



**Click to view 360  
Property Tour**



## Main floor space for lease in the St. James area

- Located in St. James, close to the Real Canadian Superstore, Walmart and Sobeys
- Close proximity to the Perimeter Highway, Polo Park and the Winnipeg International Airport
- Recently developed professional office space with an efficiently designed floor plan
- 7 private offices, boardroom, kitchenette, 2 washrooms, reception with vestibule
- Ideal turnkey space with high end finishes in place for medical, personal and professional services user
- Ample onsite parking available
- Excellent facade signage exposure on high traffic Ness Ave



Space available: 2,232 sf



Year built: 2020  
Available immediately  
for lease



Zoning: C2-Commercial



22,500 vehicles pass  
by on a daily basis



Net rent: \$24.00 PSF  
CAM / Tax: \$5.20 PSF

**Get more  
information**

**Paul Douglas**, Senior Associate  
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**Steven Paulus**, Vice President  
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[avisonyoung.com](http://avisonyoung.com)

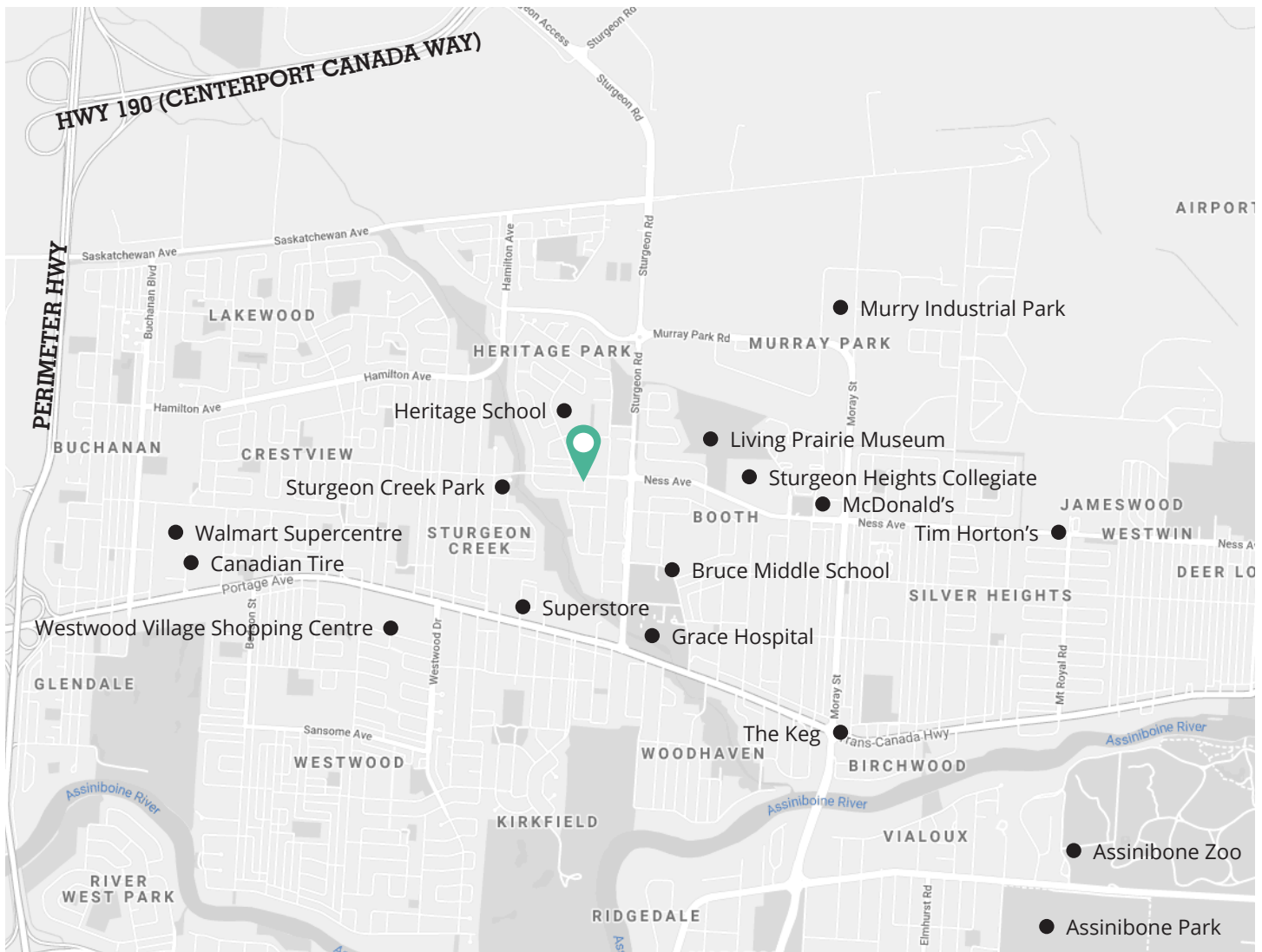
# Main Floor Office / Retail For Lease

3057 Ness Avenue  
Winnipeg, MB

## Building information

HVAC	Ductless split system
Electrical	120 Amp, 120/240 Volt, Single Phase
Parking	12+/- 1/400 sf
Windows	Floor to ceiling windows spanning entrance for maximum natural light

2023 Demographics	0.5KM	1KM	3KM
Current Population	3,268	9,419	54,881
2027 Projection	3,423	9,861	55,284
Median Age	41.40	43.80	43.00
2023 Households	1,143	3,874	22,094
Household Income	\$77,004	\$80,550	\$99,200
Persons / Household	3.0	2.8	2.8



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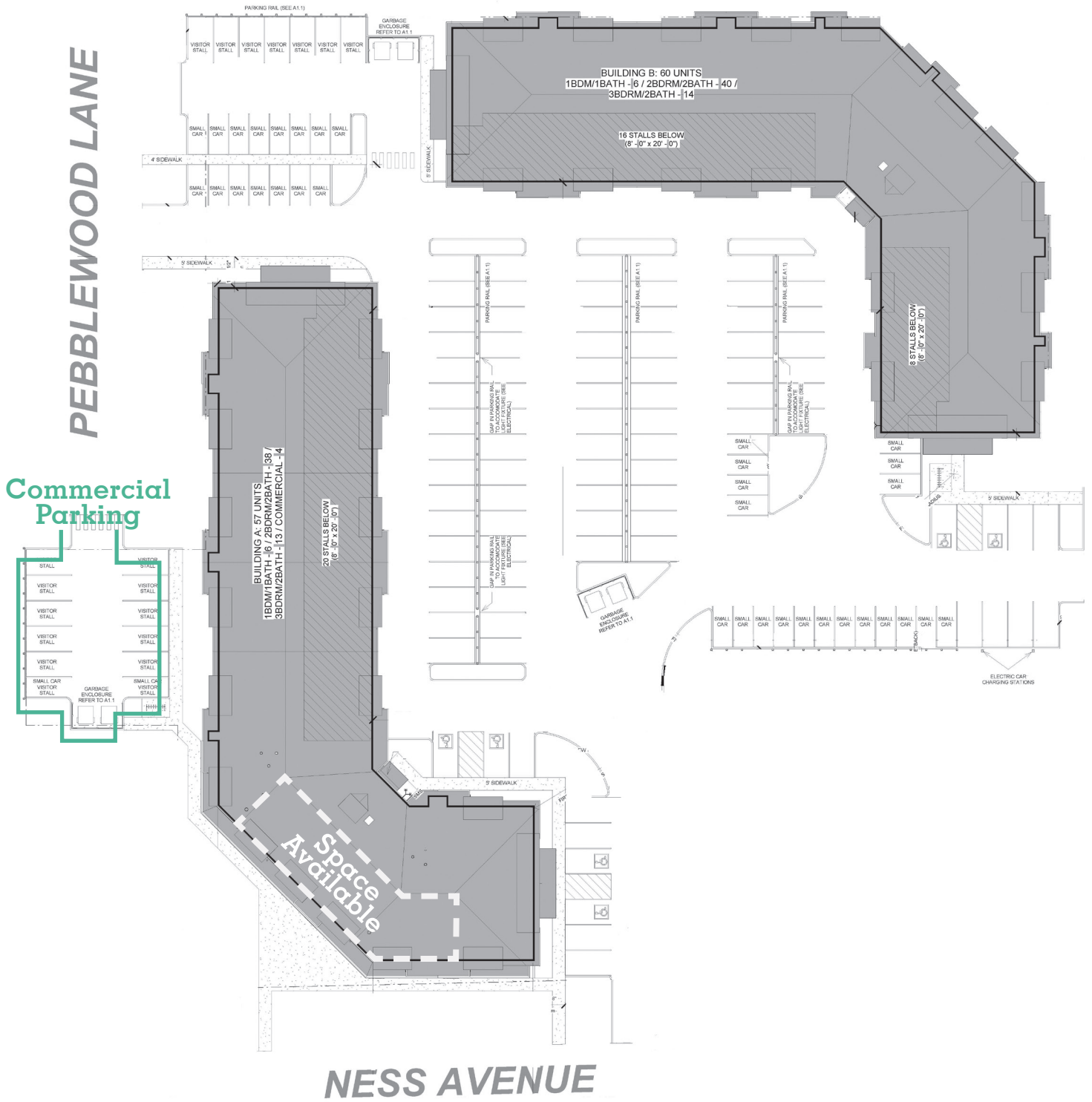
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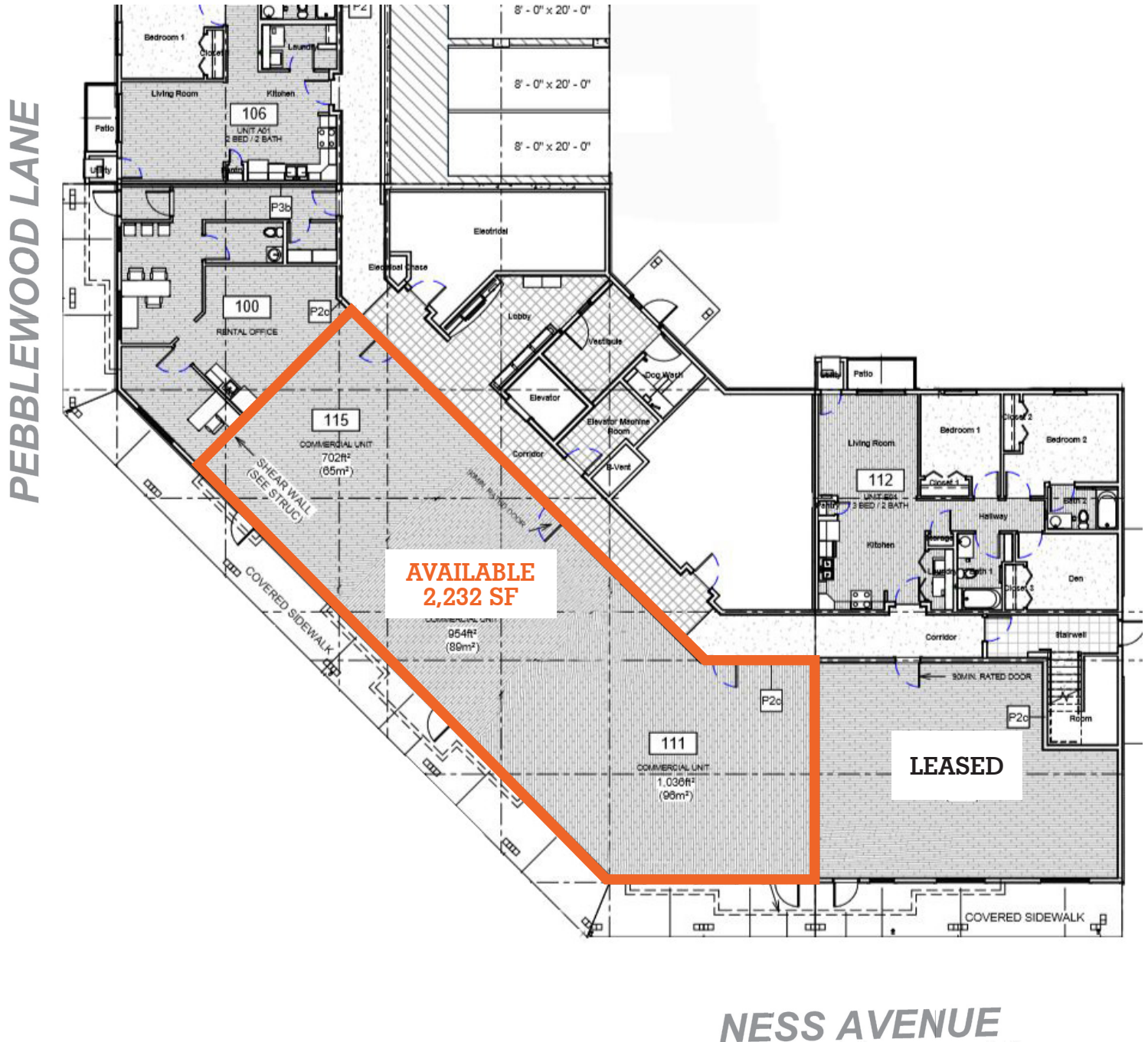
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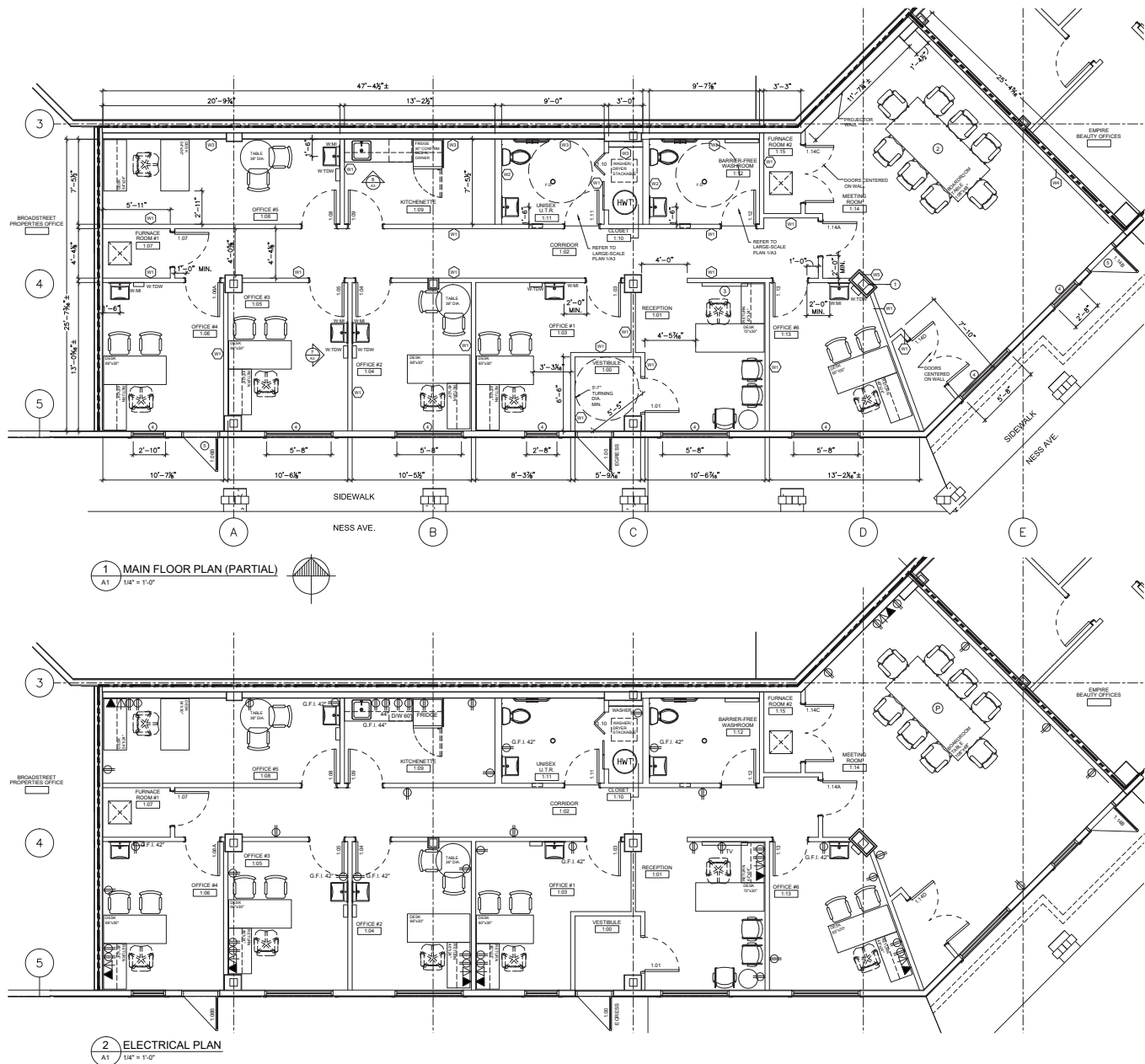
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## Main Floor

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## Current Floor Plan



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