

**FOR LEASE**

**OFFICE / COMMERCIAL / PROFESSIONAL**



# 448 Hargrave Street

Winnipeg, MB

*For more information please contact:*

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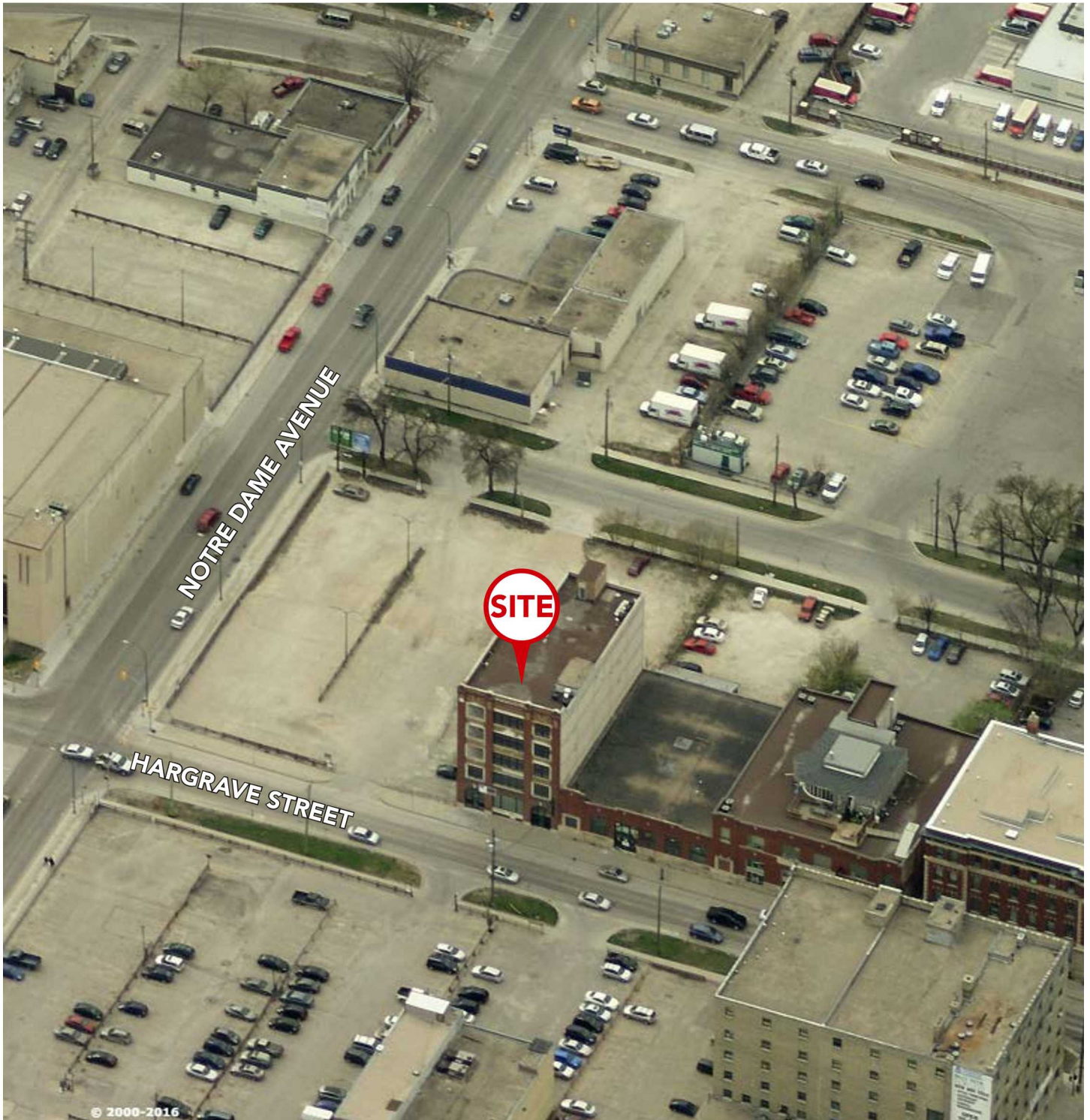
**capitalgrp.ca**

PROPERTY DETAILS

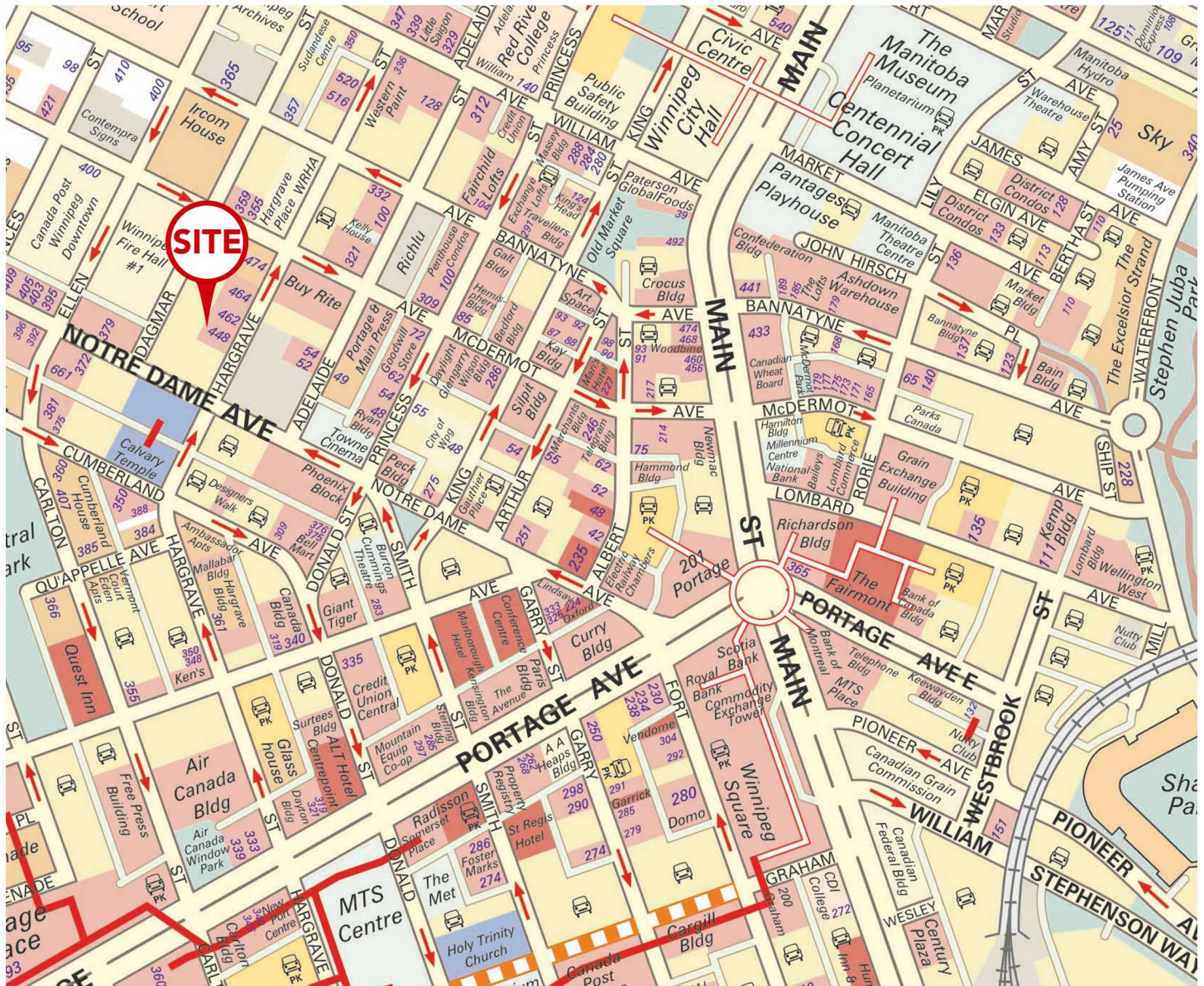
<b>BUILDING AREA</b>	21,000 sq. ft. + Lower Level
<b>NUMBER OF FLOORS</b>	5 + lower level
<b>AVAILABLE</b>	<ul style="list-style-type: none"><li>• Up to 4 floors for Professional Office and Retail (Lower Level, Main Floor, 2nd Floor &amp; 4th Floor)</li><li>• 3rd &amp; 4th floors are finished Residential - 2 suites on each floor</li></ul>
<b>UNIT SIZES (+/-)</b>	650 sq. ft., 1,670 sq. ft., 2,450 sq. ft., 4,200 sq. ft., 9,000 sq. ft., and 4th Floor (2 suites each 2,200 sq. ft.)
<b>ZONING</b>	M1
<b>LEGAL DESCRIPTION</b>	Lot 1 Block Plan 1 17702 DGS 5 St. John WLTO
<b>ROLL NUMBER</b>	13-060062500
<b>ELECTRICAL</b>	200 amps, 11/220 volts
<b>PARKING</b>	Available at market monthly rate
<b>NET RENTAL RATE</b>	\$14.00 per sq. ft. per annum
<b>SALE PRICE</b>	9,690 sq. ft. condominium - Market Price
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Fully sprinklered</li><li>• Electrical - 200 amps, 110/220 volts</li><li>• All utilities metered separately except water</li></ul>



OVERVIEW AERIAL



## DOWNTOWN WINNIPEG LOCATION MAP



**COMMERCIAL REAL ESTATE  
SERVICES INC.**

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