

FOR LEASE

Industrial Opportunity in the Heart of Inkster Industrial Park

1097 Keewatin Street, Winnipeg, Manitoba



**ON-SITE
PARKING STALLS**



**M2
ZONING**



**GREAT
ACCESS**



**5 TRANSIT
ROUTES NEARBY**

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1097 Keewatin Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	+/- 6,590 SF
Possession Date	November 1, 2026
Net Rent	\$10.95/SF
Additional Rent* (2025 est.)	\$4.30/SF
Zoning	M2
Ceiling Height	+/- 18'

*plus 6% management fee on base rent

LOCATION

- Located in the heart of Inkster Industrial Park.
- Close to major trucking routes for convenient access.
- Nearby retail amenities such as RBC, McDonalds, KFC, and Access Storage.

FEATURES

- Excellent frontage on Keewatin Street.
- Ample on-site parking available.
- Dock level and grade level loading doors.
- Features 3 offices, a kitchenette, and a large open area office.
- Parts counter and showroom area at front of premises.

TRAFFIC

- 26,500 vehicles per day on Keewatin Street between Inkster Boulevard and Jefferson Avenue.

City of Winnipeg Public Works Department 2024



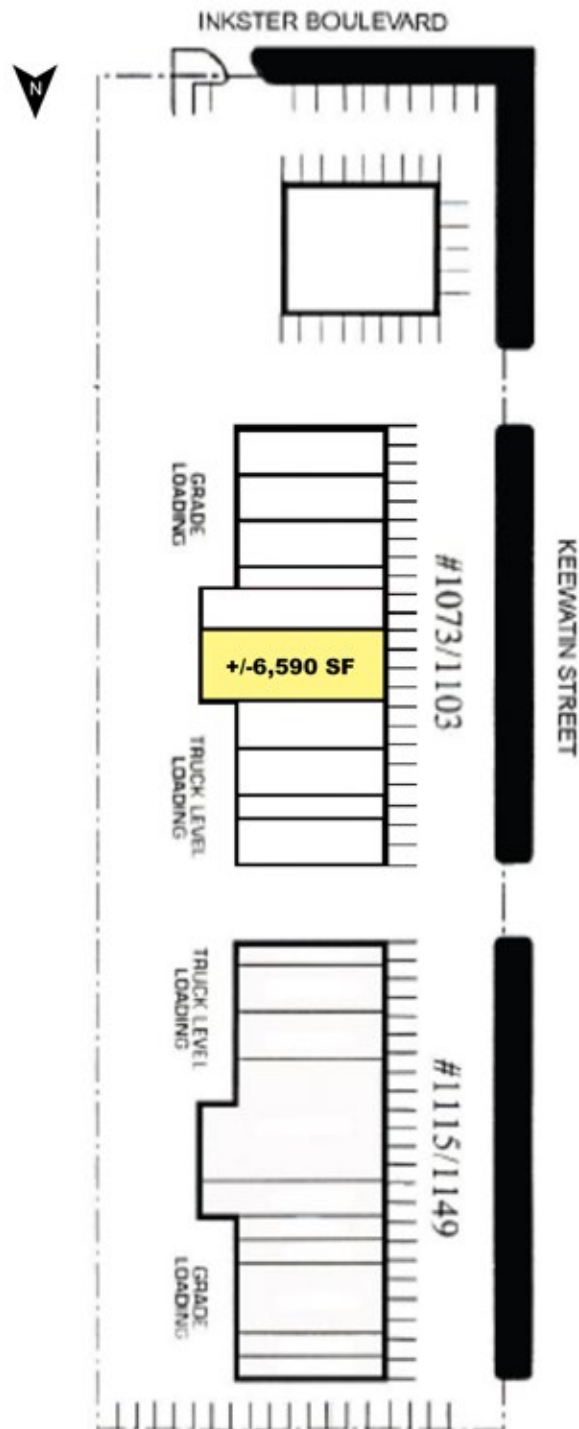
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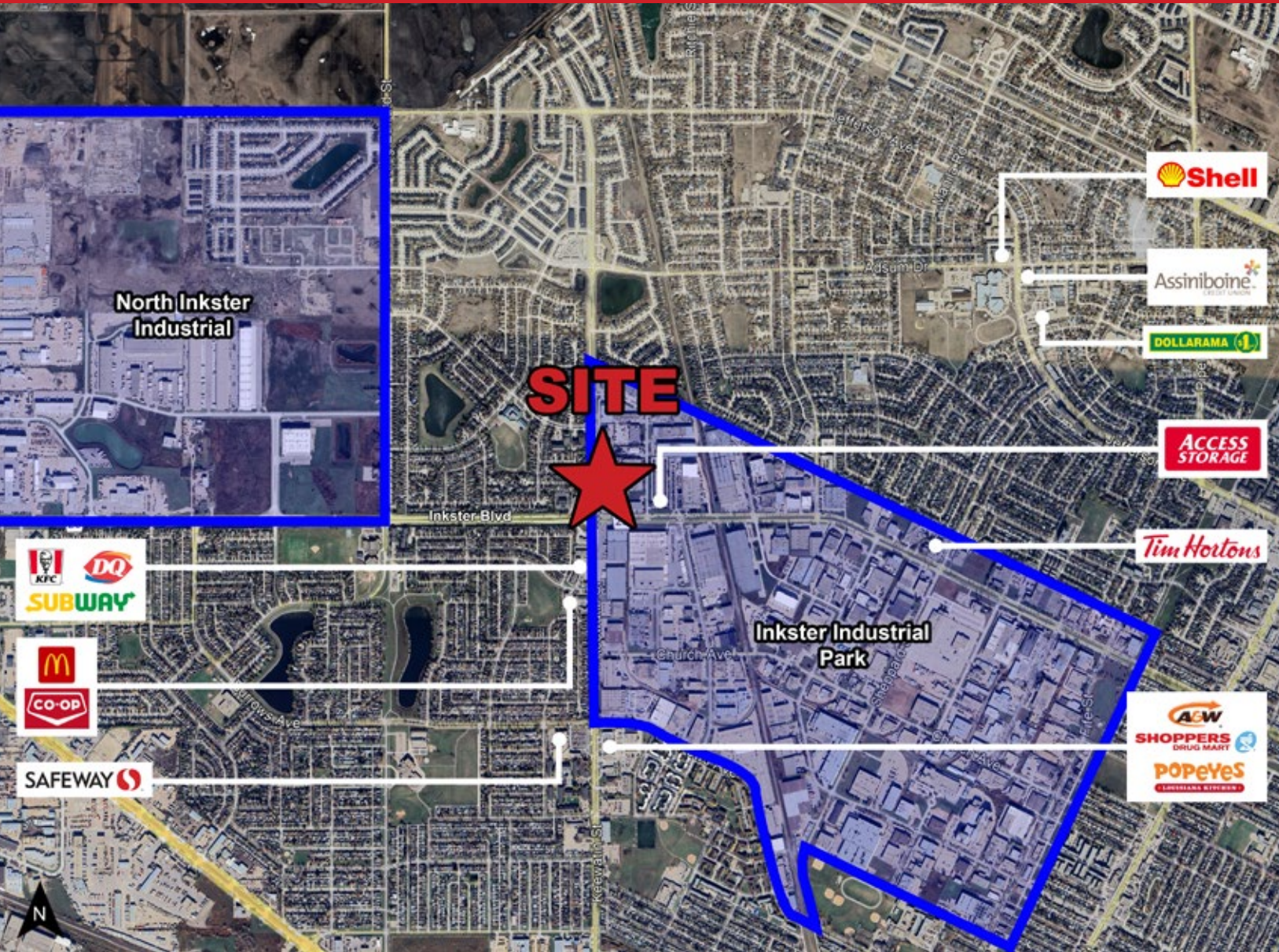
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SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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