

**AVISON
YOUNG**

455 DEBAETS STREET

WINNIPEG, MANITOBA

NEW COMMERCIAL CONDOS FOR SALE / FOR LEASE

PHASE I: ONE UNIT LEFT / PHASE II: PRE-LEASING FOR 2020



Jamie McPetrie, Senior Associate
D: 204.560.1502
C: 204.981.0189
jamie.mcpetrie@avisonyoung.com



Platinum member

455 DeBaets Street

FOR SALE / FOR LEASE WINNIPEG, MB

455 DeBaets Street presents a unique opportunity to acquire newly constructed, state-of-the-art industrial condominium bays. Phase I of this development consists of a total of 28,200 square feet, and is nearing completion. Phase II, planned for 2020, offers an additional 5 units totaling 34,700 square feet directly adjacent to Phase I.

BUILDING HIGHLIGHTS\

- New commercial condos – Phase I nearing completion
- Located in St. Boniface Industrial Park with quick access to Lagimodiere Boulevard, Plessis Road and the TransCanada Highway
- First-class image, energy efficient construction, exceeds current energy code
- Units from 5,500 sf to 42,200 sf available
- Various demising options available
- Oversize loading court with compound potential
- Each unit with both dock and grade loading
- Transit stop on DeBaets

The property zoning provides for a wide range of potential users from light industrial to recreational users. The project offers small to midsize companies the ability to own their own quality real estate and build equity through their business.

BUILDING DETAILS\

Building Size	Phase I: 28,200 SF Phase II: <u>34,700 SF</u> TOTAL: 62,900 SF
Site Size	5.8 Acres
Ceiling Height	23' to 25'8" Clear
Zoning	M-2 General Manufacturing
Sprinklers	Fully Sprinklered
Loading	1 Dock and 1 Grade Per Unit
Lighting	LED Warehouse Lighting
Power	100 AMPS / Unit, 3 PH, 600 V
Net Rent	\$12.95 PSF (Starting Rate)
Operating Cost	\$4.25 PSF + Mgmt Fee (Est.)
Sale Opportunity	Unit 104: 6,500 SF – \$1,300,000 Unit 105 to Unit 109 – TBD

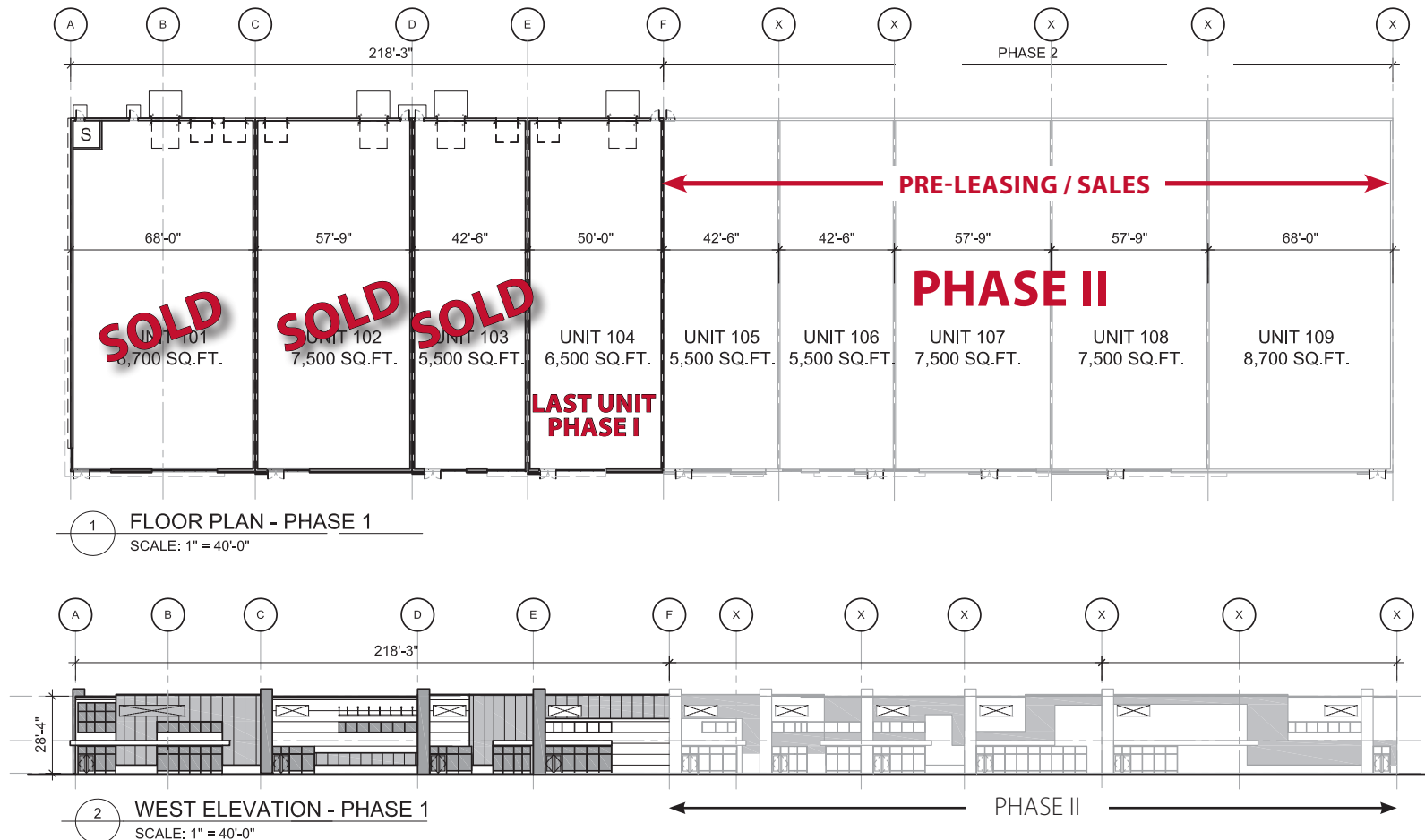
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SITE PLAN



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LOADING

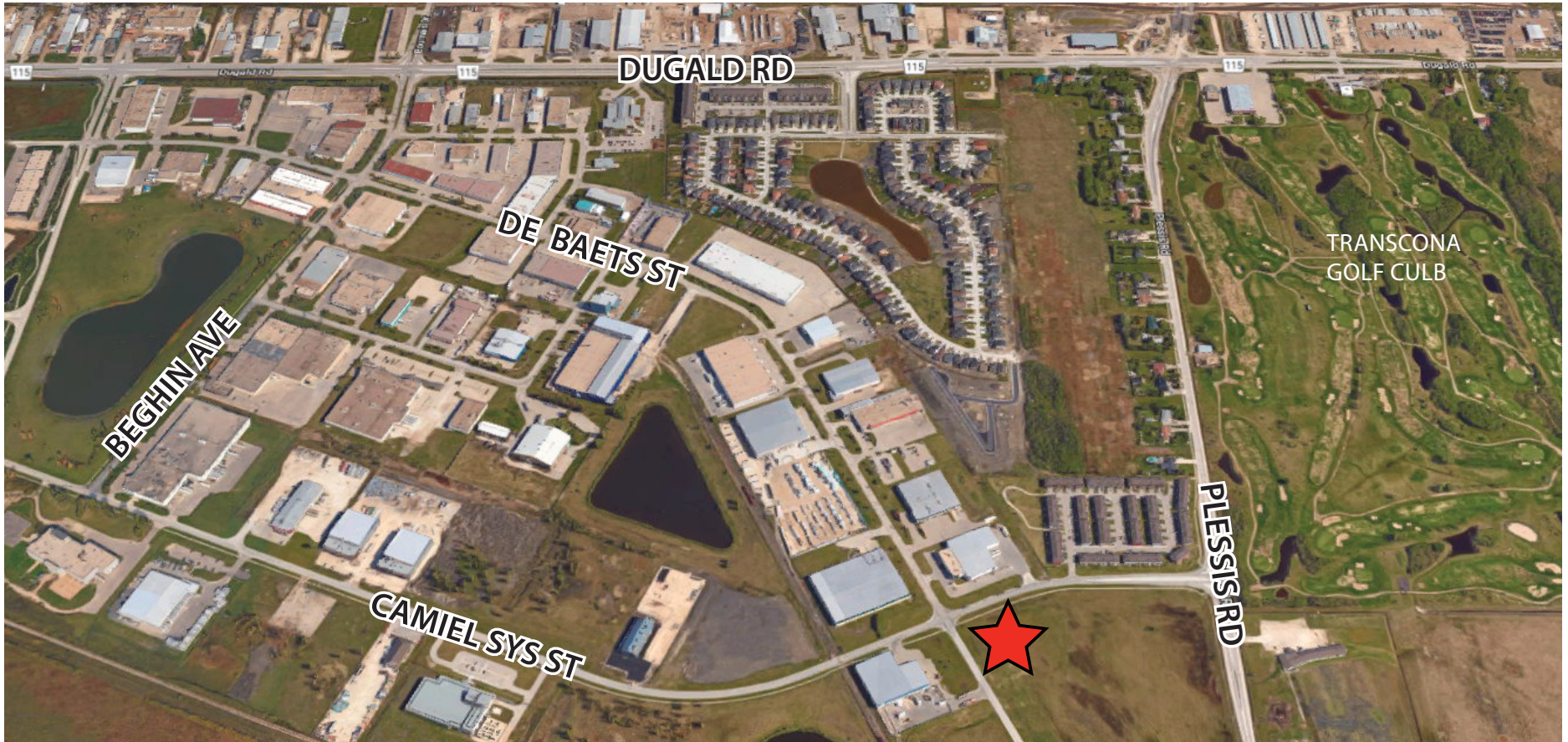


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