

The Colliers logo is a blue square with the word "Colliers" in white serif font, with a horizontal bar of red, yellow, and blue stripes below it.

Colliers

A sign for Dr. Henry Wong, Dentist, featuring the name in white on a black background and "DENTIST" in white on a pink background.

DR. HENRY WONG
DENTIST

A dark, 3D-style sign for Money Mart mounted on the building facade.

Money
Mart

A small sign for TLC (Tracks Labour Corporation) with the company name and logo.

TLC
TRACKS LABOUR CORPORATION

405B Ellice Avenue, Winnipeg | MB

Retail space on Ellice Avenue **for lease**

This property is situated in downtown Winnipeg, on the corner of Ellice Avenue and Kennedy Street. Positioned along a busy thoroughfare, it features prominent pylon signage and offers ample on-site parking.

Kris Mutcher

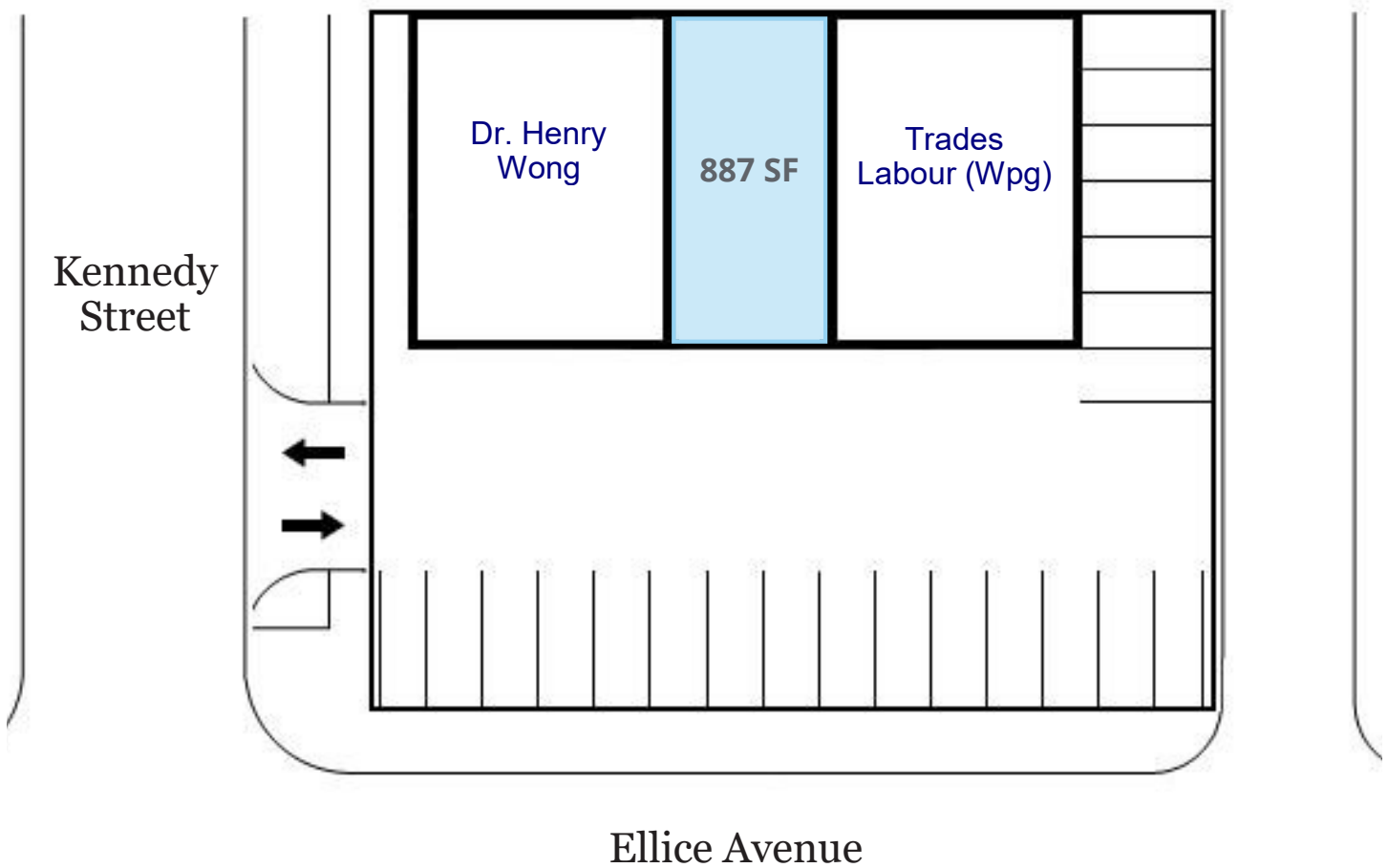
Vice President
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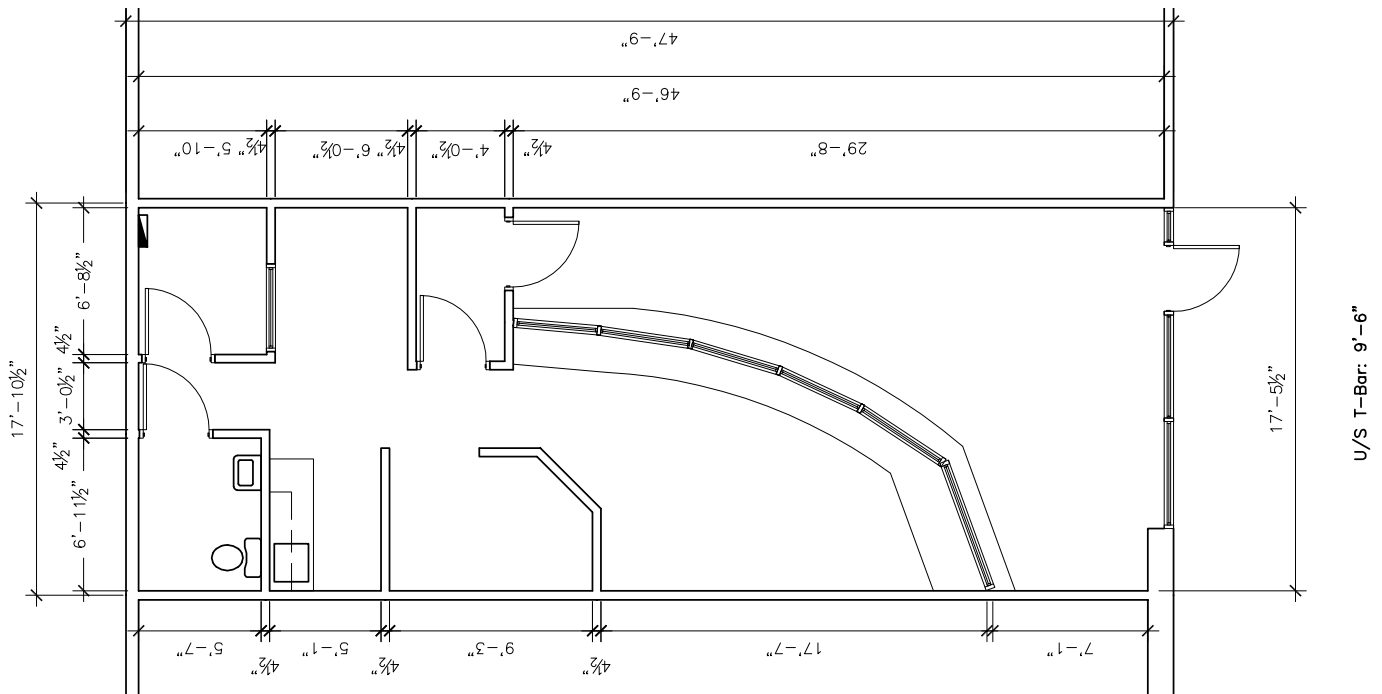
Accelerating success.

Property Overview

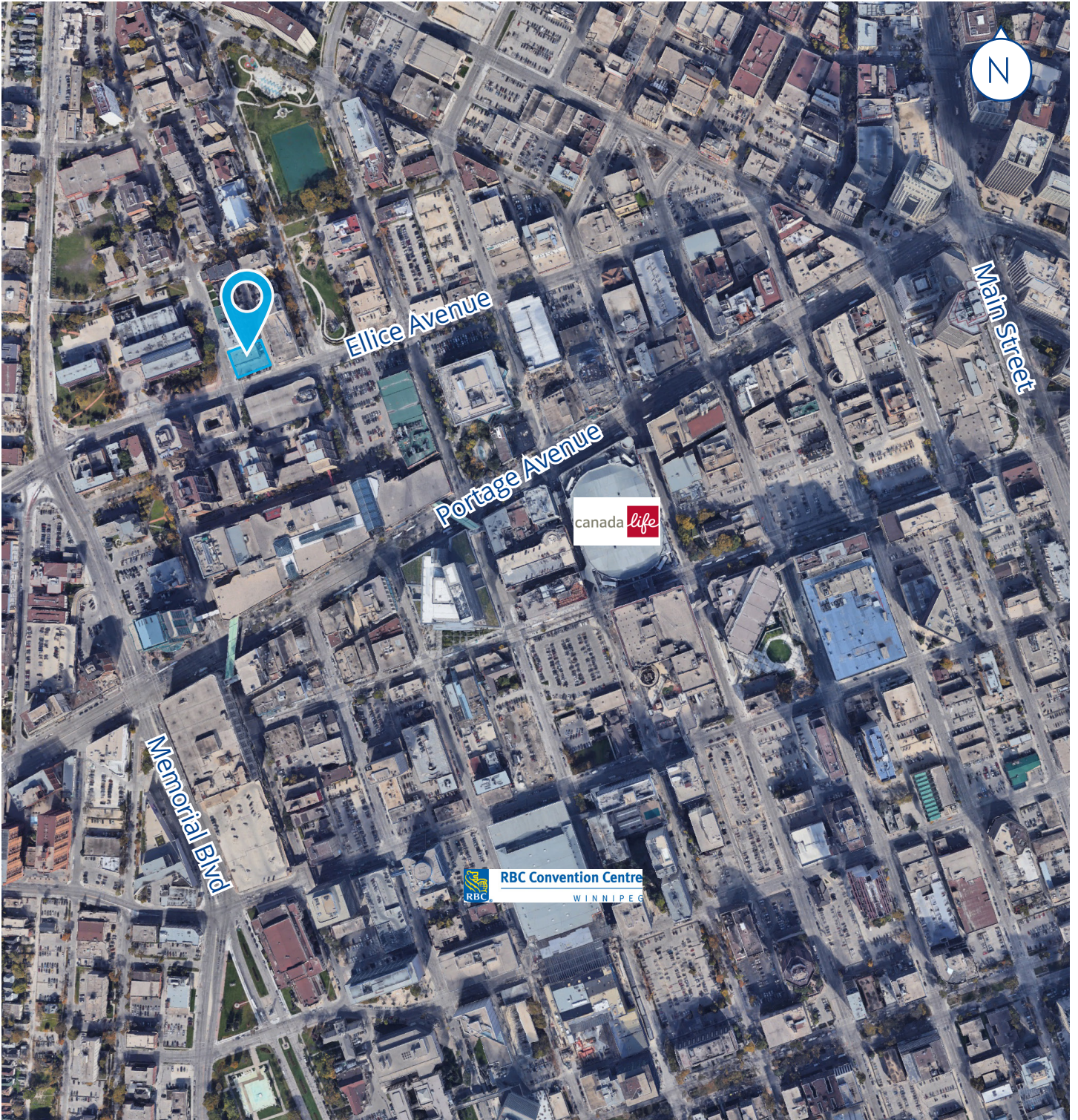
Address:	405B Ellice Avenue
Rentable Area:	887 SF
Net Rent:	\$20.00 PSF
Additional Rent:	\$13.77 PSF (2025 est.)

Management Fee:	5% Gross Rent
HVAC:	3 ton unit
Utilities:	Tenant is responsible for Gas & Hydro





Surrounding Area





405B Ellice Avenue, Winnipeg, MB

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