Developed 2nd Floor Opportunity in Northwest Winnipeg

Moore Centre, 1375 McPhillips Street, Winnipeg, Manitoba











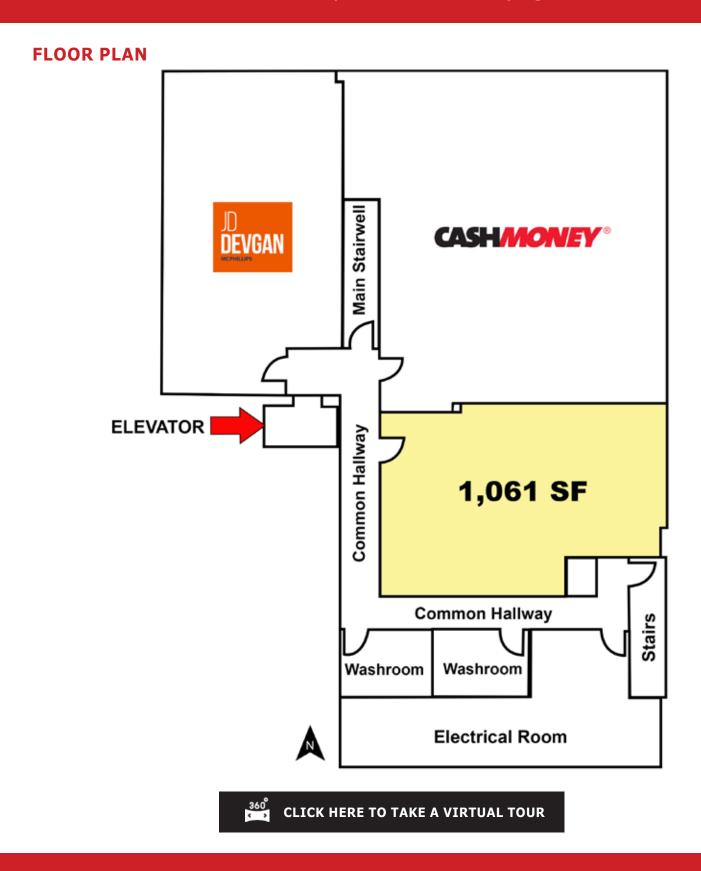


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SITE PLAN



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PROPERTY SUMMARY

Available (May 1, 2	026) 1,061 SF
Net Rent	TBD
Property Taxes (es	t.) \$3.82/SF
CAM* (est.)	\$5.14/SF
Zoning	C4 - Commercial - Regional

^{*}plus management fee

FEATURES

- Newly renovated common area and washrooms to be completed by the end of 2025.
- Wide open space suitable for a variety of uses.
- Abundant natural light with windows on the east side.
- · Elevator access.
- · Common washrooms.
- Ample parking.

LOCATION

- Directly south of Northgate Shopping Centre with Save On Foods, Cinema City, Dollarama, and Fit4Less Gym, with cross access.
- Just east of Winnipeg's largest industrial park, Inkster Park, with significant daytime population
- Located at the northeast corner of McPhillips Street & Carruthers Avenue, just north of Inkster Boulevard.
- Multiple access points including left-turn stacking lane at signalized intersection.

TRAFFIC

 38,800 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2023









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FOR MORE INFORMATION, PLEASE CONTACT:

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