

Mark Thiessen

COMMERCIAL REALTOR®



NEW PRICE

666
ELLICE AVENUE

WINNIPEG, MANITOBA

RETAIL SPACE FOR LEASE

RE/MAX
PROFESSIONALS

MARK THIESSEN

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RE/MAX
COMMERCIAL

PROPERTY FEATURES

- 6,042 SF available
- 200 Amp 3 Phase Power 4 wire
- 2 rooftop HVAC with A/C and fresh air economizers in 2021
- (2) 3 piece washrooms with showers
- Overhead door for loading
- Roof replaced in 2009 with R-25 insulation. Yearly inspections and maintenance have been performed as necessary
- Fluorescent lighting throughout
- Fenced, serviced compound for outdoor storage
- Valuable signage sightlines in both directions along Ellice Avenue

PROPERTY LOCATION Located on Ellice between between Agnes and Victor Street



NET RENT: \$ 7.50 PSF PER ANNUM NET
ADDITIONAL RENT: \$ 3.42 (2023)

PROPERTY DETAILS

AREA AVAILABLE: 6,042 +/- SF

ZONING: C2

PROPERTY IMAGES



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