



Retail/Industrial For Lease

482 Brooklyn Street

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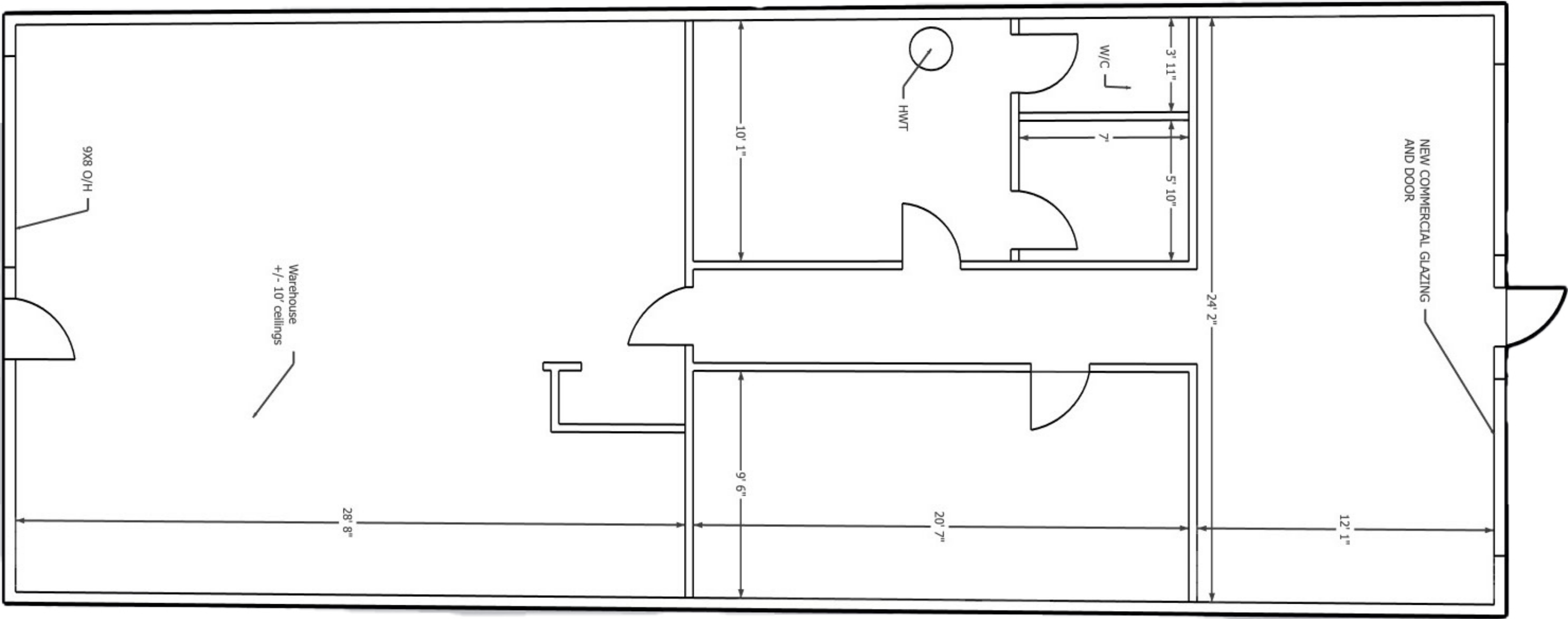
Property Overview

482 Brooklyn Street offers an excellent opportunity to lease approximately 1,500 SF of versatile retail/industrial space in a highly desirable and centrally located area. The unit features a functional layout that is well suited for a variety of industrial, trade, service, showroom, or light retail users, and includes a welcoming reception area, warehouse space, a washroom, and one 8-foot-high overhead door for convenient loading and operational flexibility. The building is solid, exceptionally well maintained, and reflects pride of ownership throughout, with recent upgrades including brand new windows and both man and overhead doors. The property is equipped with an alarm system, with security cameras installed on the exterior (currently not in use), and offers parking at the rear of the building in addition to convenient street parking along Brooklyn Street for staff, customers, and visitors. Whether you’re expanding your business, establishing a new location, or seeking a flexible industrial unit with retail potential, 482 Brooklyn Street presents an outstanding leasing opportunity in one of Winnipeg’s established industrial corridors.

Address	482 Brooklyn Street	Overhead Grade Doors	1 (8’ height)
Available Area	1,500 SF	Ceiling Height	12’
Net Rent	\$16.00 PSF	Parking	At Rear & Street
Additional Rent (2026)	\$6.00 PSF + 6% Management Fee	Zoning	M1 - Manufacturing - Light
Utilities	Gas, Hydro & Water paid by Tenant	Year Built	1961



Floor Plan



The Photos





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