

**FOR LEASE**  
RESTAURANT  
WAREHOUSE  
OFFICE

# MCPHILLIPS BUSINESS MALL

445 McPhillips Street



## LEASE RATES

Net Rent: \$15.00/SF/annum  
CAM/Tax: \$ 4.28 (est. 2019)  
+ Mgmt. Fee

## UNITS AVAILABLE

445 McPhillips Street  
4,068 SF

## ZONING

M1

## PROPERTY DESCRIPTION

This property is located across the street from the McPhillips Station Casino and the future site of a Canad Inns destination hotel.

## TENANTS

A strong mix of tenants that include: Rent-All Supercentre, U-Puttz Black Light Miniature Golf, Western Label, Inland Glass, Jesus is Lord Church, Changes, CJD Glass and Performance Radiator.

## SITE HIGHLIGHTS

- Prime Restaurant, Office or Warehouse space
- Abundant Customer Parking
- Excellent Signage Opportunity
- On Major Transit Routes
- Unit available in spring of 2019

## CONTACT US

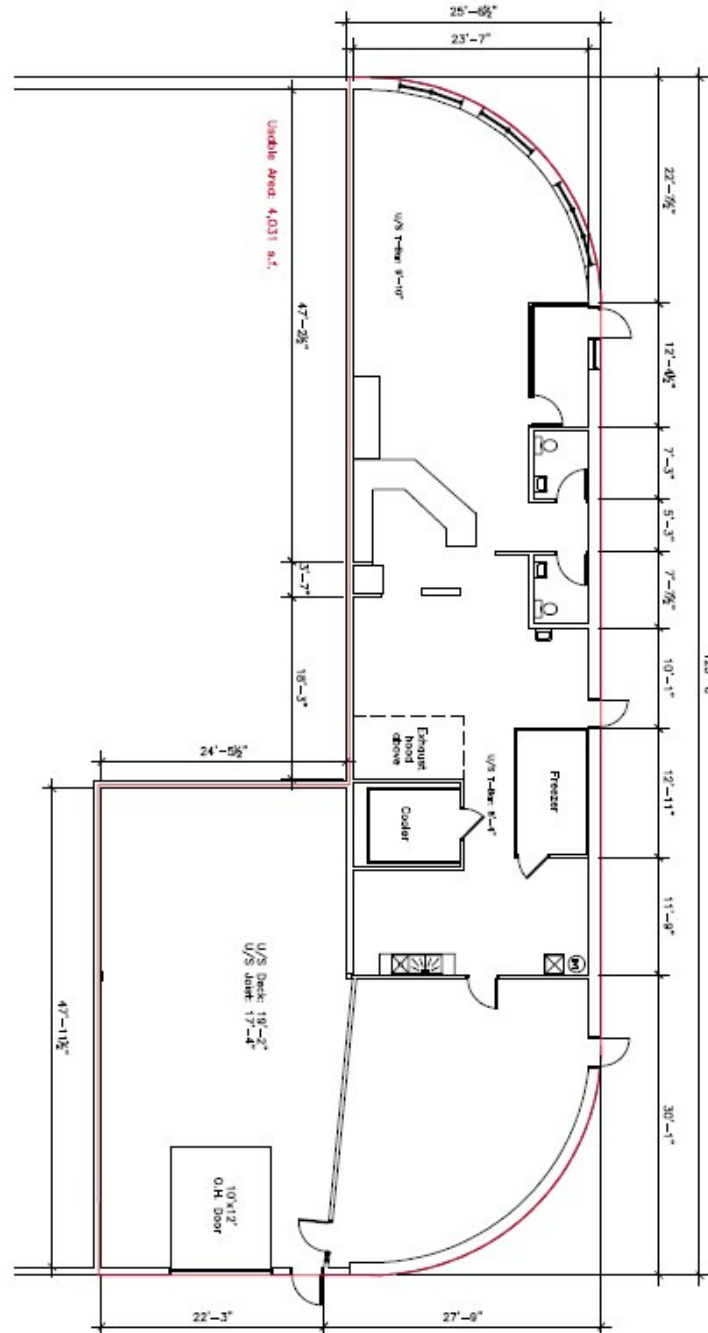
**204-947-2835**

800 – 240 Graham Avenue  
Winnipeg, MB R3C 0J7  
[www.royalcan.com](http://www.royalcan.com)

**QUALITY PROPERTIES**  
QUALITY PROPERTY MANAGEMENT



# FLOOR PLAN



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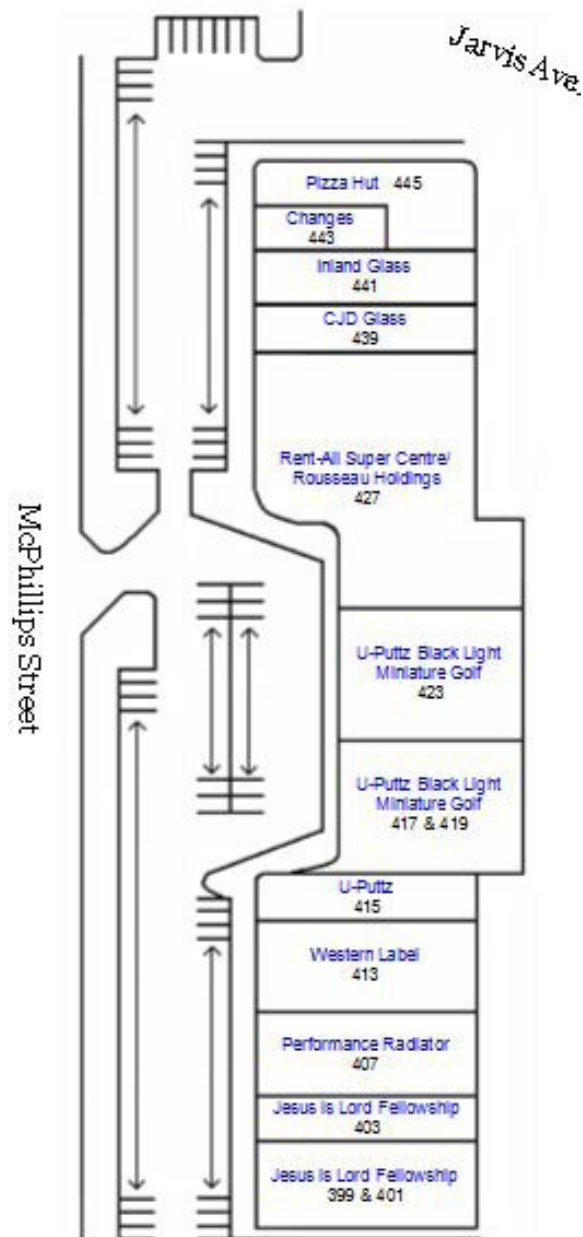
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# SITE PLAN

## McPhillips Business Mall 399 - 445 McPhillips Street Site Plan



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# LOCATION MAP



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