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Unit 7 - 2727 Portage Avenue, Winnipeg, Manitoba

Retail Opportunity in the Courts of St. James

For Sublease 



Property Details

+/- 1,853 sq. ft.

UNIT SIZE

+/- 3.10 acres

SITE SIZE

\$20.00/sq. ft. - Jul 1/25 - Oct 31/26

\$21.00/sq. ft. - Nov 1/26 - Jan 31/28

MINIMUM RENT

\$18.93/sq. ft.

ADDITIONAL RENT

C3 - Commercial

ZONING

83 on-site surface stalls

PARKING

Features

- Join a diverse tenant mix including Dollarama, Stella's, Liberty Tax, Bar Burrito, Swan Pizza and more
- Versatile space for retail, medical, and professional use
- Upgraded building exterior
- Professionally managed and maintained by Globe Property Management
- On-site, manned security
- Located along bustling Portage Avenue, this well-established community centre serves both local residents and daily commuters
- Surrounded by established neighbourhoods including Charleswood & Tuxedo



Highlights



Prime Location

IN THE HEART OF
ST. JAMES



Signage

OPPORTUNITIES



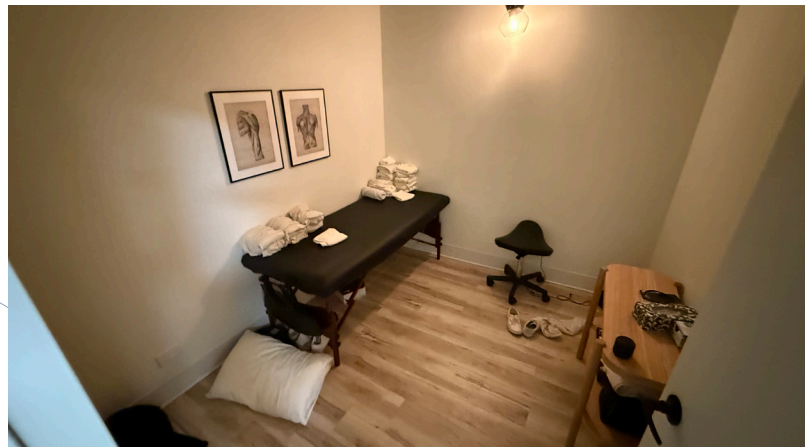
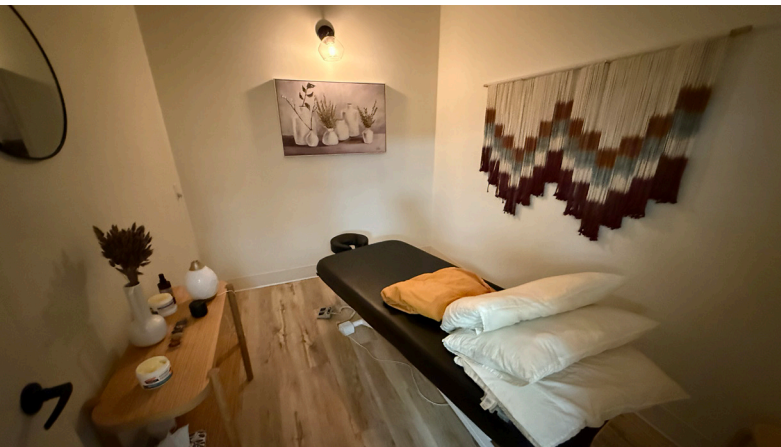
Great Access

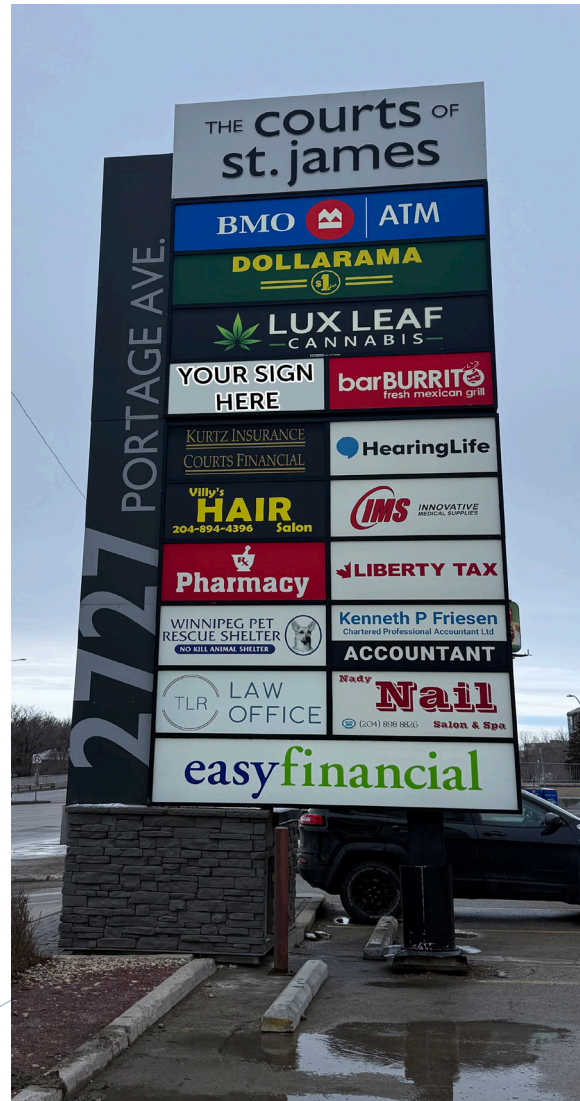
TO PUBLIC TRANSIT



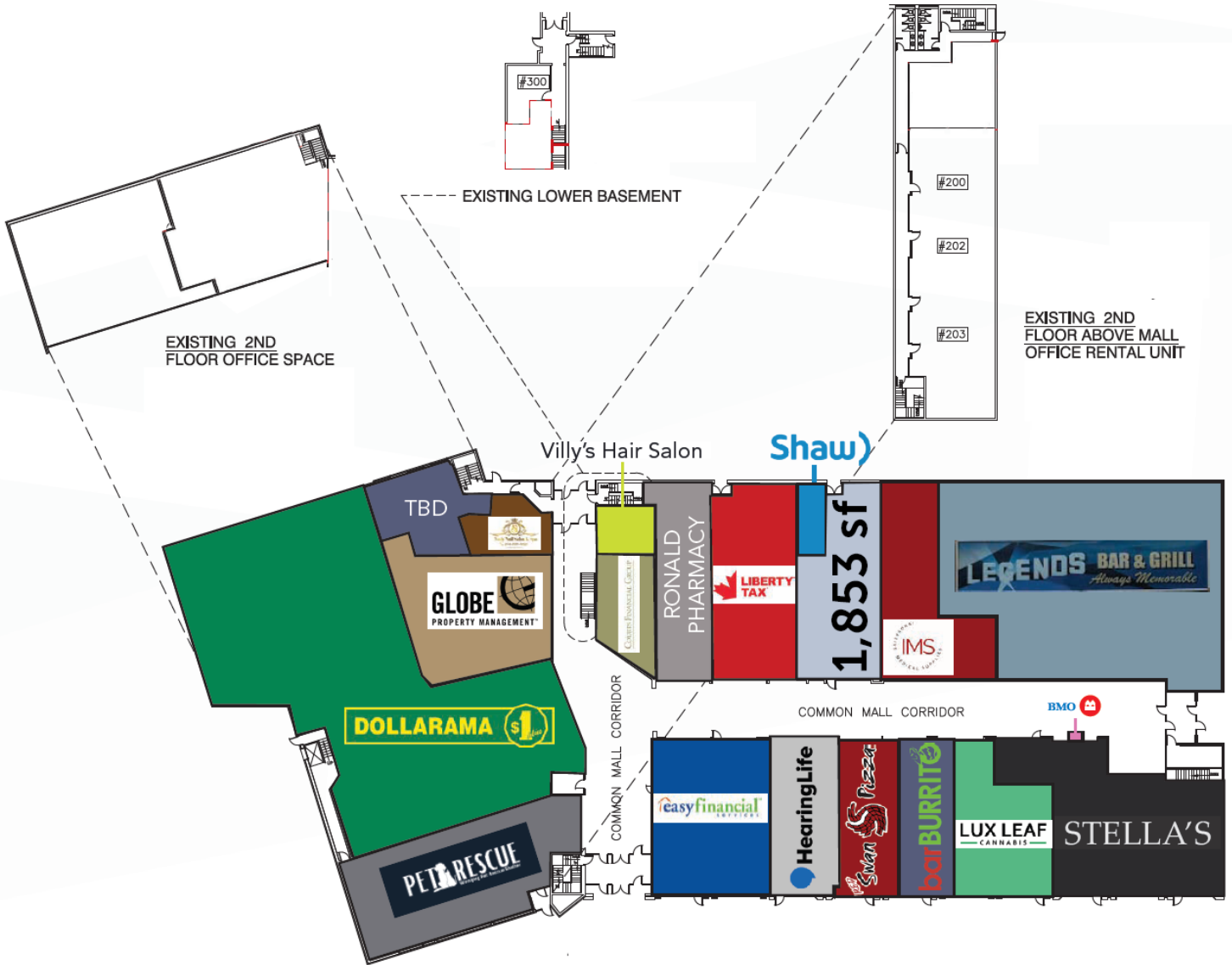
Excellent On-Site

PARKING

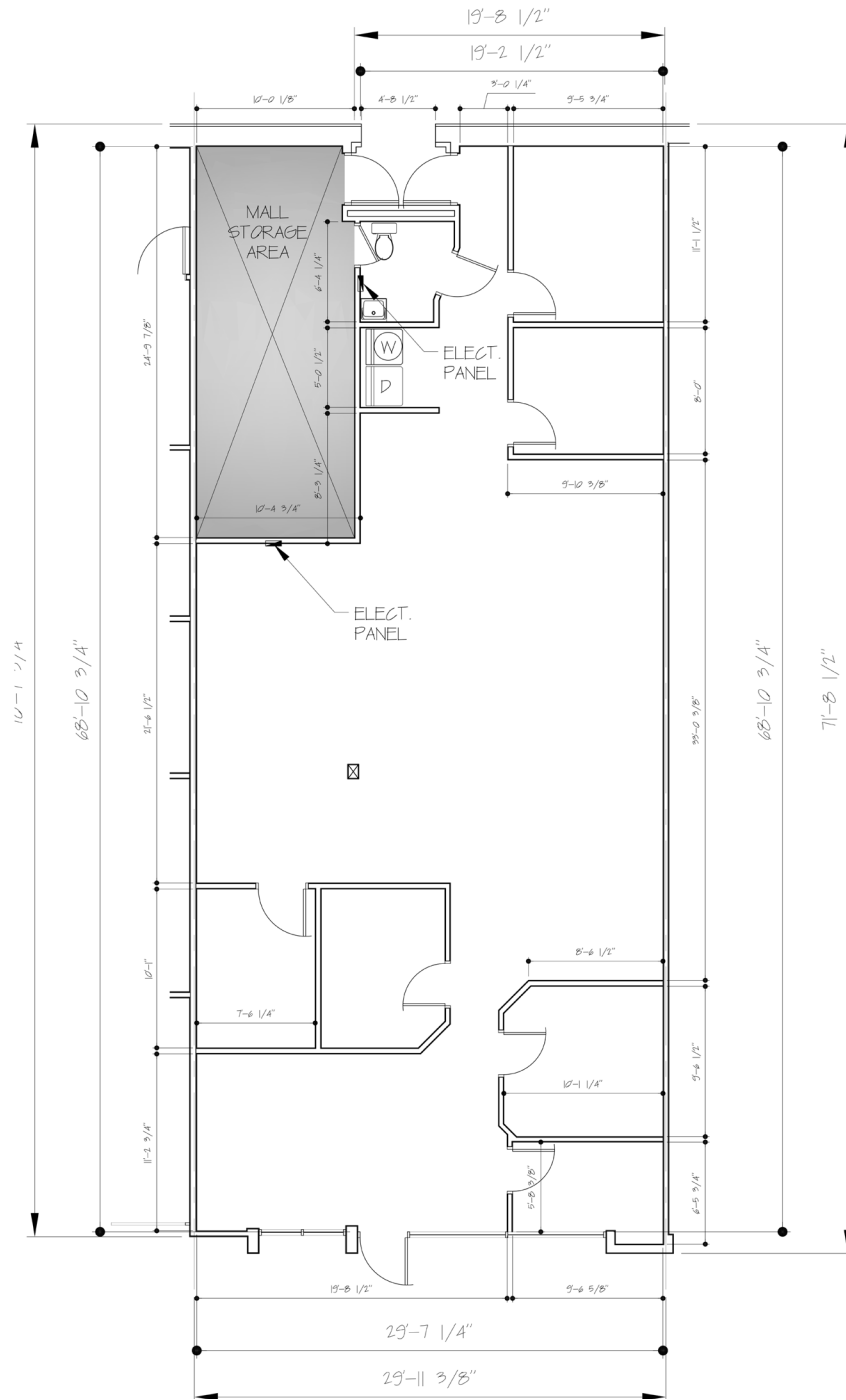


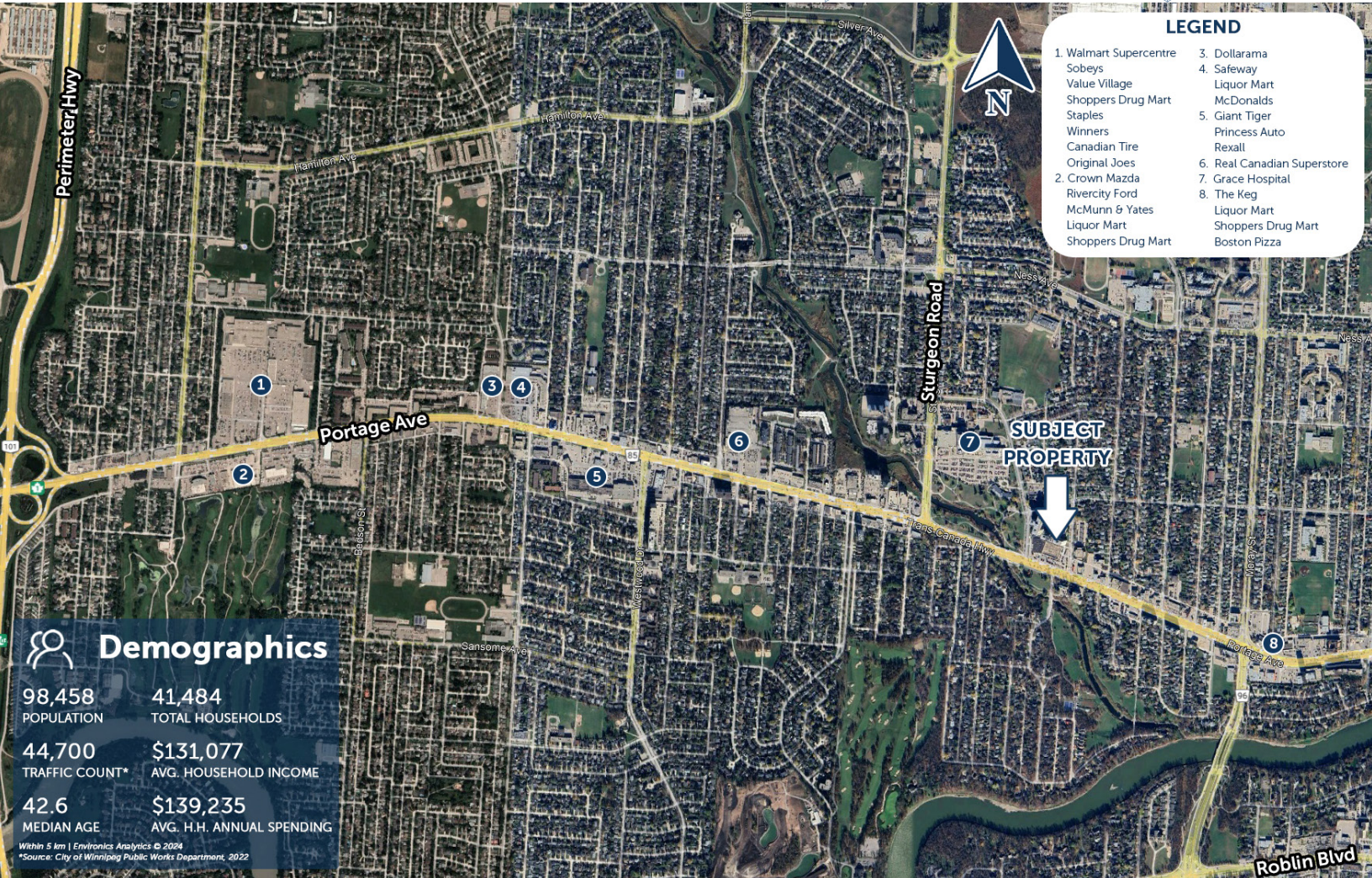


Site Plan



Floor Plan





LEGEND

1. Walmart Supercentre	3. Dollarama
Sobeys	4. Safeway
Value Village	Liquor Mart
Shoppers Drug Mart	McDonalds
Staples	5. Giant Tiger
Winners	Princess Auto
Canadian Tire	6. Real Canadian Superstore
Original Joes	7. Grace Hospital
2. Crown Mazda	8. The Keg
Rivercity Ford	Liquor Mart
McMunn & Yates	Shoppers Drug Mart
Liquor Mart	Boston Pizza
Shoppers Drug Mart	

Demographics

98,458 POPULATION	41,484 TOTAL HOUSEHOLDS
44,700 TRAFFIC COUNT*	\$131,077 AVG. HOUSEHOLD INCOME
42.6 MEDIAN AGE	\$139,235 AVG. H.H. ANNUAL SPENDING

Within 5 km | Environics Analytics © 2024
*Source: City of Winnipeg Public Works Department, 2022

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