

FOR LEASE

Freestanding Building at High Traffic, Signalized Intersection

1103 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**54,500
VEHICLES PER DAY**
Pembina Hwy. (2024)



**22 ON-SITE
PARKING STALLS**

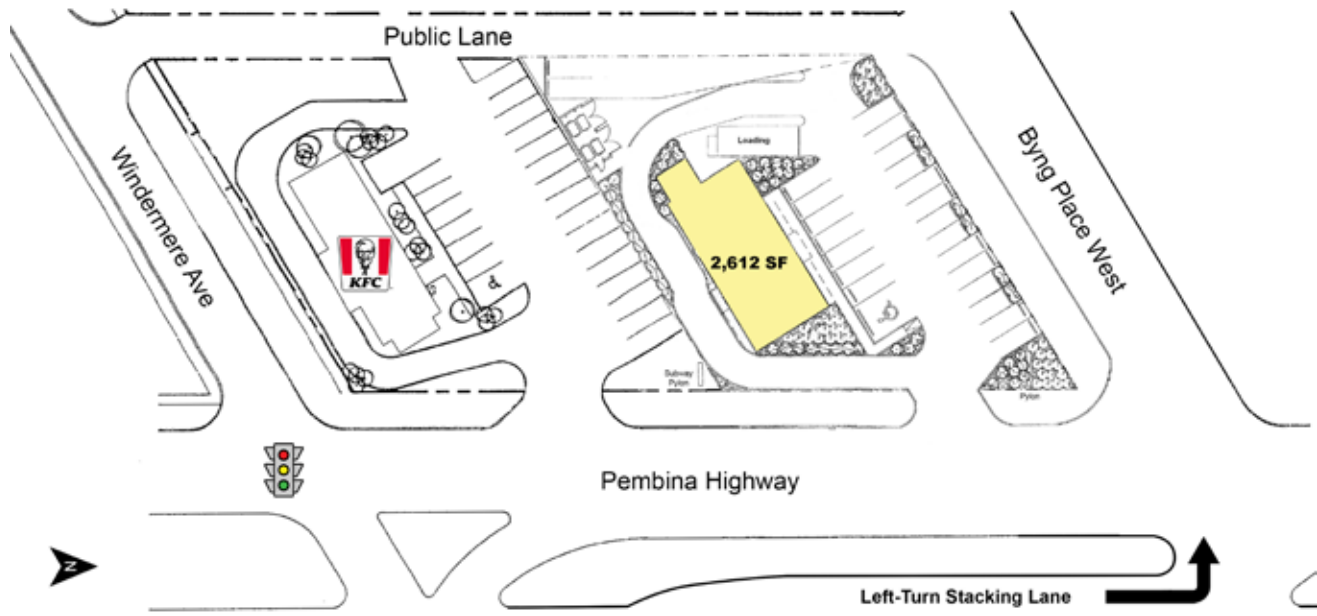


**5 TRANSIT
STOPS NEARBY**

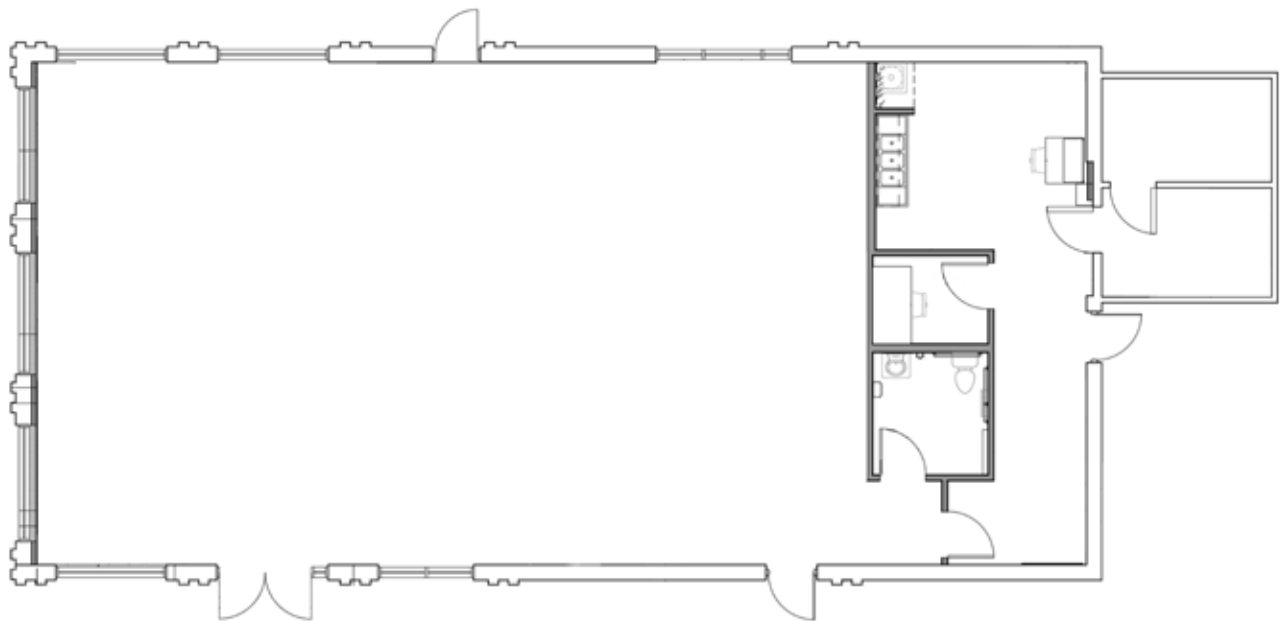
FOR LEASE

1103 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



204.474.2000

Shindico

FOR LEASE

1103 Pembina Highway, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	2,612 SF
Property Taxes (2026 est.)	\$7.95/SF
CAM (2026 est.)*	\$3.26/SF
Zoning	C2 - Commercial District

*Plus management fee

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	66,868	218,770
Daytime Population	67,386	265,553
Households	29,076	98,113
Median Age	39.2	37.8
Avg. Household Income	\$123,189	\$109,991

Source: Environics Analytics ©2025

LOCATION

- Located on the going home side of Pembina Highway between Windermere Avenue/Point Road and Byng Place West, at a signalized intersection.
- Left turn stacking lane at Byng Place West.
- Freestanding pylon sign.
- Across from Shoppers Drug Mart and Starbucks, and directly north of new apartment complex.
- Potential for patio.
- Surrounded by the community of Fort Garry - an affluent and densely populated neighbourhood.
- **Potential to re-establish drive-thru.**

TRAFFIC

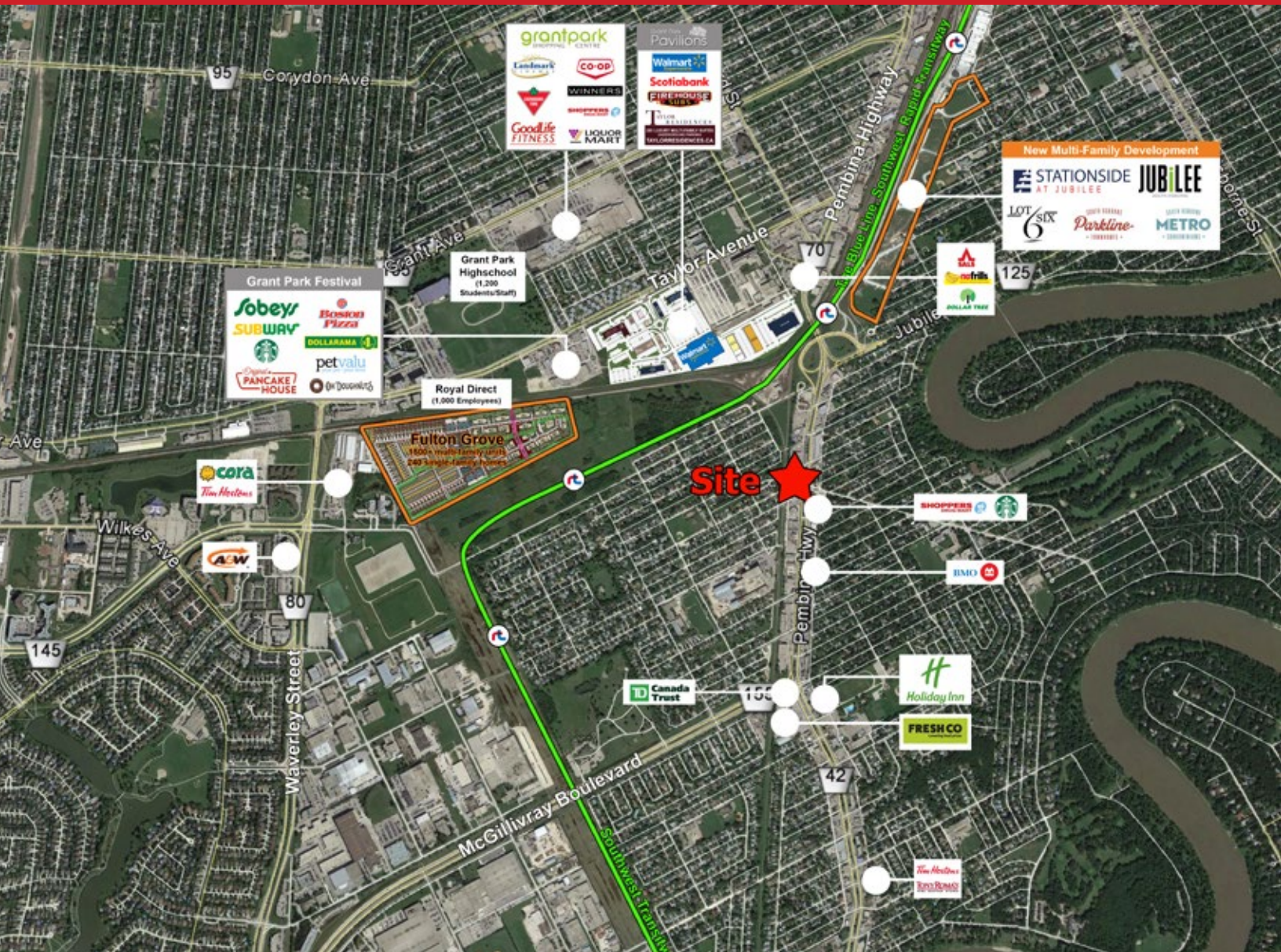
- 55,200 vehicles per day on Pembina Highway between Jubilee Avenue and McGillivray Boulevard.

City of Winnipeg Public Works Department 2024



FOR LEASE

1103 Pembina Highway, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209
C (204) 781-9717
dalevizos@shindico.com

Michael Stronger*

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237
C (204) 793-3448
mstronger@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.022426