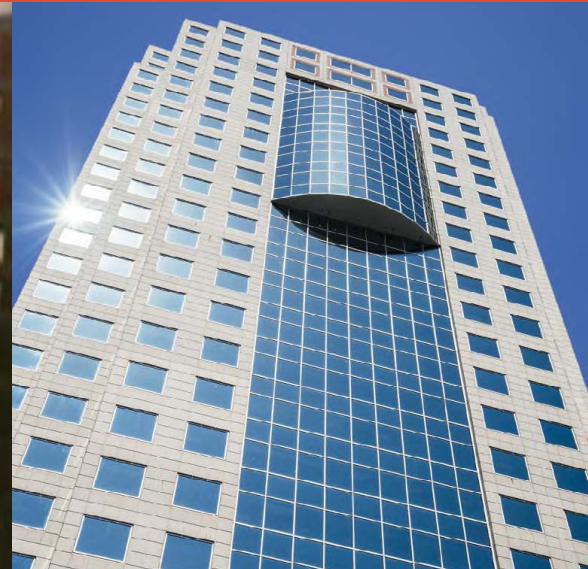
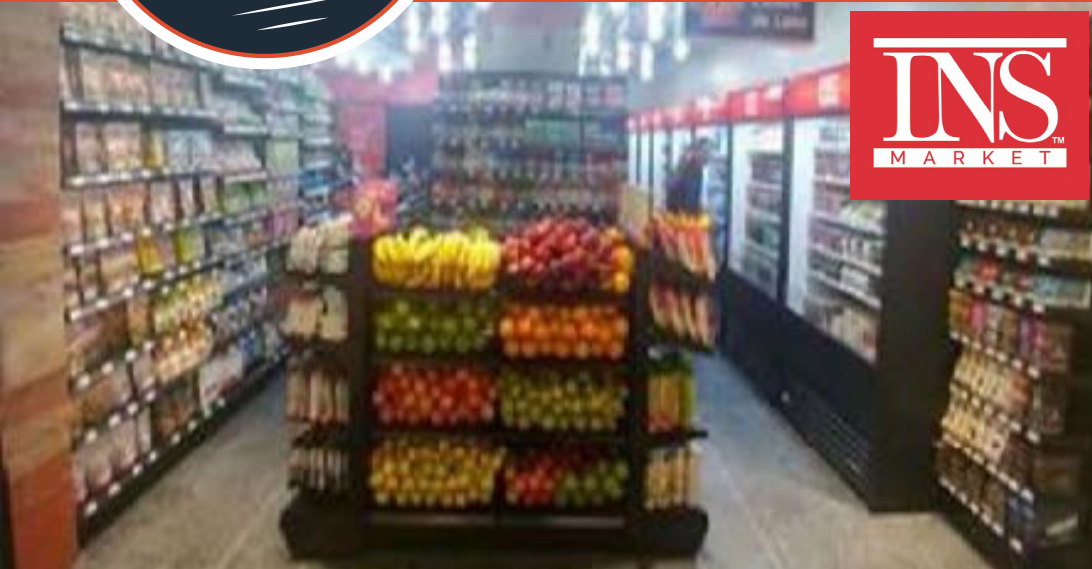




The Next Generation ★ "INS MARKET" HAS ARRIVED



201 Portage Ave., Winnipeg, MB

**ON CONCOURSE LEVEL OF 33-STORY OFFICE TOWER LOCATED
ON THE ICONIC CORNER OF PORTAGE & MAIN**

CONNECTED TO WINNIPEG SQUARE & WALKWAY SYSTEM VIA UNDERGROUND CONCOURSE

ATTACHED 812 STALL PARKADE WITH SECURED PARKING

FINANCING AVAILABLE

\$115,000

SIZE: 332 SQ. FT. APPROXIMATELY • TYPE: OFFICE TOWER

TERM: 5 YEARS PLUS A 5 YEAR OPTION • SECURITY: \$10,000

ROYALTY: 1% OF GROSS LOTTO SALES PLUS \$500 AND APPLICABLE TAXES

GROSS RENT: \$2,424 MONTHLY + APPLICABLE TAXES + UTILITIES

AVAILABILITY: DECEMBER 15, 2017

**PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

RYAN EARL

SALES REPRESENTATIVE/DIRECTOR OF FRANCHISING

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