



Russell Hendrix
First in Foodservice Equipment & Supplies

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945-951 Erin Street | Winnipeg, MB

Showroom and Warehouse with Corner Exposure **For Lease**

Troy Buchanan

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Property Overview

945-951 Erin Street is in close proximity to downtown Winnipeg, JAR International Airport, and many other amenities including Polo Park Shopping Center. Home to over 45,000 people, the West End is a diverse and bustling community in Manitoba's capital.

For Lease

\$7.95

Per Square Foot NET

Additional: \$4.95/SF

Size

29,592 SF

FEATURES



2 dock doors
3 grade doors



Zoning
M1



13 parking stalls with
access to street parking



Close proximity
to Down Town
Winnipeg



Available on
90 days notice



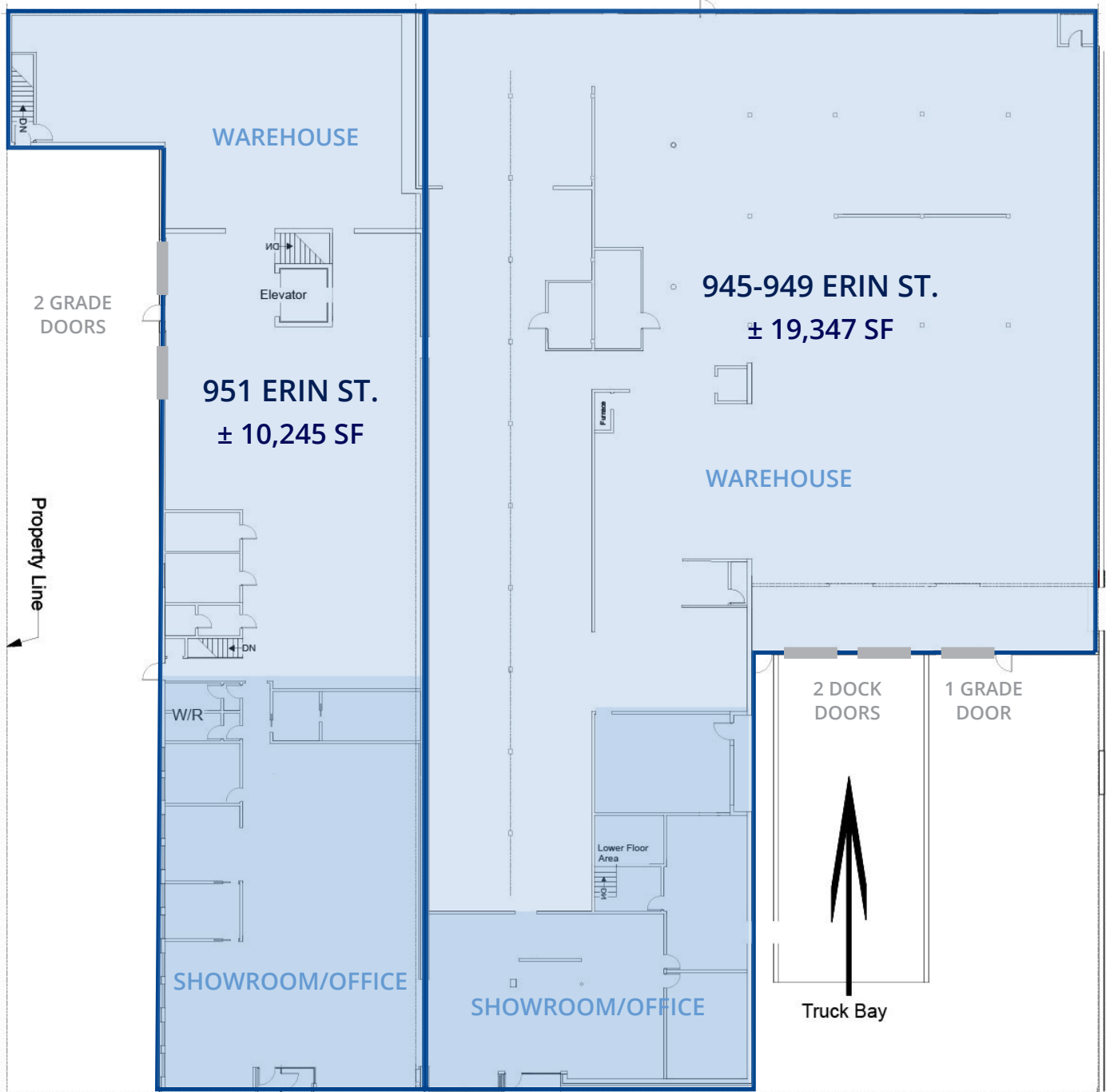
600 volt,
3 phase

Available on a demised plan

Address	951 Erin St.	945-949 Erin St.
Size	10,245 SF	19,347 SF
Loading	2 grade doors	2 dock doors, 1 grade door
Additional	Corner exposure	



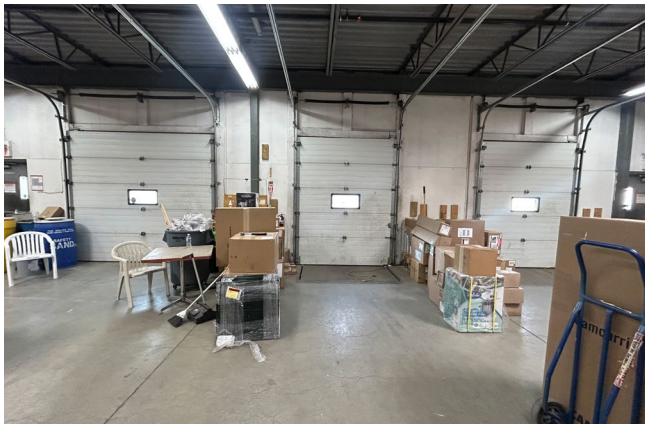
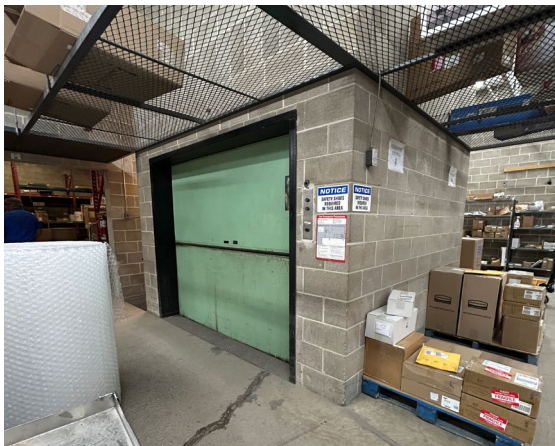
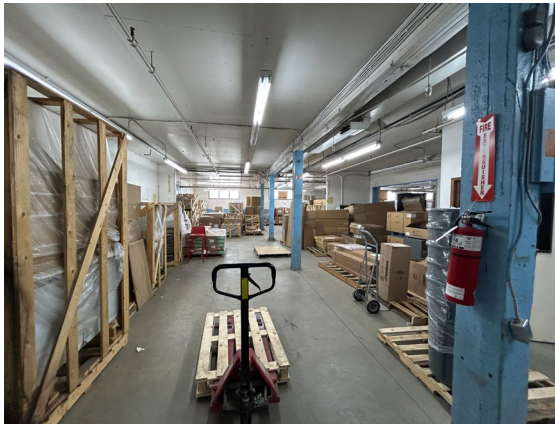
Floor Plan



Showroom/Office Space

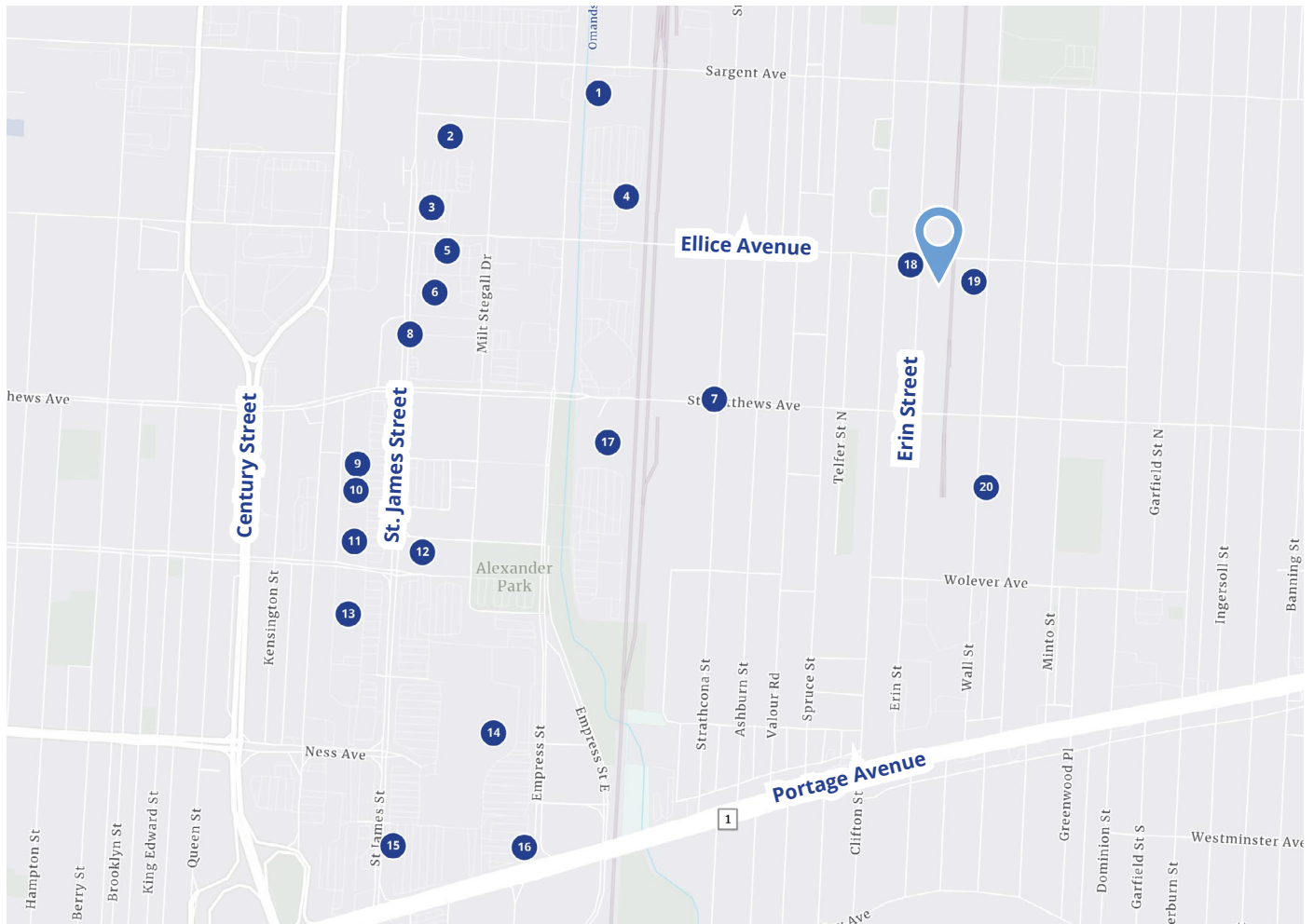


Warehouse Space



Location Overview

Centrally located for easy access to all areas of the city and close to many of central Winnipeg's amenities including Polo Park and Portage Avenue.



- 1. Walmart Superentre
- 2. The Brick
- 3. Smitty's
- 4. PetSmart
- 5. McDonald's
- 6. Staples
- 7. Uptown Alley
- 8. Winners/Homesense
- 9. Save On Foods
- 10. Michael's
- 11. Best Buy
- 12. Scotiabank Theatre
- 13. Canadian Tire
- 14. CF Polo Park
- 15. JOEY Polo Park
- 16. Earls Kitchen + Bar
- 17. Home Depot
- 18. Goodies Bake Shop
- 19. Co-Op Gas Bar
- 20. Wall Street Slice



Bike score

75



Walk score

72



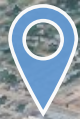
Transit score

57



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

CF CF Polo Park



PORTAGE AVENUE

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