

# FOR LEASE

Bakery / Commissary Opportunity

Unit F - 431 Thames Avenue, Winnipeg, Manitoba



**DEVELOPED  
PRODUCTION SPACE**



**CONVENIENT ACCESS  
TO TRANSIT**



**AMPLE  
PARKING**



**EQUIPMENT PACKAGE  
AVAILABLE**

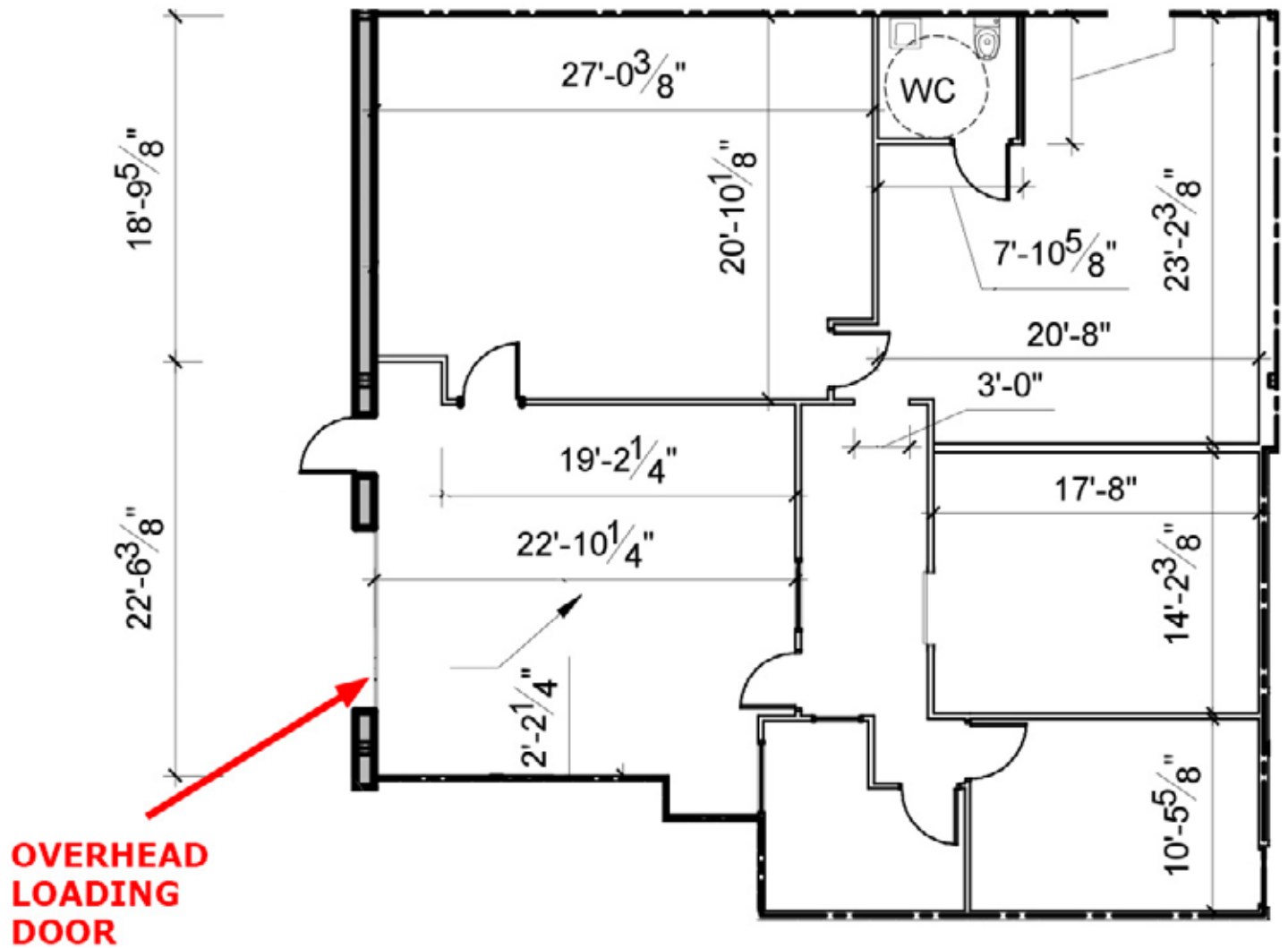
[www.shindico.com](http://www.shindico.com)

***Shindico***

# FOR LEASE

Unit F - 431 Thames Avenue, Winnipeg, Manitoba

## FLOOR PLAN



204.474.2000

**Shindico**

# FOR LEASE

Unit F - 431 Thames Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

Size	2,281 SF
Available	October 1, 2025
Gross Rent	\$16.00/SF
Parking	Ample On-Site
Zoning	C2 - Commercial

## FEATURES

- Overhead door for easy loading
- Food production space ideal for bakery or commissary
- Existing walk-in cooler / freezer
- Fully inspected by Manitoba Health and Safety
- Opportunity to lease existing equipment package

## DRIVE TIMES

- Downtown (Portage Ave & Main St) 9 min
- Regent Ave & Lagimodiere Blvd 7 min
- Lagimodiere Blvd & Fermor Ave 13 min

## TRAFFIC

14,800 vehicles per day on Watt Street between Talbot Avenue and Poplar Avenue.

City of Winnipeg Public Works Department 2023



**WALK-IN COOLER / FREEZER**

**204.474.2000**

**Shindico**



# FOR LEASE

Unit F - 431 Thames Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**



# FOR LEASE

Unit F - 431 Thames Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Mark Scaletta**  
Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 072225