

NEW LISTING

Exchange District

For Lease

Starting at
\$12.00
PSF GROSS

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 238 PRINCESS STREET

EXCHANGE DISTRICT Warehouse / Storage / open loft space

- 60,015 SF of prime storage space
- Large floor plate 9,145 square feet.
- Dock loading
- Freight Elevator
- Located at the corner of Princess St. and Alexander Ave.
- Large windows
- Large rear lot behind building for easy loading



Scan QR code to
view website

**RE/MAX
PROFESSIONALS**

96 Nature Park Way

Winnipeg, MB R3P 0X8

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

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Property Highlights



238 Princess is a landmark building in the Exchange District, with a history that spans over 100 years beginning in 1900. The solid heritage building was built by a the Cockshutt Plough Company. The expansive floors and large timber and brick construction will accommodate large floor loads. The property features a large lot on the west side of the building for convenient dock level loading. Tenant parking is available on the westside of the property at \$150.00 per month.

Suite	Square Footage	Lease Rate	CAM & Tax (2024)	Availability Date
100	7,500	\$15.00	Incl.	60 days
200	8,000	\$12.00	Incl.	60 days
300	8,000	\$12.00	Incl.	60 days
400	8,000	\$12.00	Incl.	60 days
500	8,000	\$12.00	Incl.	60 days
600	8,000	\$12.00	Incl.	60 days
700	8,000	\$12.00	Incl.	60 days
800	8,000	\$12.00	Incl.	60 days

238
PRINCESS
STREET



The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities
within walking



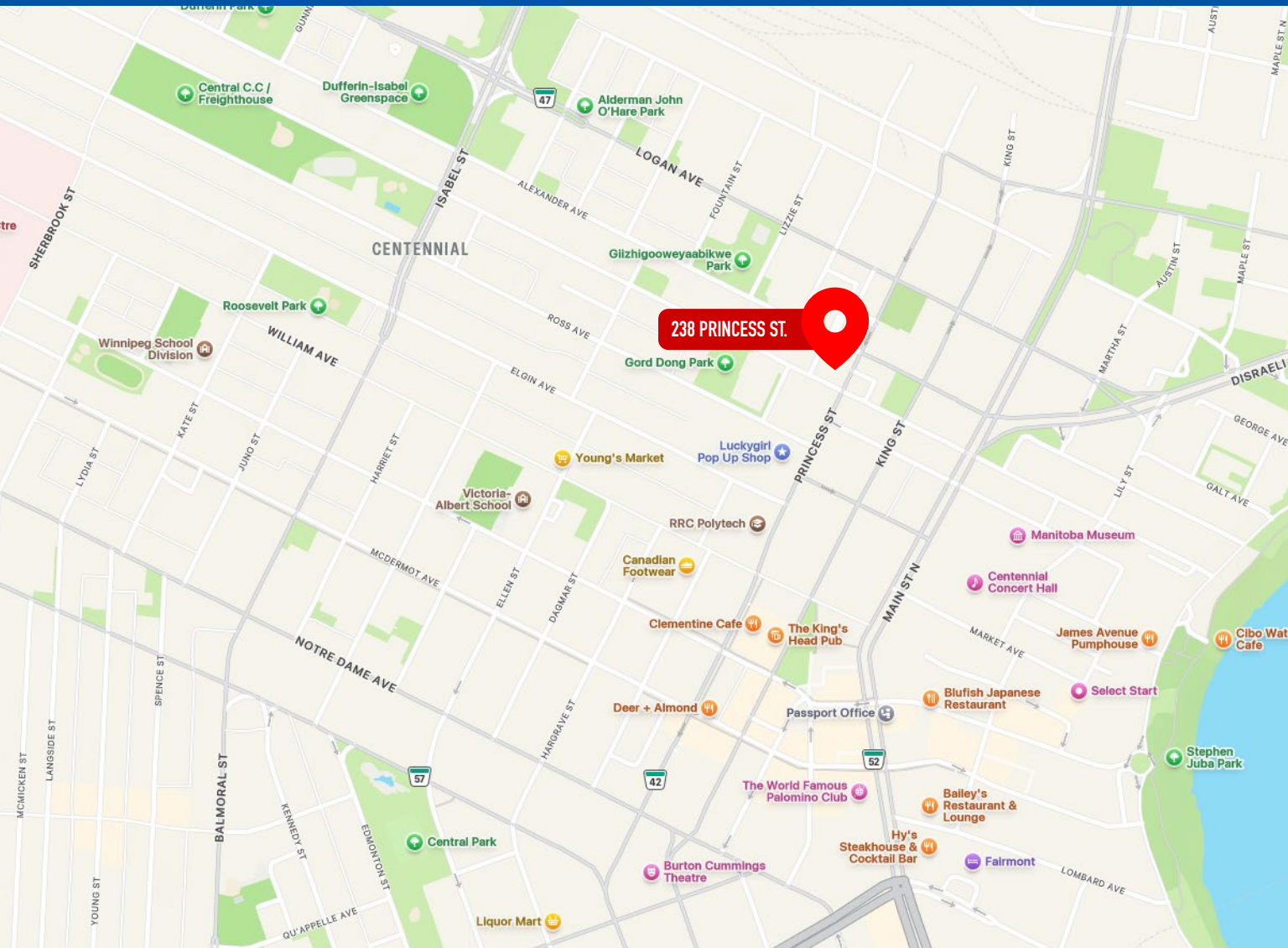
Convenient bike infrastructure



Excellent transit stops



Culture & Entertainment nearby



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