



FOR LEASE

244 JARVIS AVENUE

WINNIPEG, MANITOBA

3 STOREY WAREHOUSE BUILDING PLUS BASEMENT

Features

- Ideal for warehouse or manufacturing.
- Building can be leased at \$2.50/SF (net).
- 3 storeys
- Full basement.
- 5,000 +/- SF per floor.
- 12 foot ceilings (+/-).
- Freight elevator to all floors.
- Sprinklered.
- Gas furnace on each floor.
- Two washrooms.
- Conveyor system between floors.
- Dock level loading.

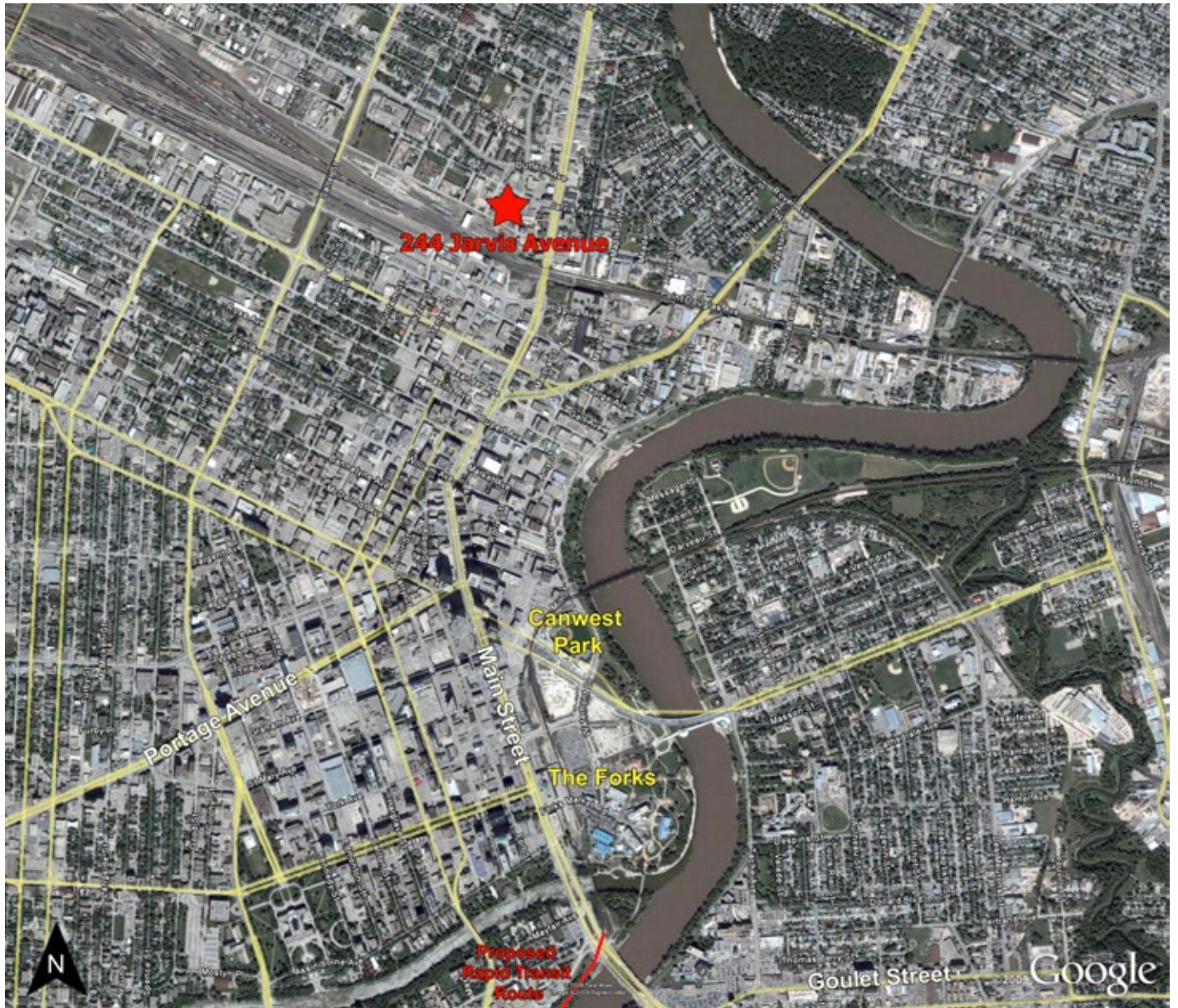
Location

- Situated at the northeast corner of Jarvis Avenue and Derby Street.
- One block west of Main Street.
- Adjacent to MPIC, City Bread, World of Sheepskin, Residential Apartments and Townhouses.

Property Summary

Available	15,000 +/- SF plus basement
Lease Rate (Sublet)	\$3,200/month plus utilities
Property Taxes (2008)	Approx. \$10,000
CAM (2009)	\$1,600 (+/-) /month
Zoning	M2
Ceiling Height	11 - 12 ft.





244 JARVIS AVENUE
LEASING INQUIRIES
SHINDICO REALTY INC.
HARRY DELEEuw

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
Direct: (204) 928-8232
Mobile: (204) 981-2424
Phone: (204) 474-2000 - Fax: (204) 284-7115
Email: hdeleeuw@shindico.com

www.shindico.com
Shindico

Succeeding By Helping Others Succeed

The information contained herein is based upon materials secured from sources that we believe to be reliable, however Shindico Realty Inc. and any other parties affiliated or associated with it make no representations or warranties, express or implied, as to the accuracy of the information including as to size, age or exact location and such parties assume no responsibility for any errors and/or omissions with respect thereto. The reader shall be responsible to assure itself as to the accuracy of any information contained herein and bears all risk with respect to any inaccuracies. 082409