

**AVISON
YOUNG**

**FOR
LEASE**

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information**

Jason Abraham
Associate

204 960 4964
jason.abraham@avisonyoung.com

Carter Russell
Associate

204 807 1090
carter.russell@avisonyoung.com

Paul Douglas
Principal

204 799 5512
paul.douglas@avisonyoung.com

2589 Pembina Highway

Retail Opportunity



Winnipeg, MB



3,605 SF + 1,259 SF Patio



Fully Licensed



WHY PEMBINA?

More than just a retail corridor, Pembina Highway is one of Winnipeg's most active destinations for dining, shopping, entertainment and daily services. Positioned directly adjacent to the University of Manitoba and minutes from Princess Auto Field, major employment, healthcare and rapidly growing residential communities, 2589 Pembina Highway also offers tremendous visibility, parking access and signage opportunities.



UNIVERSITY DISTRICT

35,000+

students, faculty and staff
directly across Pembina Highway.



DINING & ENTERTAINMENT

**One of Winnipeg's
most active dining corridors**

A destination throughout
the day and evening.



GROWING COMMUNITIES

**Fort Richmond · Fairfield Park
Bridgwater · Waverley West**

Thousands of households
within minutes.



TRANSIT & ACCESSIBILITY

**Easy access from
across Winnipeg**

Major bus routes, bike lanes and
convenient highway connectivity.

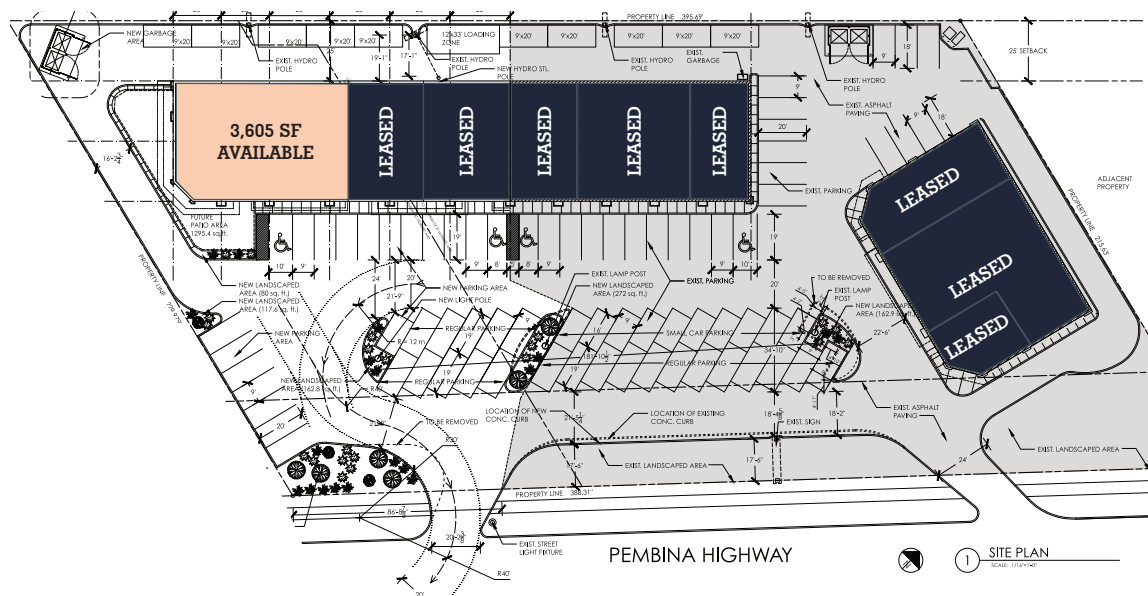
SPACE DETAILS

Flexible Retail Opportunity

Located within Air Source Plaza, this highly visible retail opportunity offers modern construction, strong frontage, and the flexibility to accommodate a variety of retail, restaurant, and service-oriented uses.

PROPERTY INFORMATION	
	AVAILABLE AREA 3,605 SF RESTAURANT + 1,259 SF PATIO
	AVAILABILITY Immediate
	ZONING C2
	SIGNAGE Pylon & building (\$200 / MTH)
	NET RENT \$36.00 PSF / Annum
	CAM / TAX \$16.56 PSF (Est.) / Annum +5% Mgmt & 1% Admin fee on Gross Rent

SPACE FEATURES	
	Currently used as a bar / restaurant
	12 ft windows and 18 ft ceilings
	Licensed with 140 persons inside and 32 on the patio
	Assets available per separate agreement
	Strong pedestrian and vehicle traffic
	Ample on-site parking



HIGHLIGHTS



END CAP EXPOSURE

Prominent location with excellent visibility on Pembina Highway.



PATIO OPPORTUNITY

Expansive patio area ideal for restaurant or cafe users.



UNIVERSITY MARKET

Directly across from the University of Manitoba with 35,000+ students and staff.



GROWING TRADE AREA

Surrounded by established and rapidly growing residential communities.



HIGH TRAFFIC CORRIDOR

One of Winnipeg's most active retail corridors with outstanding daily traffic counts.



EASY ACCESS

Convenient access via major bus routes, bike lanes and main thoroughfares.

FLOOR PLAN

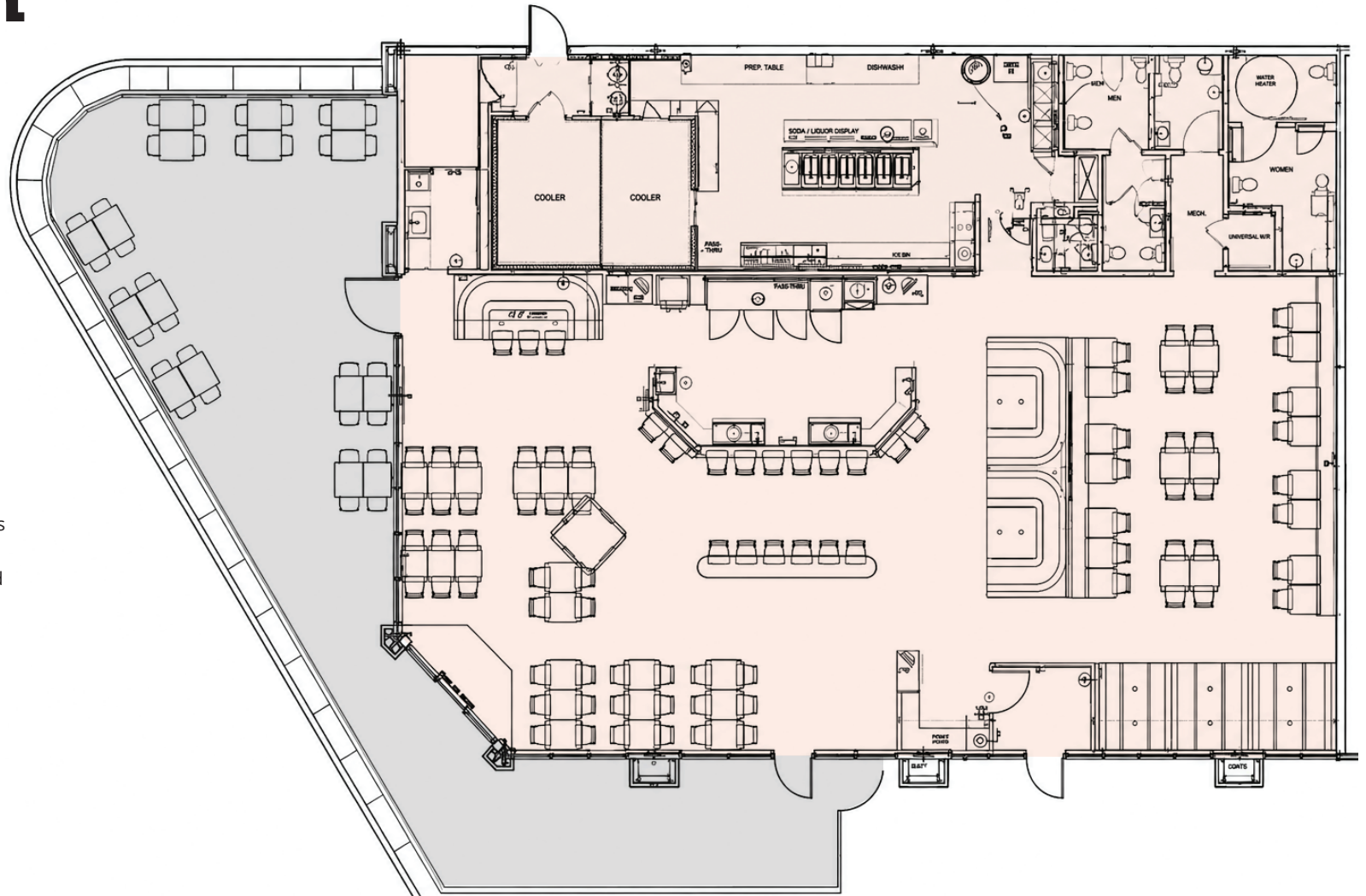
3,605 SF Restaurant
+ 1,259 SF Patio



Existing restaurant layout shown for reference



Prospective tenants to verify all measurements and requirements.



Interior Area
3,605 SF

Patio Area
1259 SF

INTERIOR PHOTOS

Designed For Success

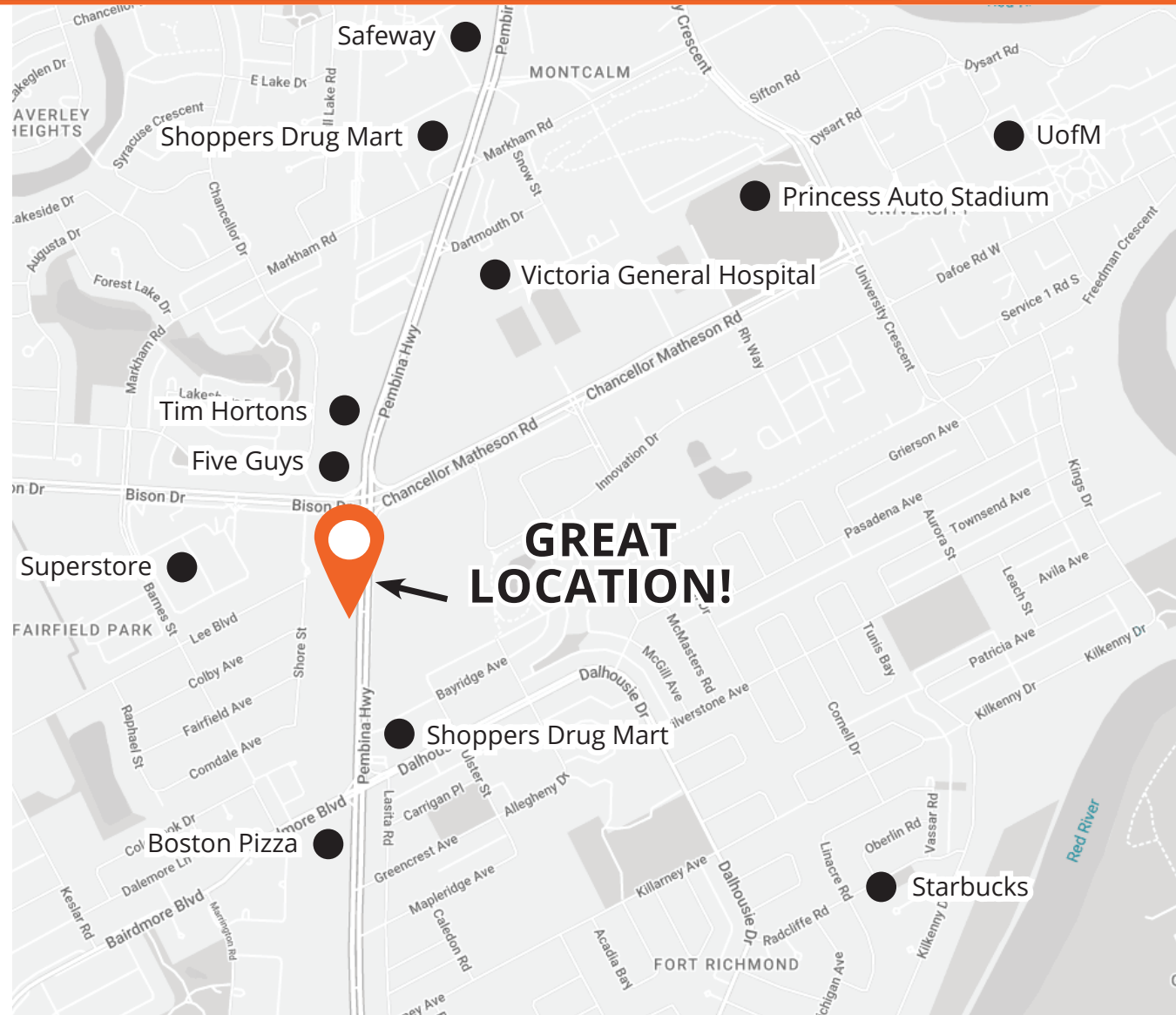
Bright, open interiors, quality finishes and a spacious outdoor patio provide an exceptional foundation for restaurant, hospitality or retail concepts. Adapt the space to your vision while benefiting from improvements already in place.



LOCATION ADVANTAGE

Bright, open interiors, quality finishes and a spacious outdoor patio provide an exceptional foundation for restaurant, hospitality or retail concepts. Adapt the space to your vision while benefiting from improvements already in place.

While presently configured as a fully improved restaurant, the Premises could be redesigned for an array of uses, including medical and personal services.



69

WALK SCORE

Somewhat walkable:
Some errands can be
accomplished on foot.

56

TRANSIT SCORE

Good transit:
Many nearby public
transportation options.

82

BIKE SCORE

Very bikeable:
Biking is convenient
for most trips.



Let's talk.

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**AVISON
YOUNG**

Avison Young – Winnipeg | 204 560 1500
200 Waterfront Drive, Unit 200, Winnipeg MB

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