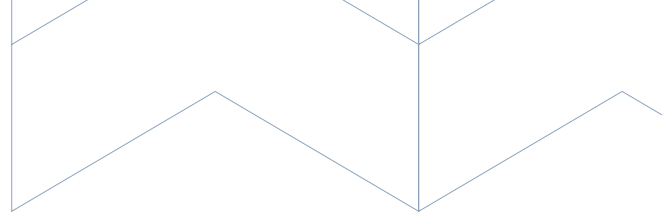




574 Erin Street, Winnipeg, Manitoba

Developed Office Building on Busy Thoroughfare

For Sale/Lease 



Property Details

+/- 5,840 sq. ft.

TOTAL BUILDING AREA

+/- 10,368 sq. ft.

TOTAL LAND AREA

\$15.00/sq. ft.

NET LEASE RATE

\$1,250,000

SALE PRICE

\$8,334.61

2024 PROPERTY TAXES

M1 - Manufacturing Light

ZONING

Features

- Finished office space with several private offices and meeting rooms, fully developed kitchen and open area workspace
- Large windows and high ceilings provide natural light throughout
- Located on the west side of Erin Street, just north of Portage Avenue
- Excellent site access and visibility to east and west bound traffic



Highlights



Located adjacent to

THE AMENITY RICH POLO
PARK AREA



Dominant

SIGNAGE
OPPORTUNITIES



Excellent access

TO MAJOR TRAFFIC ROUTES

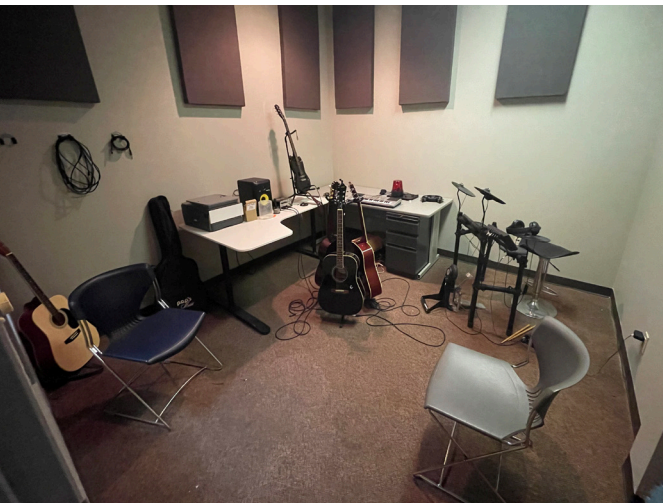


8 Onsite stalls

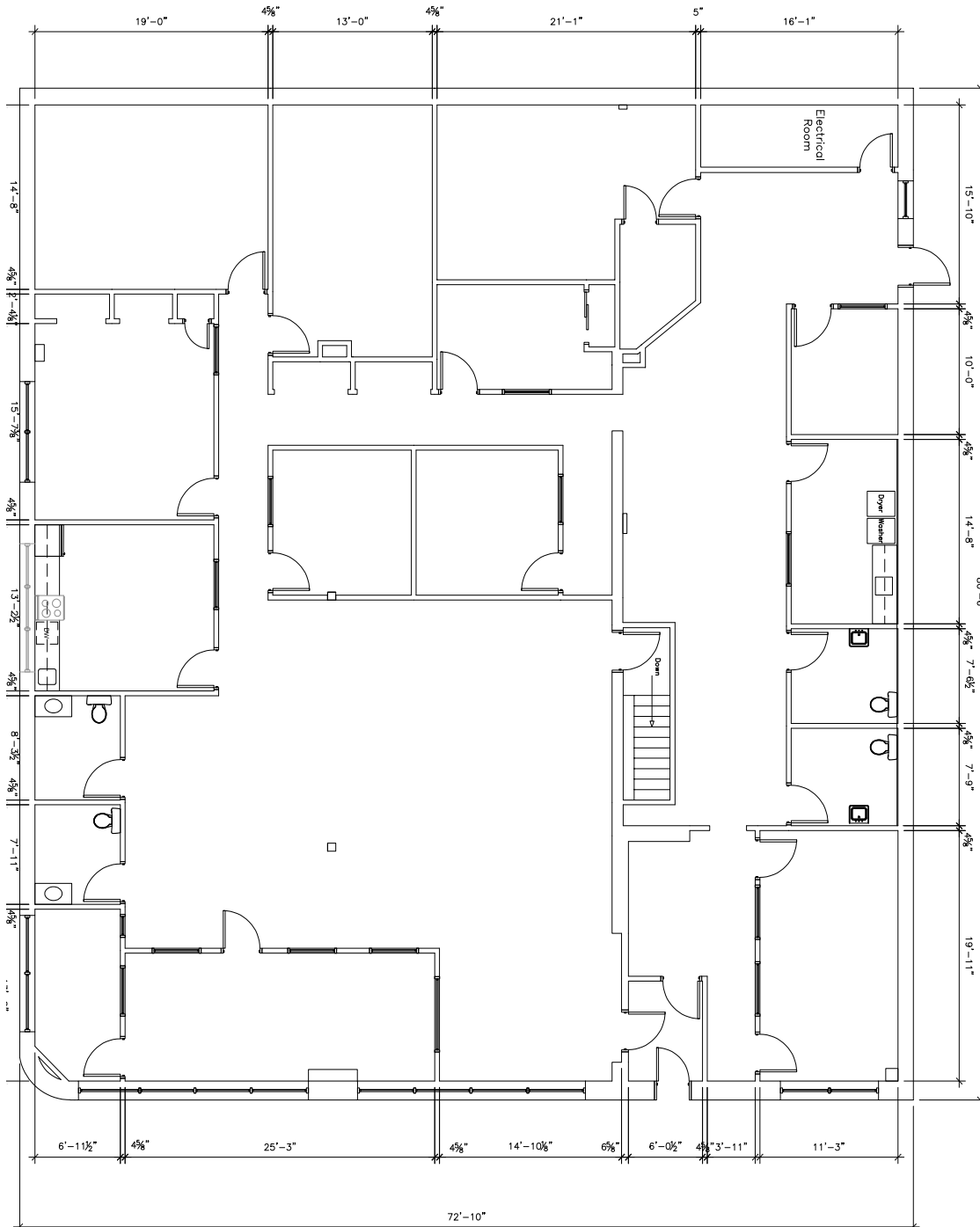
WITH STREET PARKING

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574 Erin Street, Winnipeg, Manitoba
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Floor Plan





- LEGEND**
- | | |
|---|--|
| 1. Pro Hockey Life
Save-On-Foods
Michaels
Old Navy
Best Buy | 8. Winners HomeSense
PF Chang's
Toys R Us |
| 2. Canadian Tire
Oomomo
Boston Pizza | 9. Canad Inns Polo Park
11. Home Depot |
| 3. Safeway
4. Dollarama
One Great City Brewing Company
Liquor Mart | 12. Chapters
Dollarama
13. Manitoba Blue Cross
14. Capital Ford Lincoln |
| 5. CF Polo Park
6. Marshalls
Mark's | 15. Rae & Jerry's
16. Advanced Electronics
17. Petro Canada |
| 7. Scotiabank Theatre | 18. McDonalds
19. Flea Whiskeys
20. 7-Eleven
21. Barn Hammer Brewing Company
22. Tim Hortons |

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Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@icproperties.com

204-291-5003

John Crockett

VICE PRESIDENT

jcrockett@icproperties.com

204-899-1899

Jared Kushner*

VICE PRESIDENT

jkushner@icproperties.com

204-294-1087

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