



1110 - 1142 Sanford Street | Winnipeg, MB

Industrial flex space available **for lease** in the Polo Park Shopping district

The subject property is located with access to some of Winnipeg's major transportation routes in the Polo Park Shopping district.



Lease rate:

\$8.95
PSF net



Quick access to Hwy 1



Along major routes



Close to major retail node



Grade loading

Dan Bushuk
Services Provided by Dan Bushuk
Personal Real Estate Corporation

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Unit 1122

Size	1,500 SF • ±450 SF office area
Layout	Reception, open office area, two washrooms
Zoning	M3
Ceiling Height	±10' clear height
Loading	±10' x 10' grade level door
Heating	HVAC, baseboard heat
Asking Rent	\$8.95/SF net
Additional Rent	\$5.03/SF
Availability	August 1, 2026

Highlights



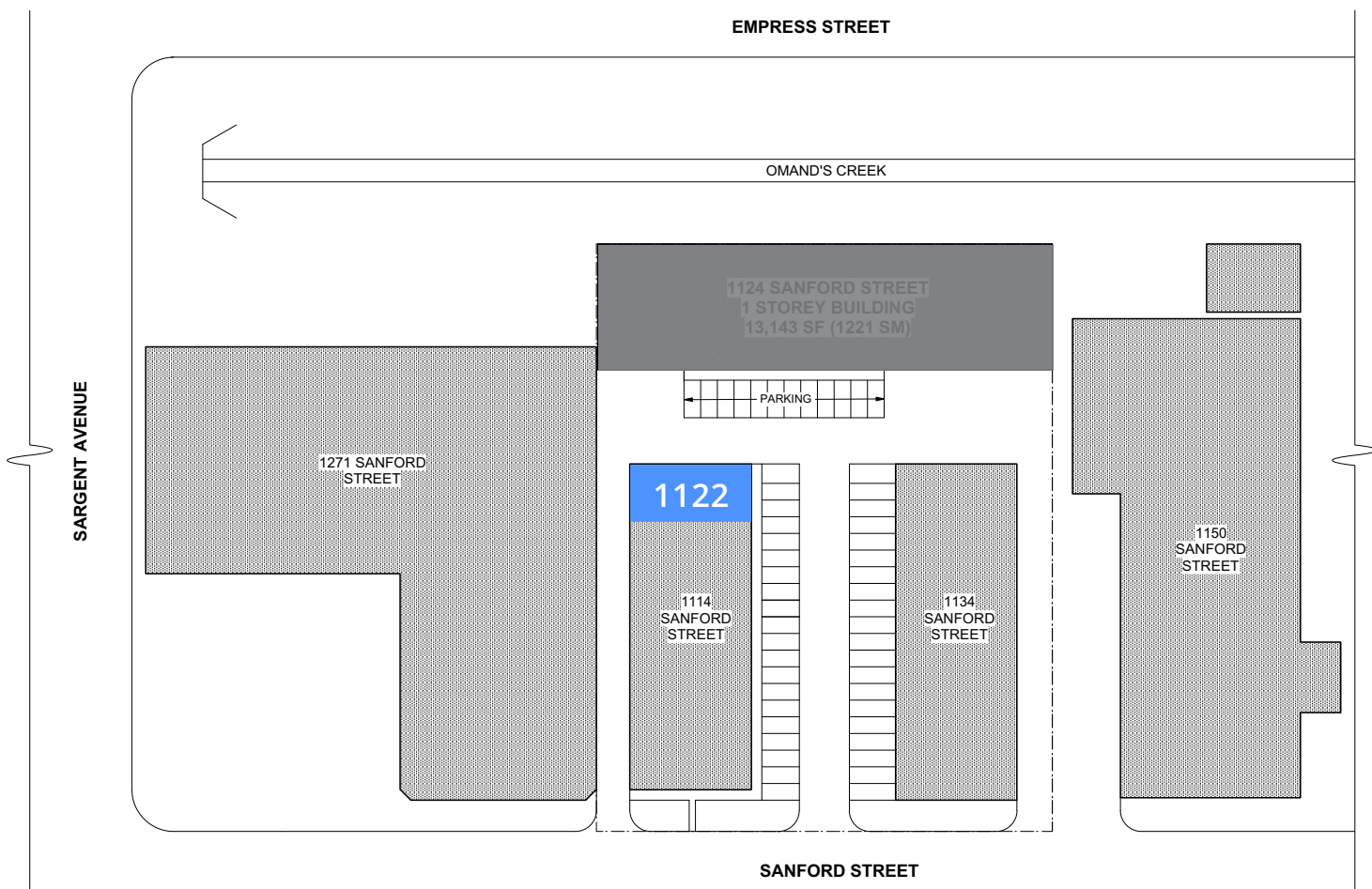
1,500 SF available includes reception area, open office area and two washrooms



Close proximity to Polo Park Shopping Centre and the many amenities in the surrounding area



Excellent location in the St. James Industrial area close to the airport and Route 90







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