

# FOR SALE/LEASE

Retail/Office Opportunity in Northwest Quadrant of Winnipeg

Suite D - 245 Lucas Avenue, Winnipeg, Manitoba



LOADING  
DOORS



NEW COMMERCIAL  
CONDO



ON-SITE  
PARKING

[www.shindico.com](http://www.shindico.com)

**Shindico**

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## PROPERTY SUMMARY

|                            |              |
|----------------------------|--------------|
| Available                  | +/- 1,323 SF |
| Building (B) Area          | 31,080 SF    |
| Land Area                  | 5.8 acres    |
| Net Rent*                  | \$34/SF      |
| Sale Price                 | \$675,000.00 |
| Property Taxes (2025 est.) | \$12,234.24  |
| Additional Rent            | TBD          |
| Zoning                     | C3           |

\*plus management fee

## LANDLORD IMPROVEMENTS INCLUDED (10-YEAR LEASE TERM):

- One fully functional, barrier-free single-user washroom
- LED lighting throughout the premises
- Interior painting in up to two colours

## FEATURES

- Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- Located near the corner of Brookside Boulevard and Inkster Boulevard.
- Ample on-site parking available
- Loading at front and rear man doors

## DEMOGRAPHICS

|                       | 5 Min<br>Drive Time |
|-----------------------|---------------------|
| Total Population      | 12,643              |
| Daytime Population    | 11,415              |
| Households            | 3,870               |
| Avg. Household Income | \$127,682           |

Environics Analytics ©2025

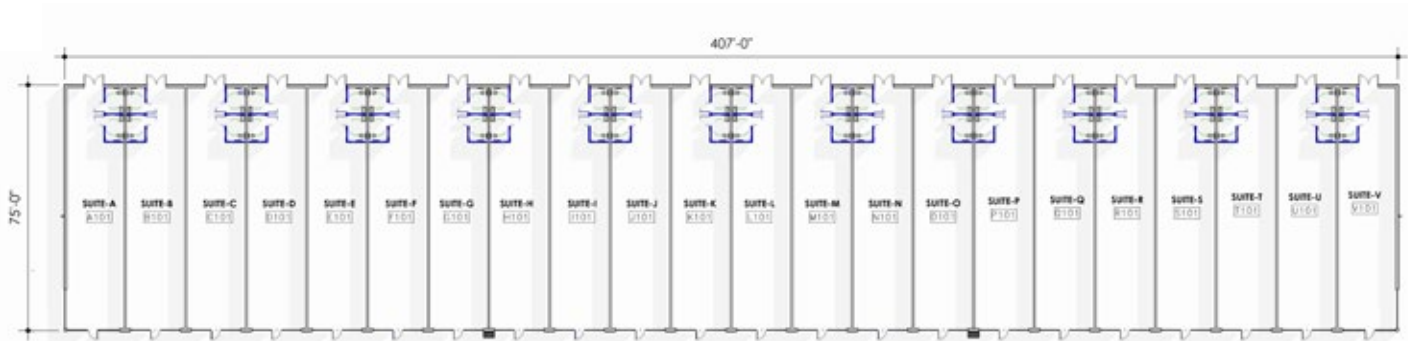
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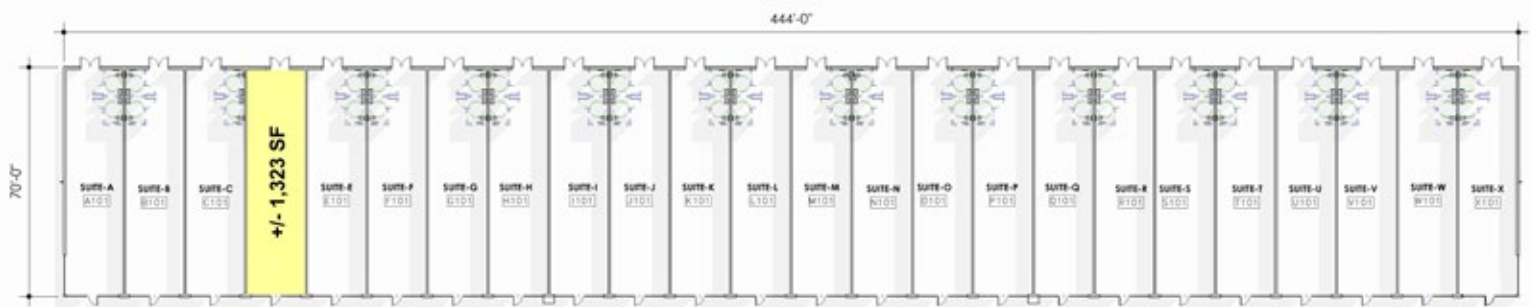
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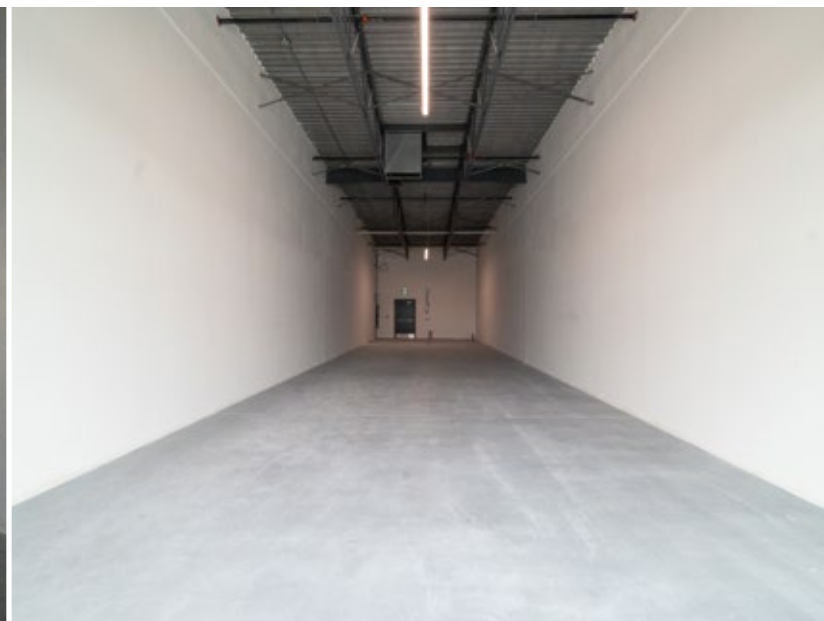
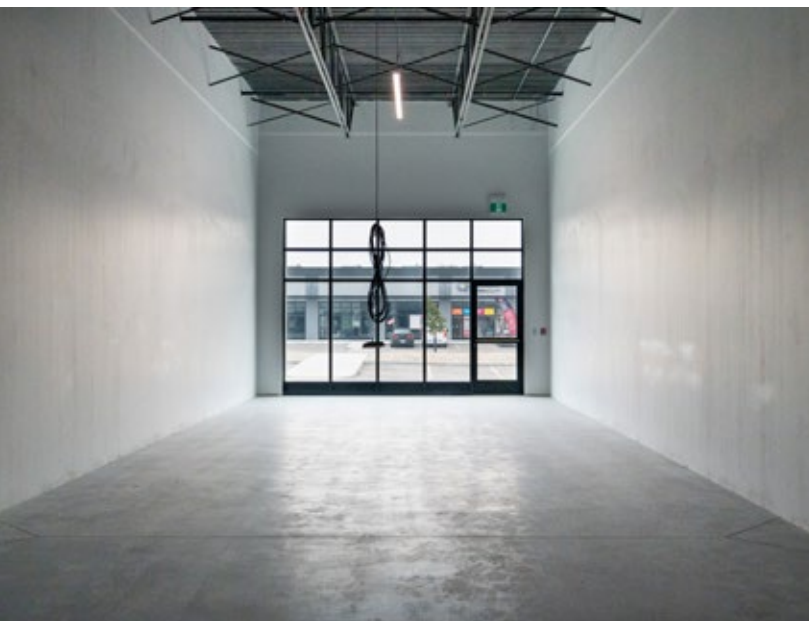
## FLOOR PLAN



MAIN FLOOR (BUILDING A)  
1/32" = 1'-0"



MAIN FLOOR (BUILDING B)  
1/32" = 1'-0"



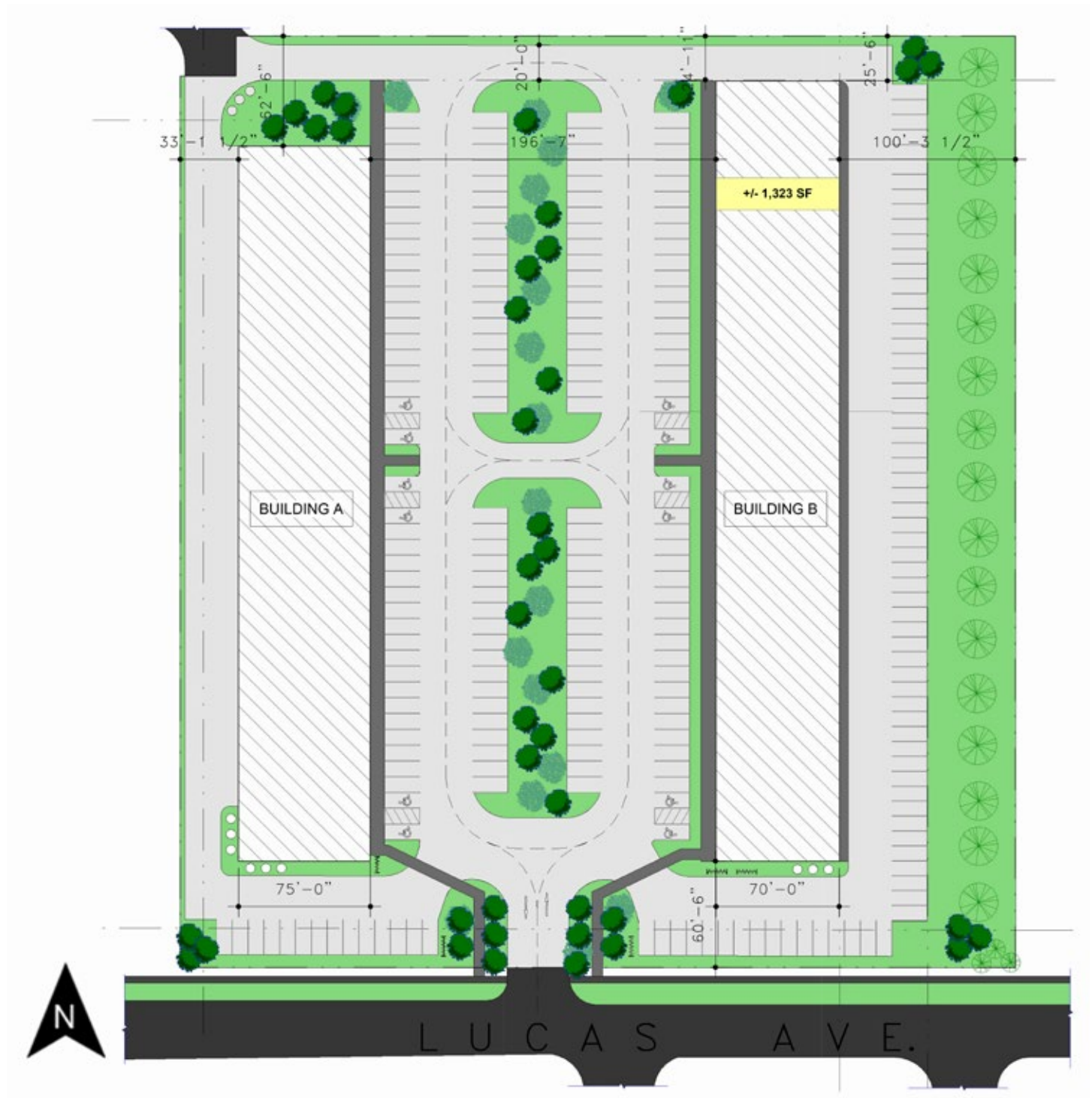
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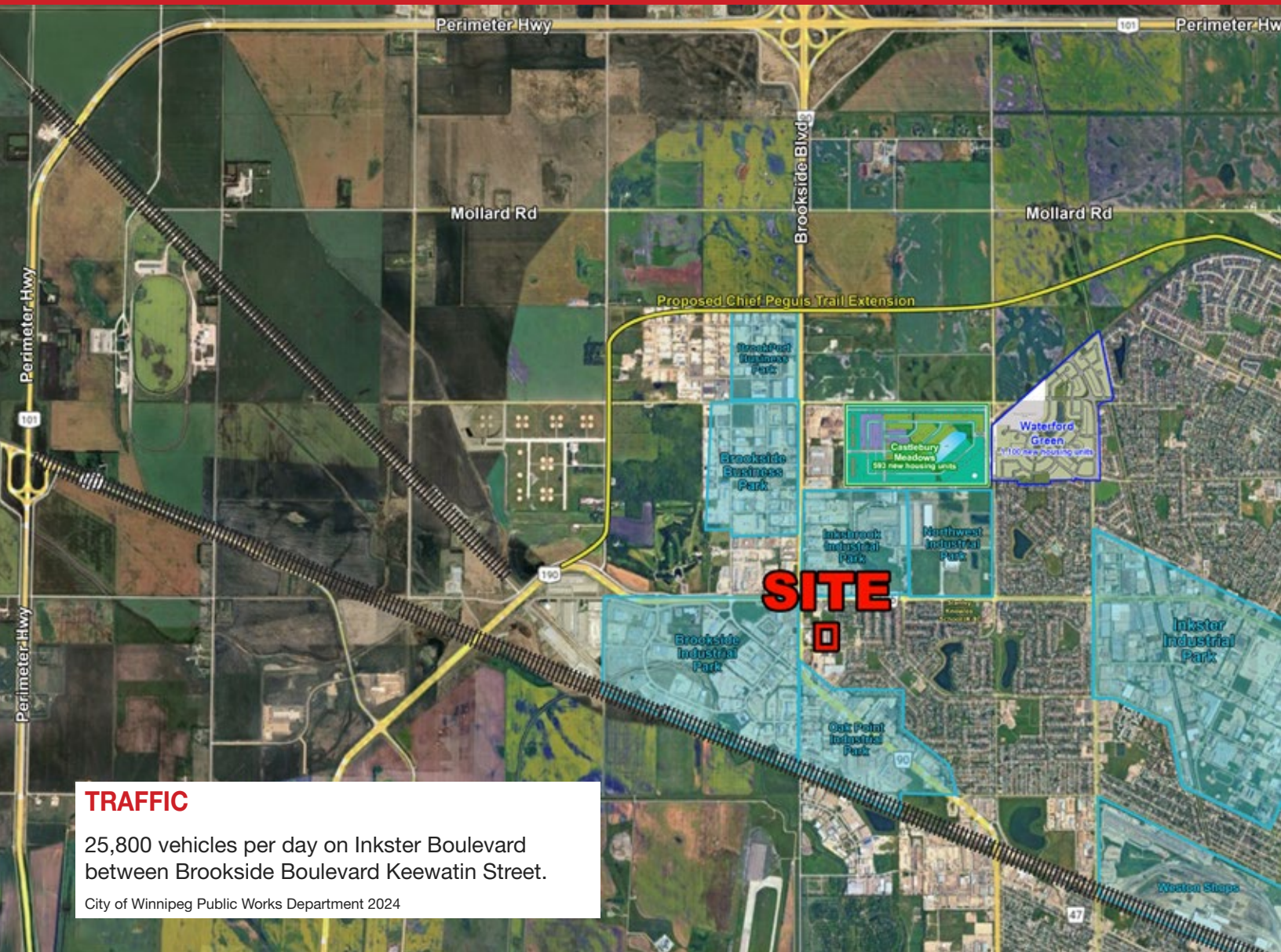
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## SITE PLAN



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## TRAFFIC

25,800 vehicles per day on Inkster Boulevard between Brookside Boulevard Keewatin Street.

City of Winnipeg Public Works Department 2024

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