

NORTH ATLAS

COMMERCIAL REAL ESTATE

For Lease

31 Aster Dr.
RM of Rosser, Manitoba



Lease Rate: \$25.95 psf NET

Building Size: ± 17,600 SF
Land size: ± 4.28 Acres
Property Taxes: \$52,133.47 (2023)
Year Built: 2022

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FOR LEASE | 31 Aster Dr. | RM of Rosser, Manitoba

PROPERTY HIGHLIGHTS

NORTH ATLAS

COMMERCIAL REAL ESTATE

- Available for occupancy in Q4 2024.
- The main floor features approximately 2,180 SF of built office space, complemented by (+/-) 1,600 SF of second-floor mezzanine office space. This includes an open work area, private offices, coffee station, bathrooms, a boardroom, and a kitchen.
- Ceiling Height is 26 ft.
- 3 Phase Power 4 wire 347/600 Volt 400 Amp
- The building is well-equipped with 4 Grade Doors (2 - 14' x 14' & 2 - 14' x 16') and 2 Dock Doors (8' x 9').
- Zoning: I2 - Industrial General Zone

An exceptionally rare opportunity to lease a single-tenant industrial building with up to 10.13 acres of graveled and fenced land, with the potential availability of adjacent 1.54 acres and 4.31 acres lots for additional lease amounts.



North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FOR LEASE | 31 Aster Dr. | RM of Rosser, Manitoba

LAND CONFIGURATION

NORTH ATLAS

COMMERCIAL REAL ESTATE

The contiguous land parcels comprising 4.31 acres (15 Aster Dr.) and 1.54 acres (186 Goldenrod Dr.) could potentially be offered for lease to a tenant, together with 31 Aster Dr., at a rate of \$4,900 per acre per month. Available land configurations range from 4.28 acres, 5.82 acres, 8.59 acres to 10.13 acres.

15 Aster Dr.
4.31 Acres

31 Aster Dr.
4.28 Acres

186 Goldenrod Dr.
1.54 Acres

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FOR LEASE | 31 Aster Dr. | RM of Rosser, Manitoba

PROPERTY PHOTOS

NORTH ATLAS

COMMERCIAL REAL ESTATE



North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

FOR LEASE | 31 Aster Dr. | RM of Rosser, Manitoba

INTERIOR PHOTOS

NORTH ATLAS

COMMERCIAL REAL ESTATE



North Atlas Commercial Real Estate

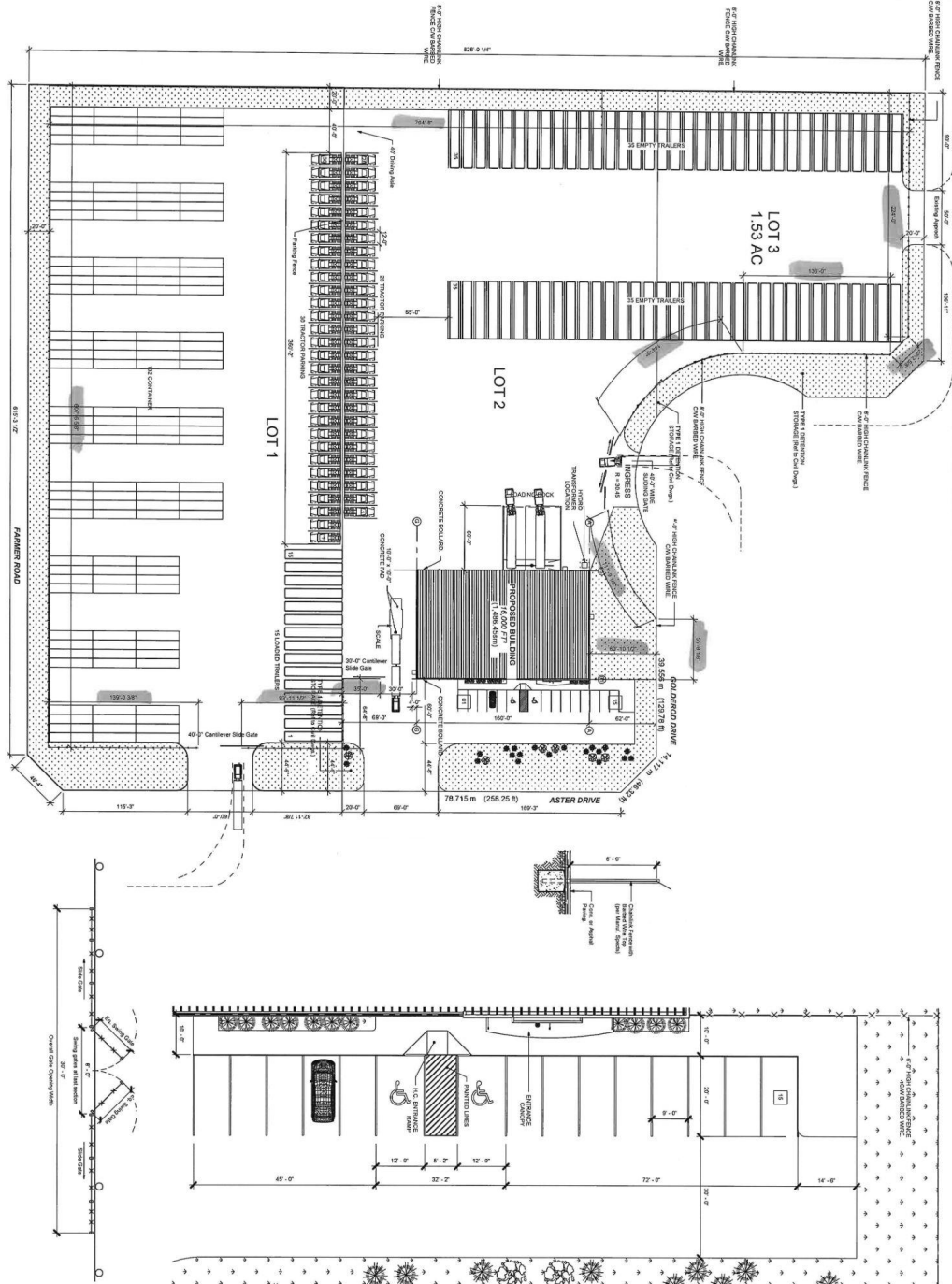
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

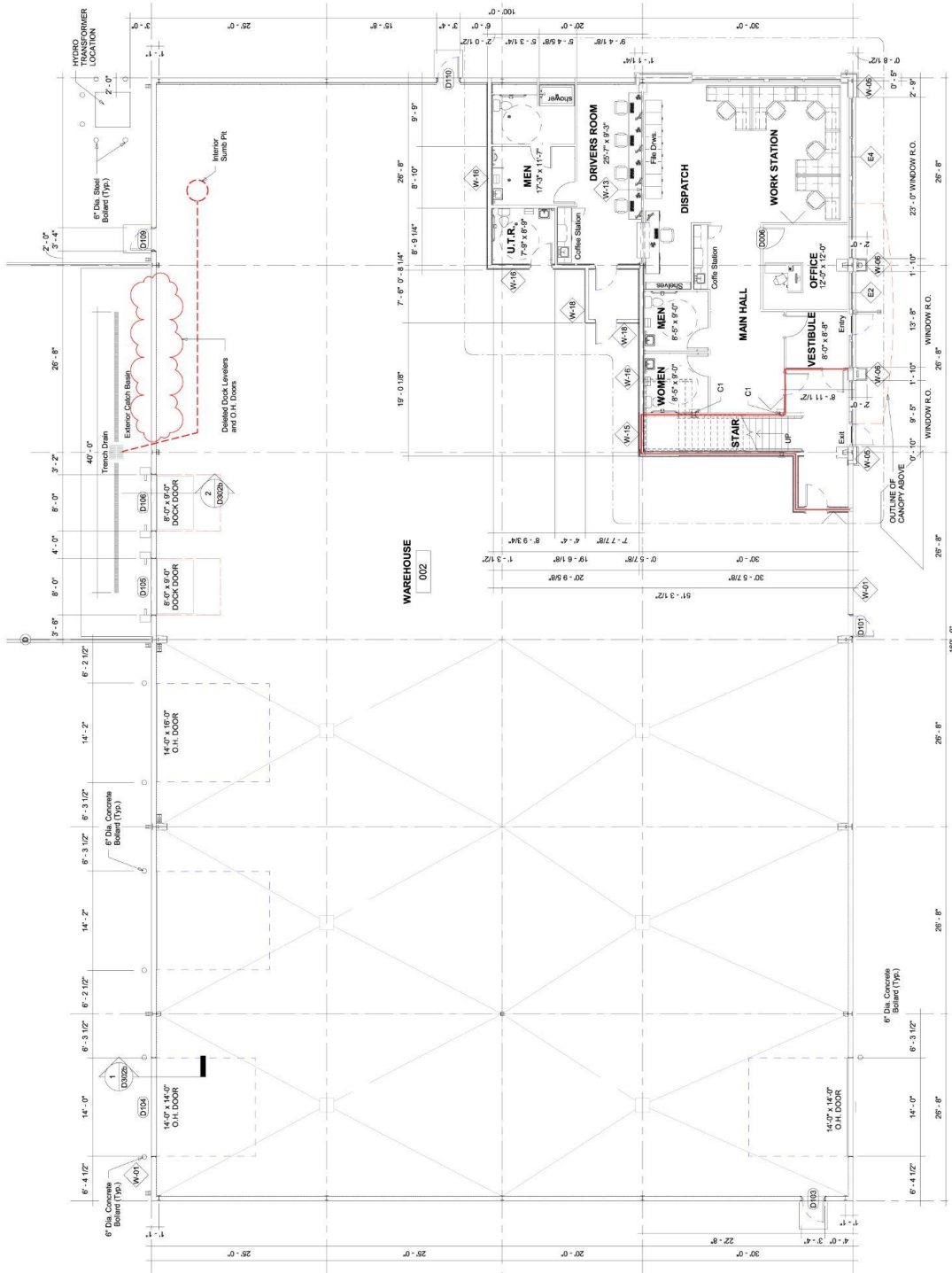


North Atlas Commercial Real Estate
 1201 - 191 Lombard Avenue
 Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
 Partner
 204.891.1999 Mobile
 204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
 Partner & Managing Broker
 204.918.1438 Mobile
 204.942.2400 Office
Jonah@NorthAtlas.ca

FLOOR PLAN



North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

NORTH ATLAS

COMMERCIAL REAL ESTATE



FOR LEASE

31 Aster Dr.
RM of Rosser, Manitoba

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine

Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca