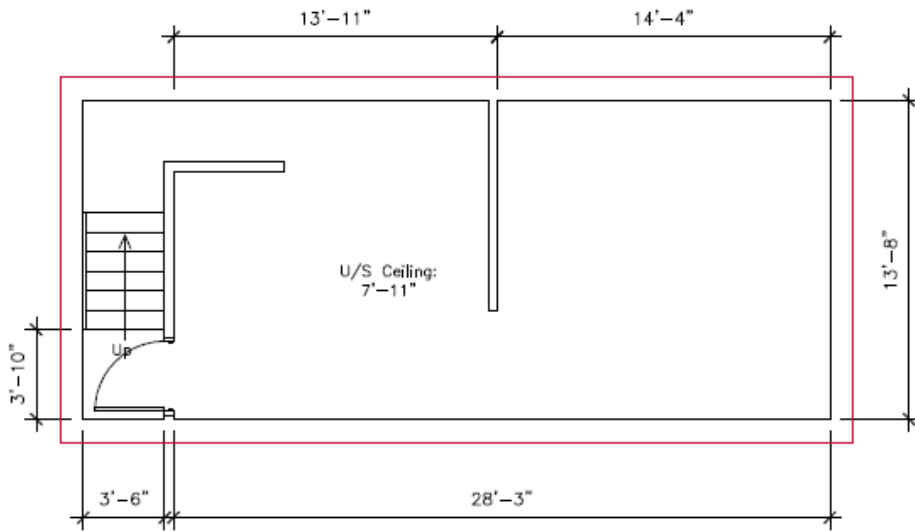
PROPERTY FLOOR PLANS

SECOND FLOOR



Second Floor Plan

BASEMENT



Basement Area: 534 s.f.

Basement Floor Plan

PROPERTY IMAGES



PROPERTY IMAGES



RE/MAX Commercial is a division of RE/MAX Professionals. The information contained herein has been approved to RE/MAX Professionals by others. We do not warranty its accuracy. You are advised to independently verify the information prior to submitting an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.