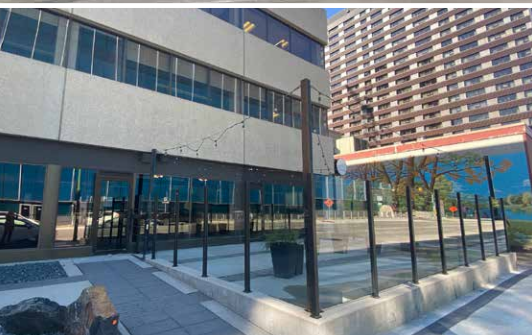
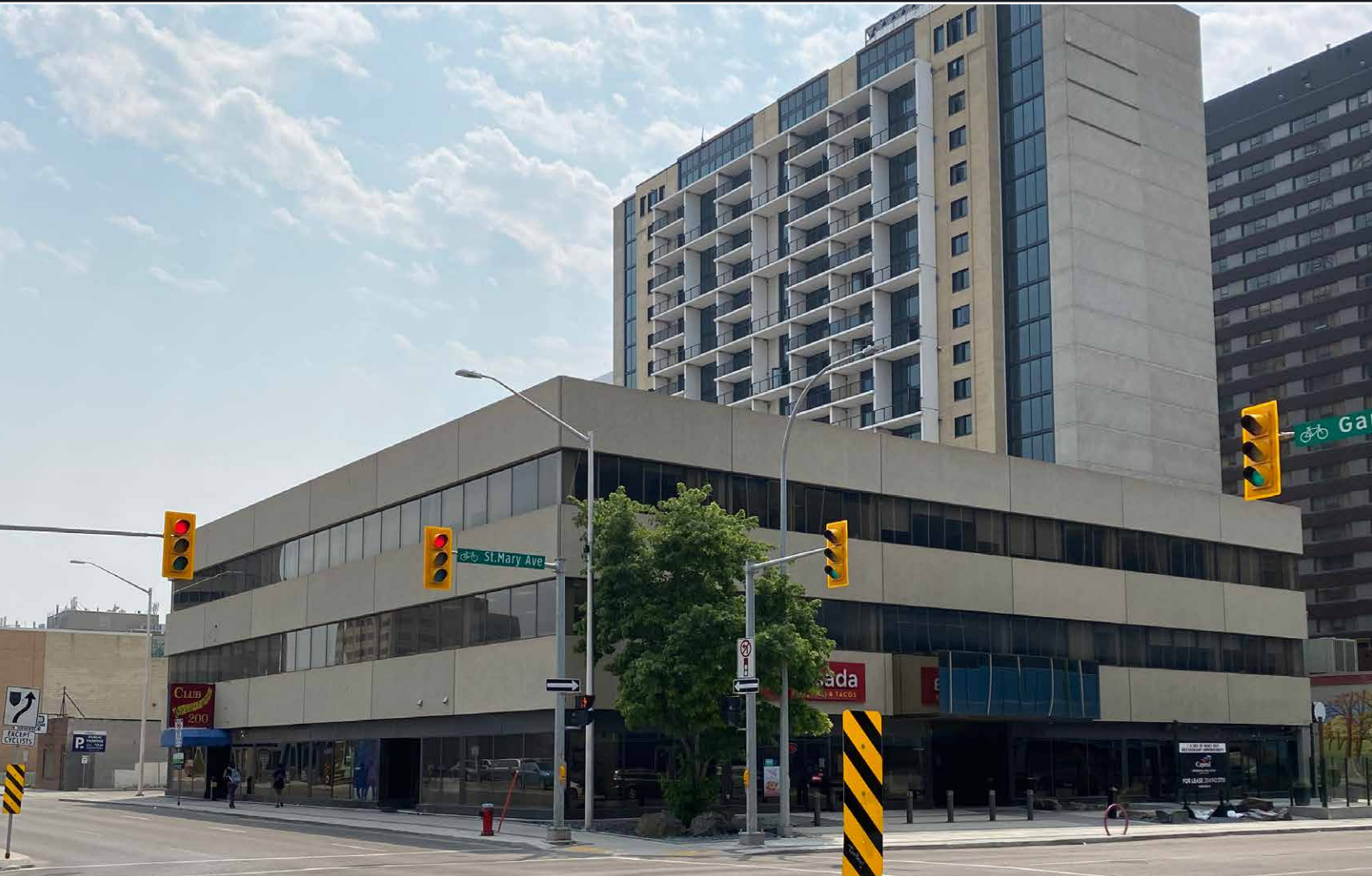


**FOR LEASE**

# 260 ST. MARY AVENUE

WINNIPEG, MB

**RESTAURANT SPACE WITH PATIO IN DOWNTOWN WINNIPEG**



## CONTACT

### Presley Bordian

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## PROPERTY DETAILS

**AREA AVAILABLE (+/-)** 2,455 sq. ft.

**PARKING** Two reserved parking stalls available

**ZONING** M – Multiple Use

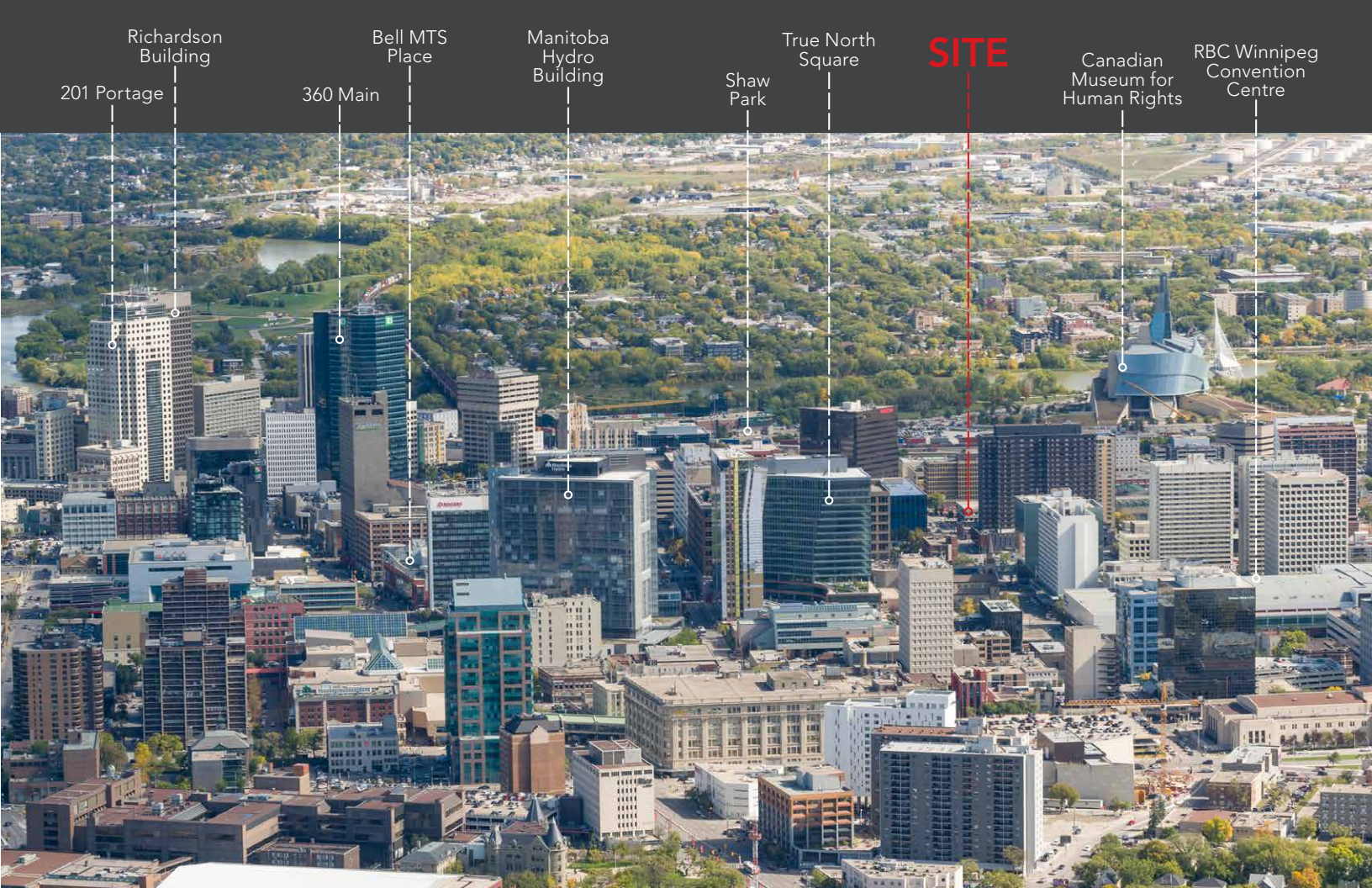
**AVAILABILITY** Immediately

**ASKING NET RENT** \$20.00 per sq. ft.

**ADDITIONAL RENT** \$10.53 per sq. ft. *(plus 5% mgmt fee of Gross Rent)*

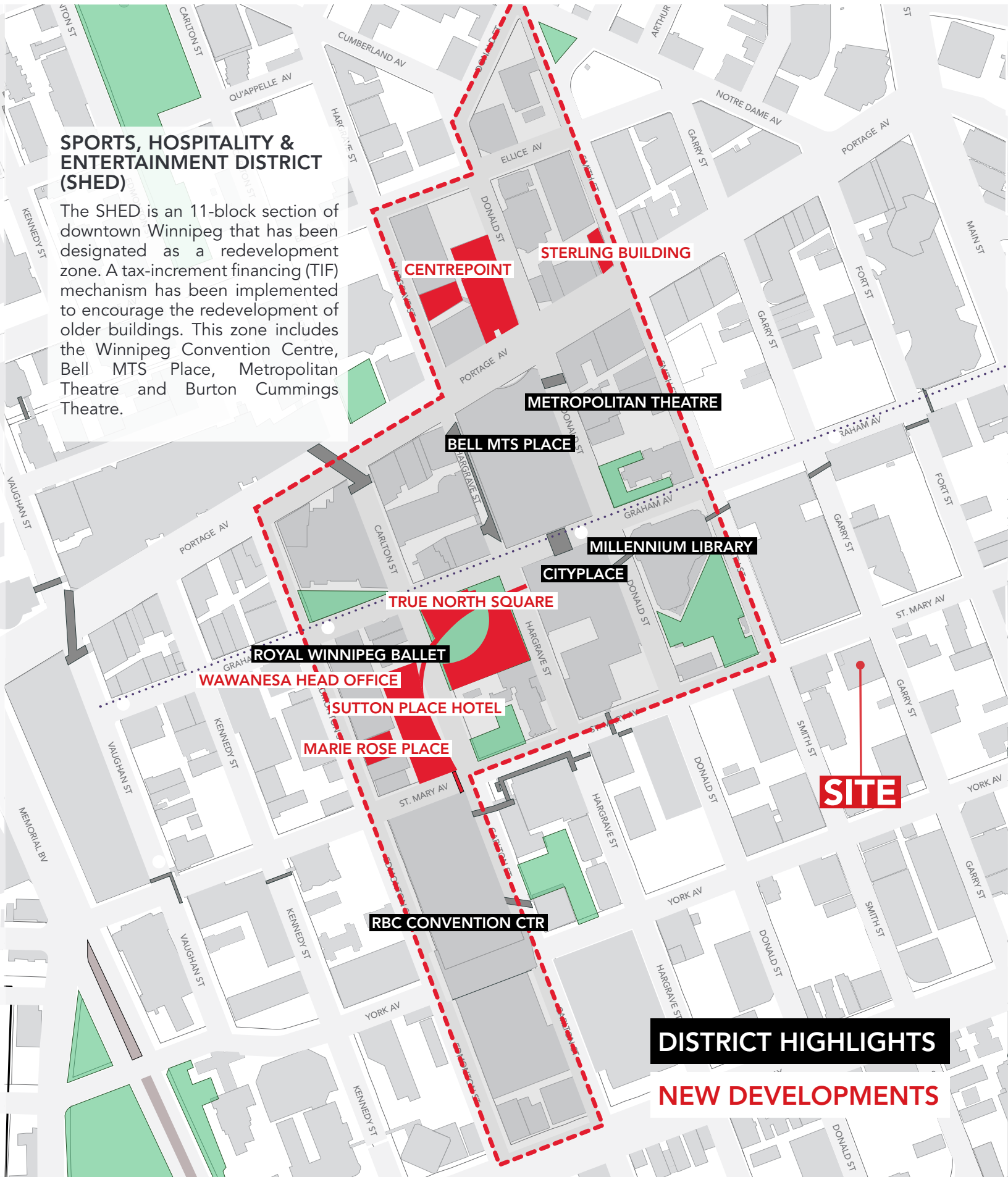
## PROPERTY HIGHLIGHTS

- Located on the corner of Winnipeg’s SHED District
- Turn-key wood fired pizza restaurant and private managers office (equipment negotiable)
- Building signage opportunity
- Two reserved parking stalls available



## SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT (SHED)

The SHED is an 11-block section of downtown Winnipeg that has been designated as a redevelopment zone. A tax-increment financing (TIF) mechanism has been implemented to encourage the redevelopment of older buildings. This zone includes the Winnipeg Convention Centre, Bell MTS Place, Metropolitan Theatre and Burton Cummings Theatre.



**CENTREPOINT**

**STERLING BUILDING**

**METROPOLITAN THEATRE**

**BELL MTS PLACE**

**MILLENNIUM LIBRARY**

**CITYPLACE**

**TRUE NORTH SQUARE**

**ROYAL WINNIPEG BALLET**

**WAWANESA HEAD OFFICE**

**SUTTON PLACE HOTEL**

**MARIE ROSE PLACE**

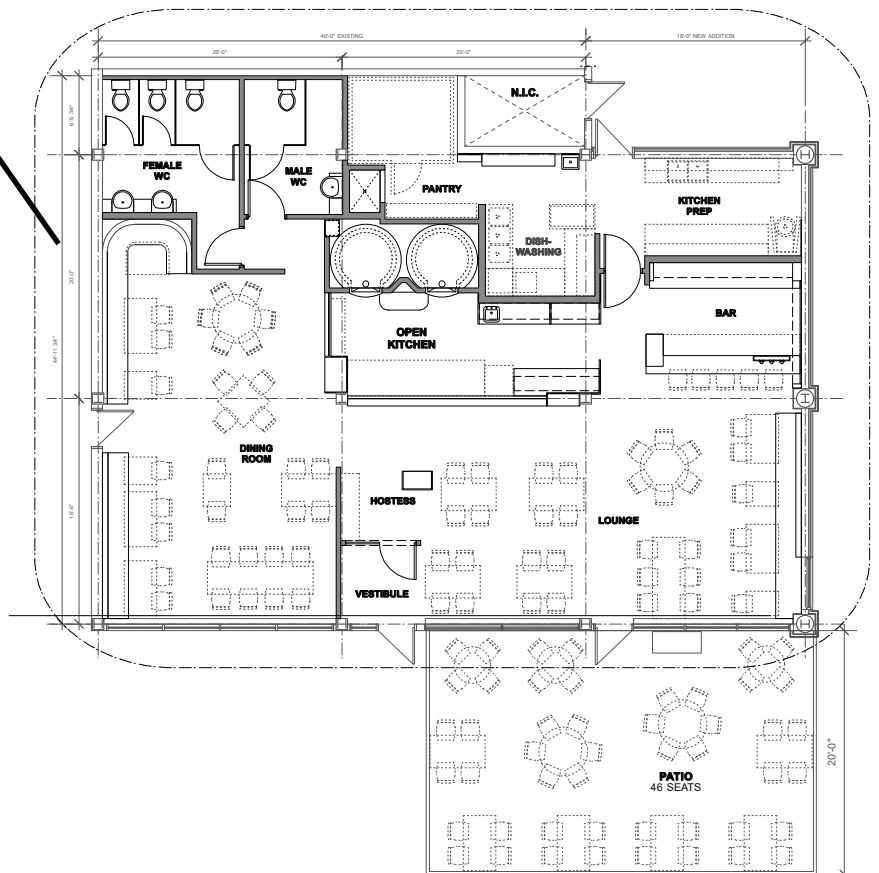
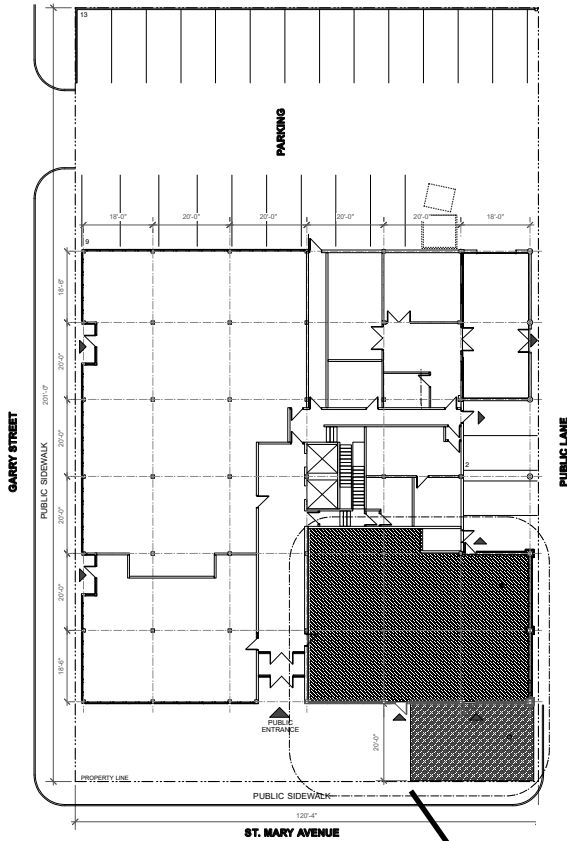
**RBC CONVENTION CTR**

**SITE**

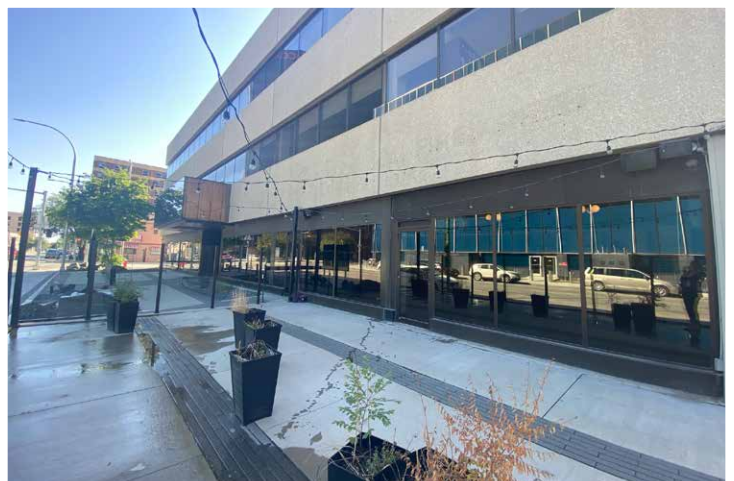
**DISTRICT HIGHLIGHTS**

**NEW DEVELOPMENTS**

## FLOOR PLAN



## INTERIOR PHOTOGRAPHS



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**GET CONNECTED**

