

Colliers



155 Cargill Road, Winkler | MB

End Cap Retail leasing opportunity in Winkler

Located within one of Winkler's primary commercial corridors offering excellent visibility along the main traffic arteries of Cargill Road and 1st Street.

Kris Mutcher

Vice President
+1 204 926 3838
kris.mutcher@colliers.com

John Prall

Vice President
+1 204 926 3839
john.prall@colliers.com

Property Overview



Anchored by Real Canadian Superstore



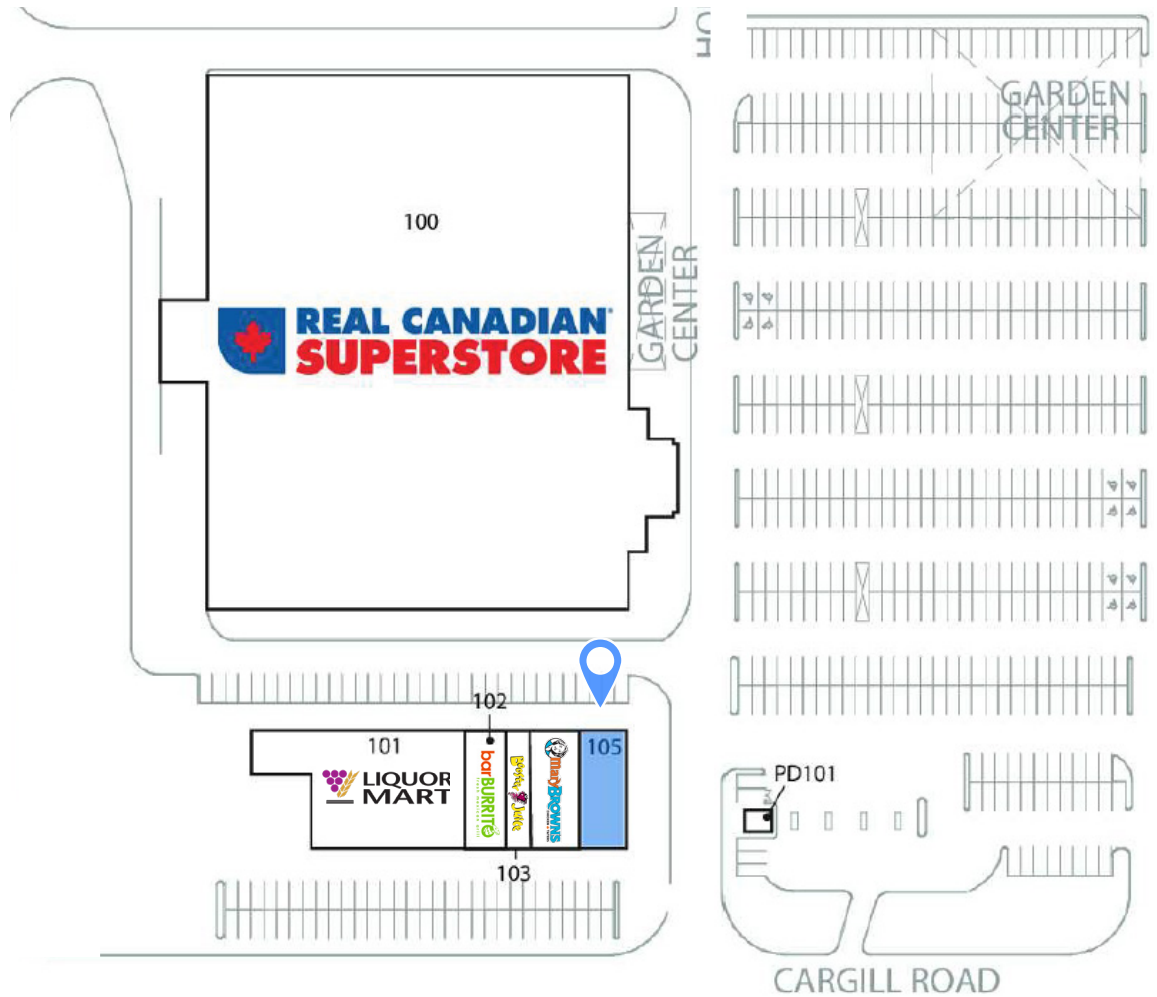
Strong egress and access to site



Ample parking including underground facility



Good visibility to main traffic arteries - Cargill Rd & 1st St



Property Details

Address: 105 - 155 Cargill Road

Rentable Area: 1,408 SF

Minimum Rent: Market

Additional Rent: \$9.46 PSF (2026 est.)

Available: Immediate



1,408 SF
available

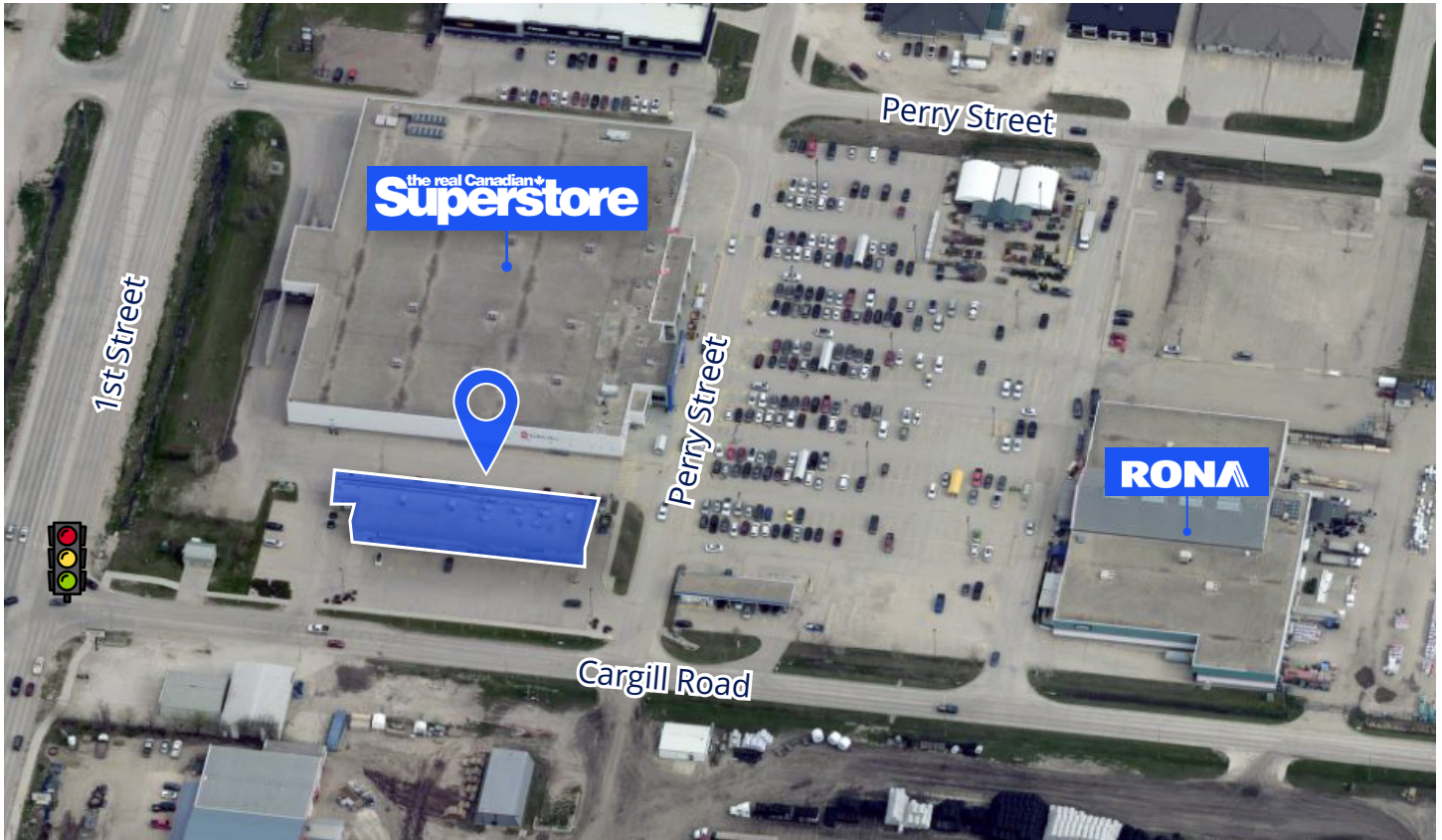


Front Exterior

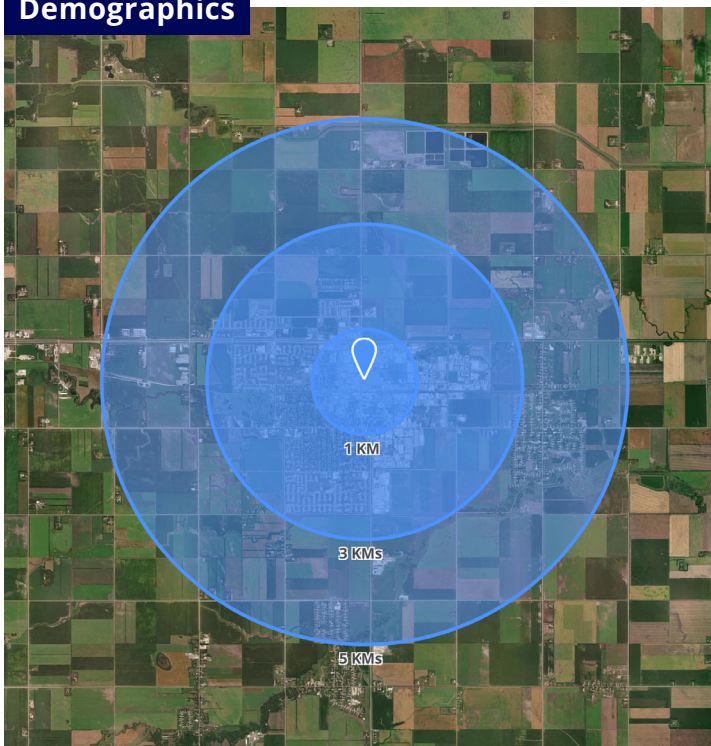


Rear Parking

Location Overview



Demographics



155 Cargill Road is strategically located within one of Winkler's primary commercial corridors, benefiting from strong visibility and easy access. The property is anchored by Real Canadian Superstore and Rona, and is adjacent to Liquor Mart, Booster Juice, Bar Burrito and Mary Brown's.

Winkler is one of the fastest-growing communities in the province and the largest city in the Pembina Valley region of southern Manitoba supported by continued residential growth. The city functions as a regional service centre and has a diversified economy serving as a major agricultural, industrial and commercial hub.

Distance from the Property	1 km	3 km	5 km
Total Population (2025)	2,600	16,286	18,836
Average Age	40.9	36.5	35.8
Number of Households	1,222	5,976	6,623
Average Household Income	\$70,128	\$102,434	\$104,962
Total Daytime Population	3,047	11,390	11,877



Provincial Trunk Hwy 14



1st Street

Cargill Road





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