

FOR LEASE

Retail/Flex Space in Polo Park

1170-1172 St. James Street, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**

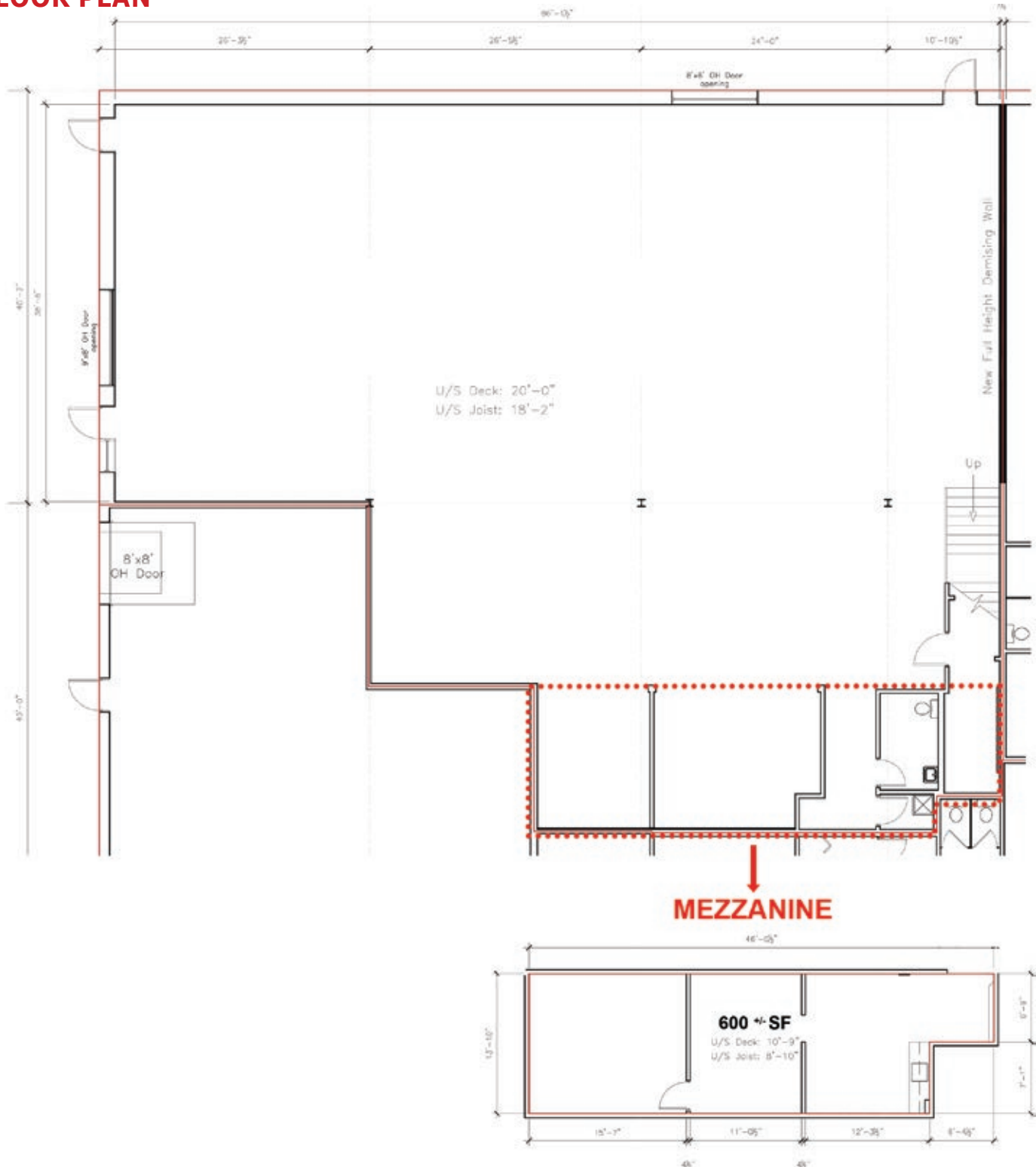


**ONSITE
PARKING**

FOR LEASE

1170-1172 St. James Street, Winnipeg, Manitoba

FLOOR PLAN



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PROPERTY SUMMARY

Available	5,300 SF
Net Lease Rate	TBN
Property Taxes (2026 est.)	\$4.06/SF
CAM (2026 est.)	\$3.07/SF
Management Fee	5% of gross rent
Zoning	C2 - Commercial - Community
Parking	44 Vehicles

LOCATION

- Located within the heart of Winnipeg's largest retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all of Manitoba.
- Close proximity to the Winnipeg James Armstrong Richardson International Airport.
- Major retailers in the area include: Real Canadian Superstore, Rona, Walmart, Home Depot, Costco, Best Buy, Canadian Tire, Winners, Staples, Save On Foods and more!
- The Polo Park area is undergoing a transformation with a significant number of multifamily buildings with thousands of first-class multifamily units proposed to be constructed over the next decade.

TRAFFIC

- 32,700 vehicles per day at St. James Street and Sargent Avenue.

City of Winnipeg Public Works Department 2024

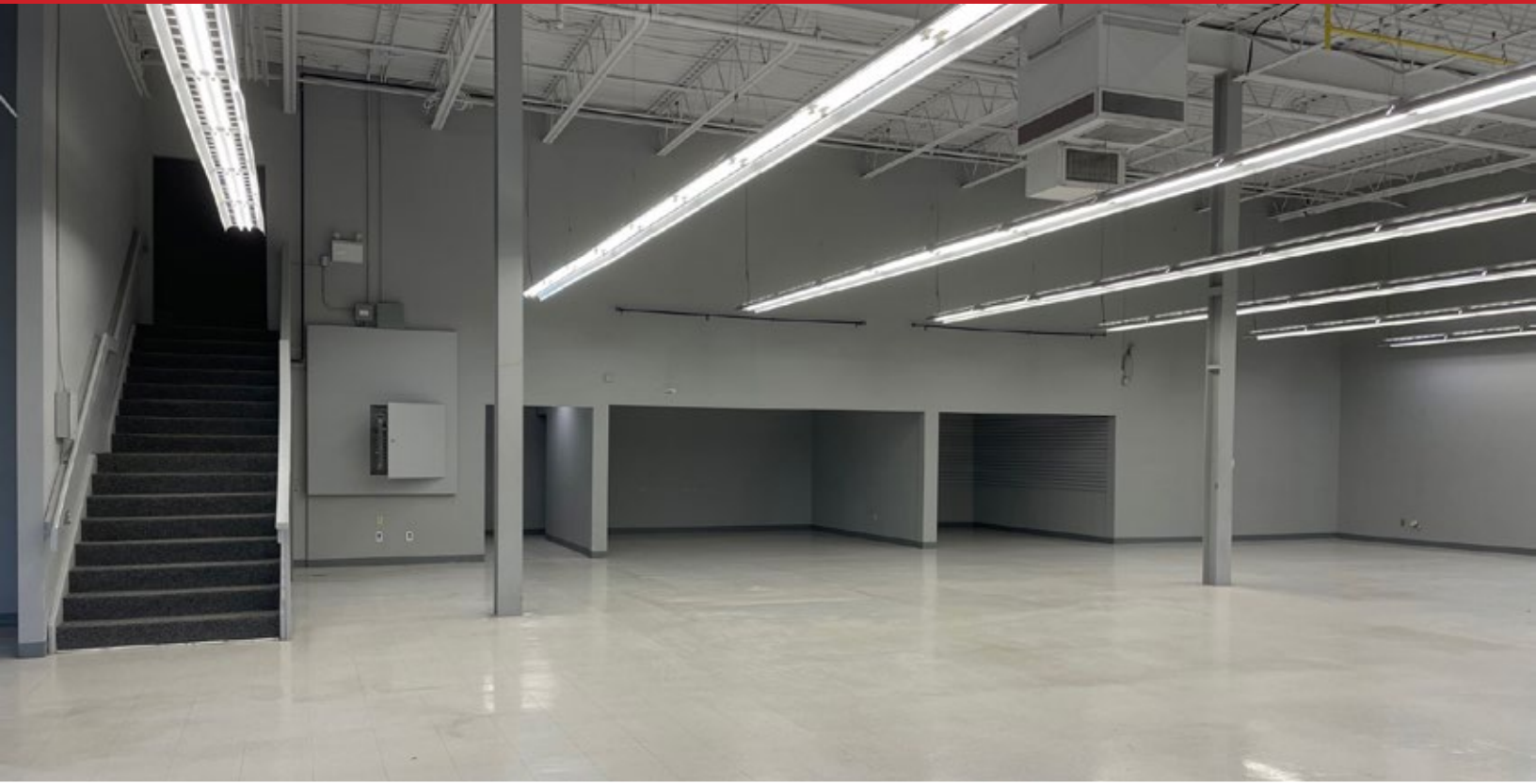


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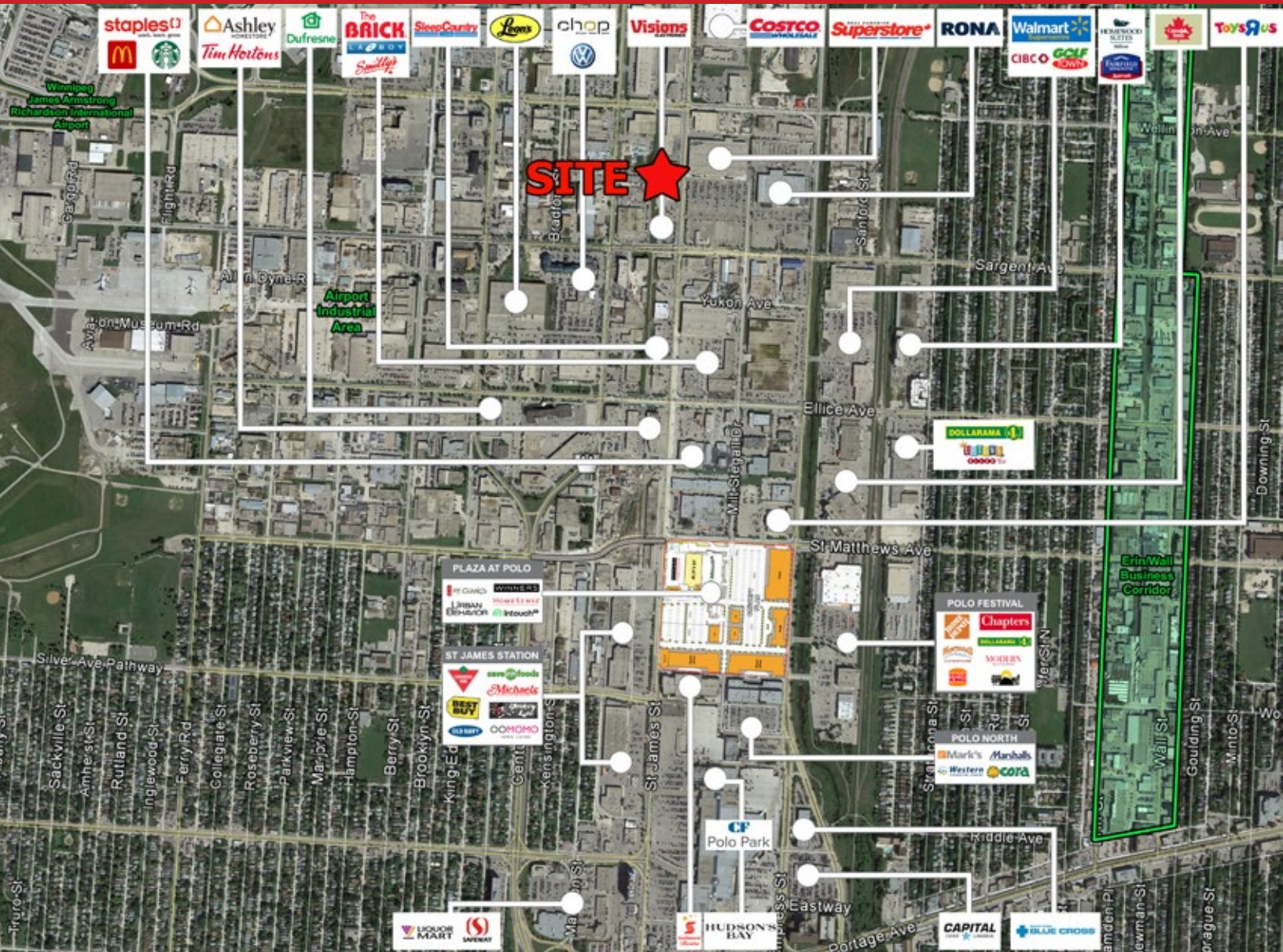


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