

# FOR LEASE

High-Visibility Warehouse/Office

1808 St Matthews Aveue, Winnipeg, Manitoba



**AMENITY  
RICH AREA**



**DOMINANT  
SIGNAGE**



**FENCED  
COMPOUND**



**OVERHEAD  
DOOR**

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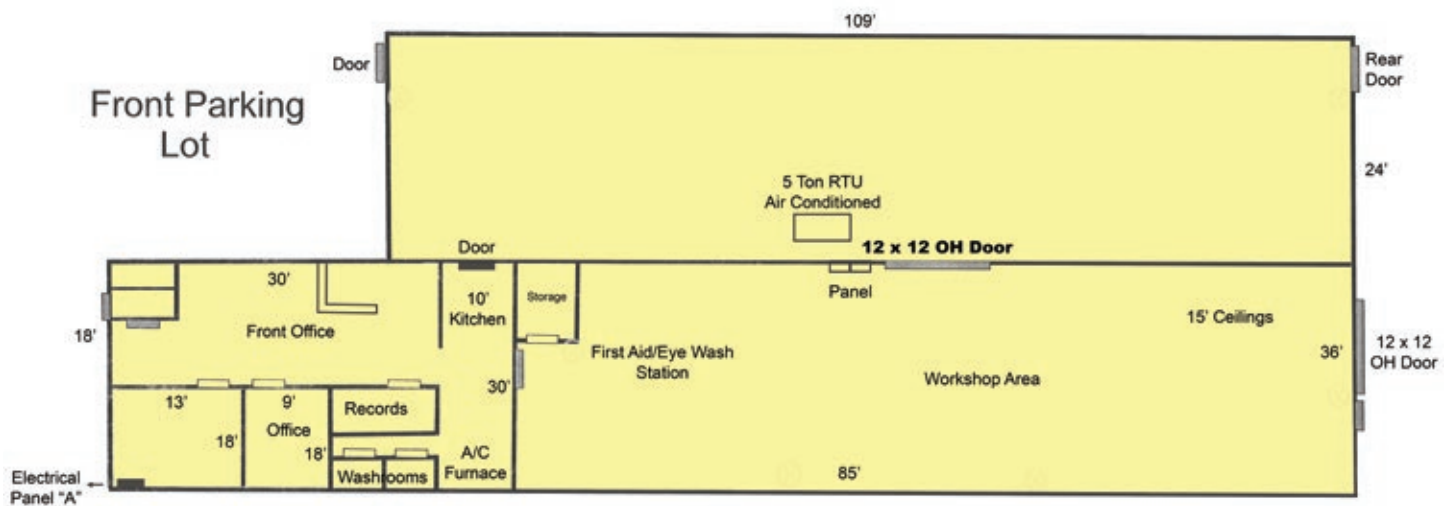
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## SITE PLAN



## FLOOR PLAN



204.474.2000

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## PROPERTY SUMMARY

|                            |           |
|----------------------------|-----------|
| Available (Jan 1, 2026)    | 8,000 SF  |
| Net Rent                   | \$8.95/SF |
| Property Taxes (2025 est.) | \$3.32/SF |
| CAM* (2025 est.)           | \$0.91/SF |
| Zoning                     | M1        |

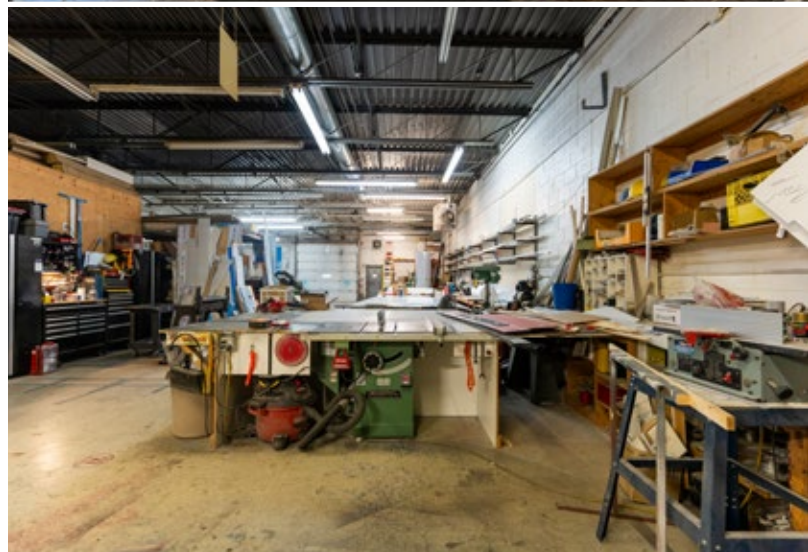
\* Existing business is still operating. All tours shall by appointment and through Shindico only

## FEATURES

- Open warehouse with developed office space
- Three private offices, reception area, kitchenette, and washrooms
- Fenced compound available at rear
- On-site and street parking available
- 14' clear ceiling height with overhead door access
- Freestanding pylon signage available
- Excellent exposure and visibility
- Gas-fired heating system in one section and air conditioning in another
- Premises is serviced by a mix of gas-fired heat and rooftop air conditioning

## LOCATION

- 5 minute drive from CF Polo Park Shopping Centre, Winnipeg's largest interior mall
- Prime St. Matthews Avenue location with high visibility
- Excellent access to major transportation routes, including Winnipeg International Airport and CF Polo Park
- Convenient access to multiple public transit routes

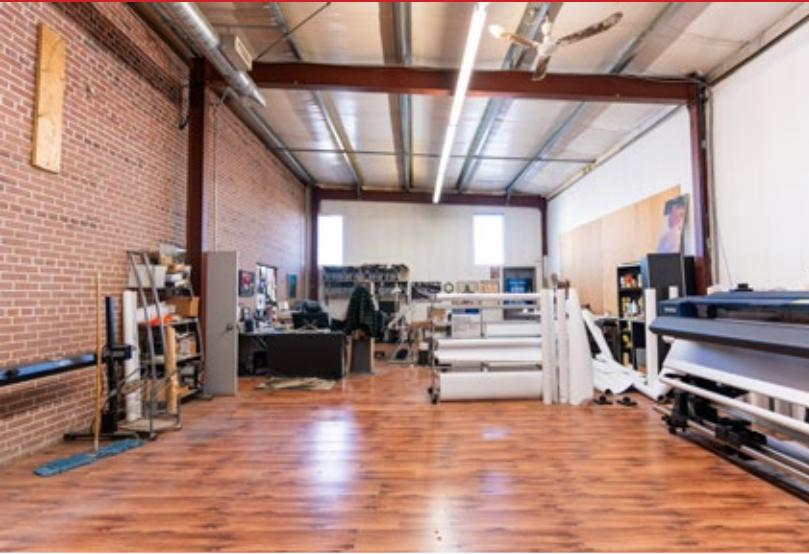


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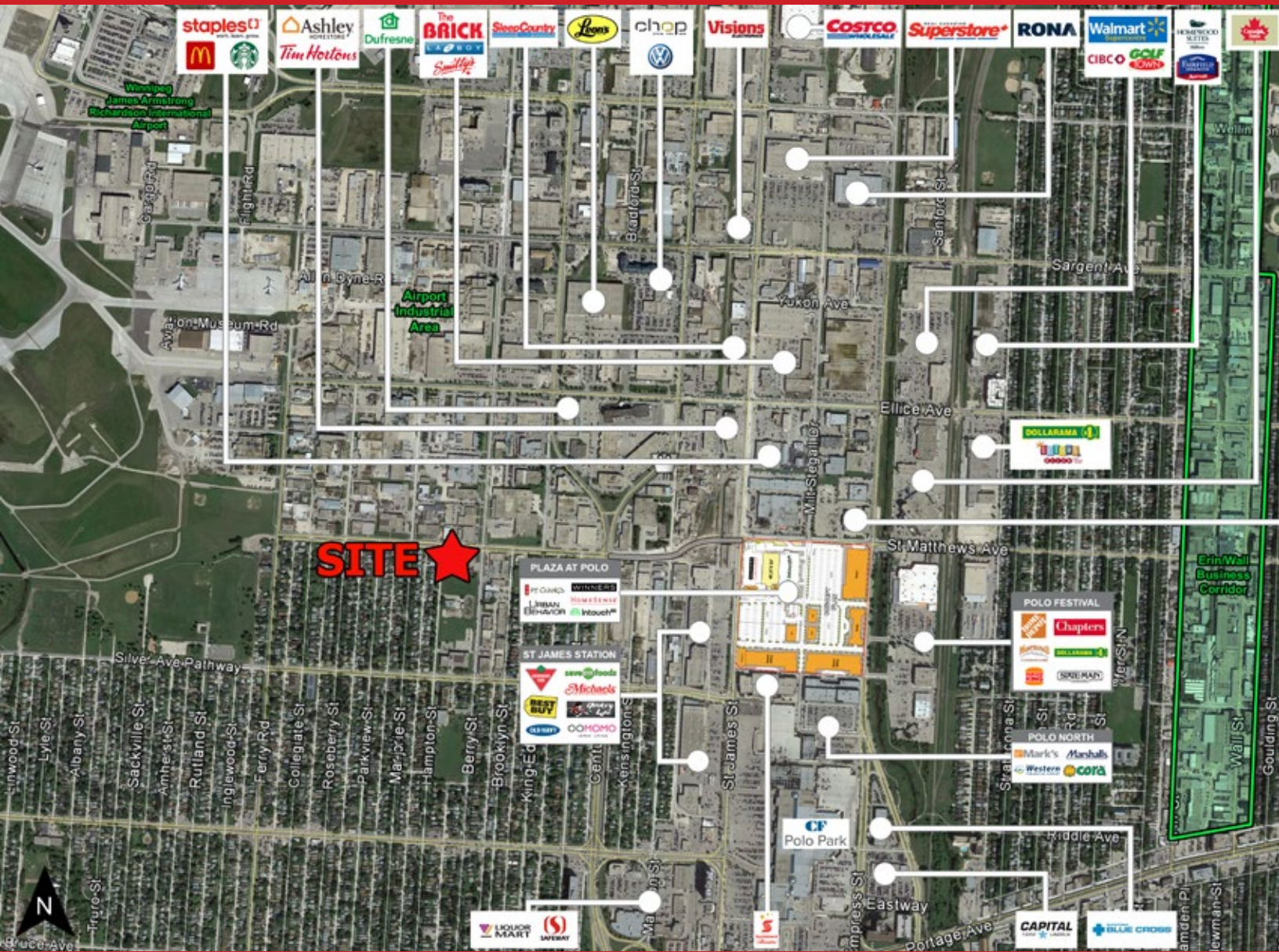


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FOR MORE INFORMATION, PLEASE CONTACT:

**Kalvine Zinzombe**  
**Leasing and Sales Associate**  
P (204) 306-9183  
C (204) 805-1053  
[kzinzombe@shindico.com](mailto:kzinzombe@shindico.com)

**Dino Alevizos\***  
\*Services provided by Dino Alevizos Personal Real Estate Corporation  
P (204) 928-8209  
C (204) 781-9717  
[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



**Shindico**  
*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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