

Colliers



2132 & 2136 McPhillips Street, Winnipeg

Retail space **for lease** in Northwest Winnipeg

Kris Mutcher

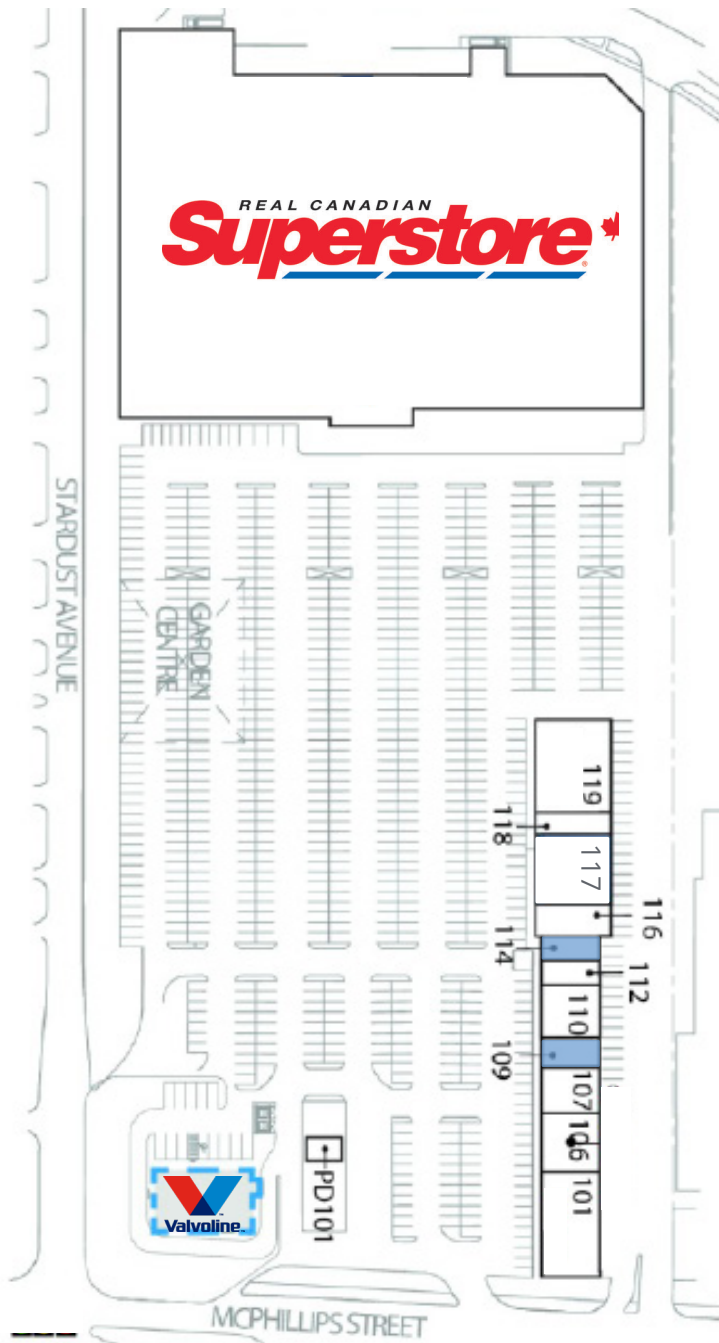
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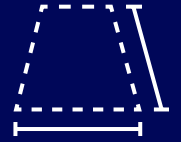
Accelerating success.

Site plan



- 101 - Cambian Credit Union
- 106 - Mary Brown's
- 107 - Chiropractor Dr. Ted Kurtas D.C.
- 109 - Available
- 110 - Value Buds
- 112 - Sushi Plus
- 114 - Available
- 116 - Little Ceasers
- 117 - Leased
- 118 - Gong Cha
- 119 - Pet Valu

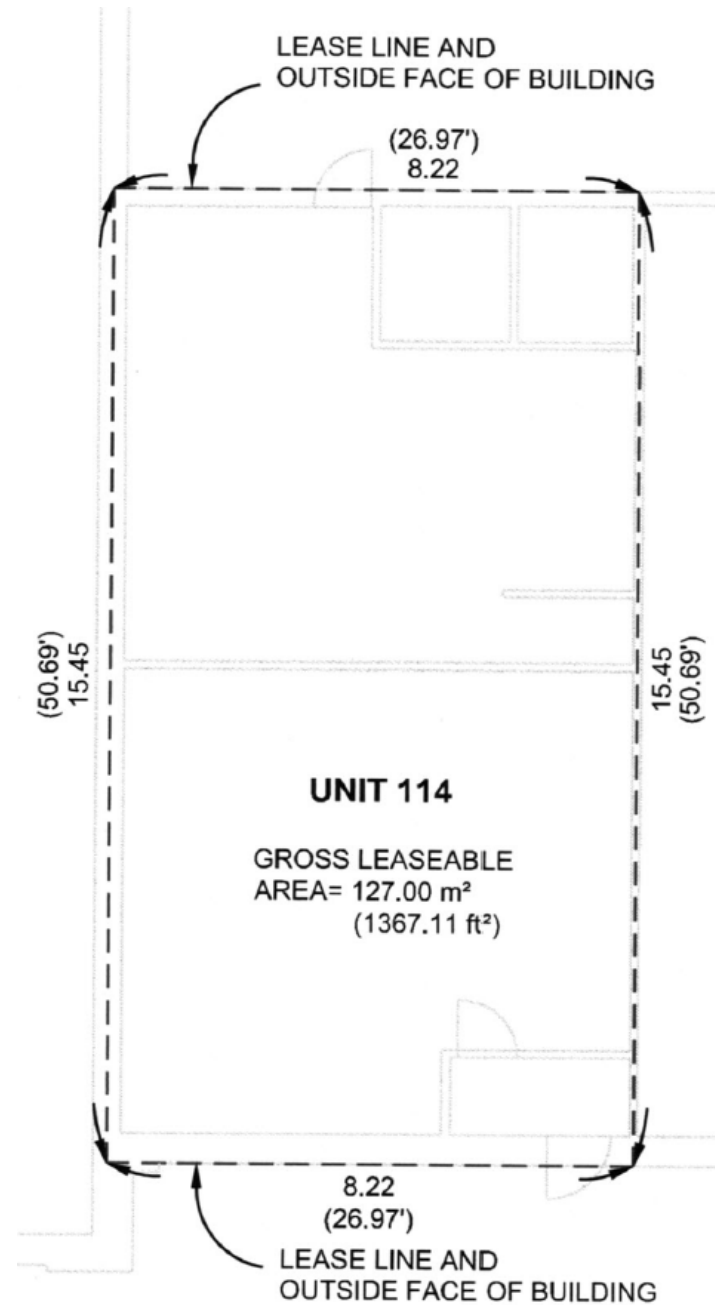
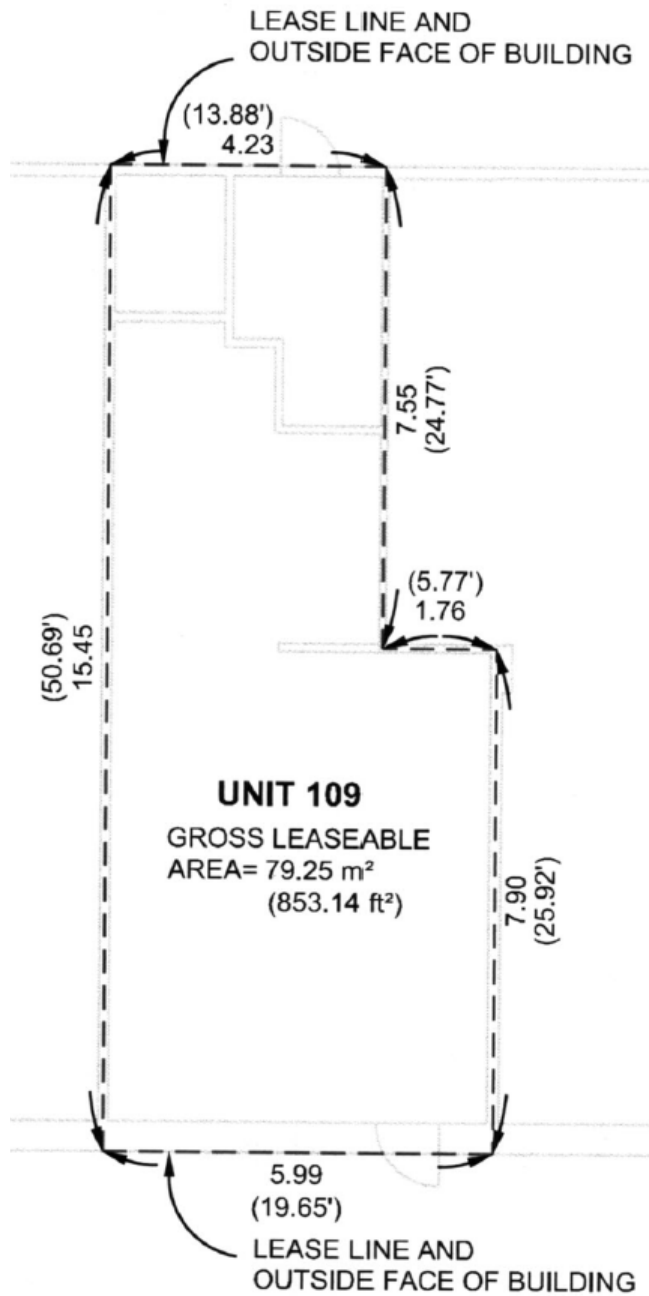
Property Overview



Suite	Unit 109 - 853 SF Unit 114 - 1,367 SF
Asking Rent	Unit 109 - \$30.00 PSF Unit 114 - \$29.00 PSF
Additional Rent:	\$12.29 PSF CAM: \$7.20 PSF TAX: \$5.09 PSF (2026 est.)
Available:	Summer 2026

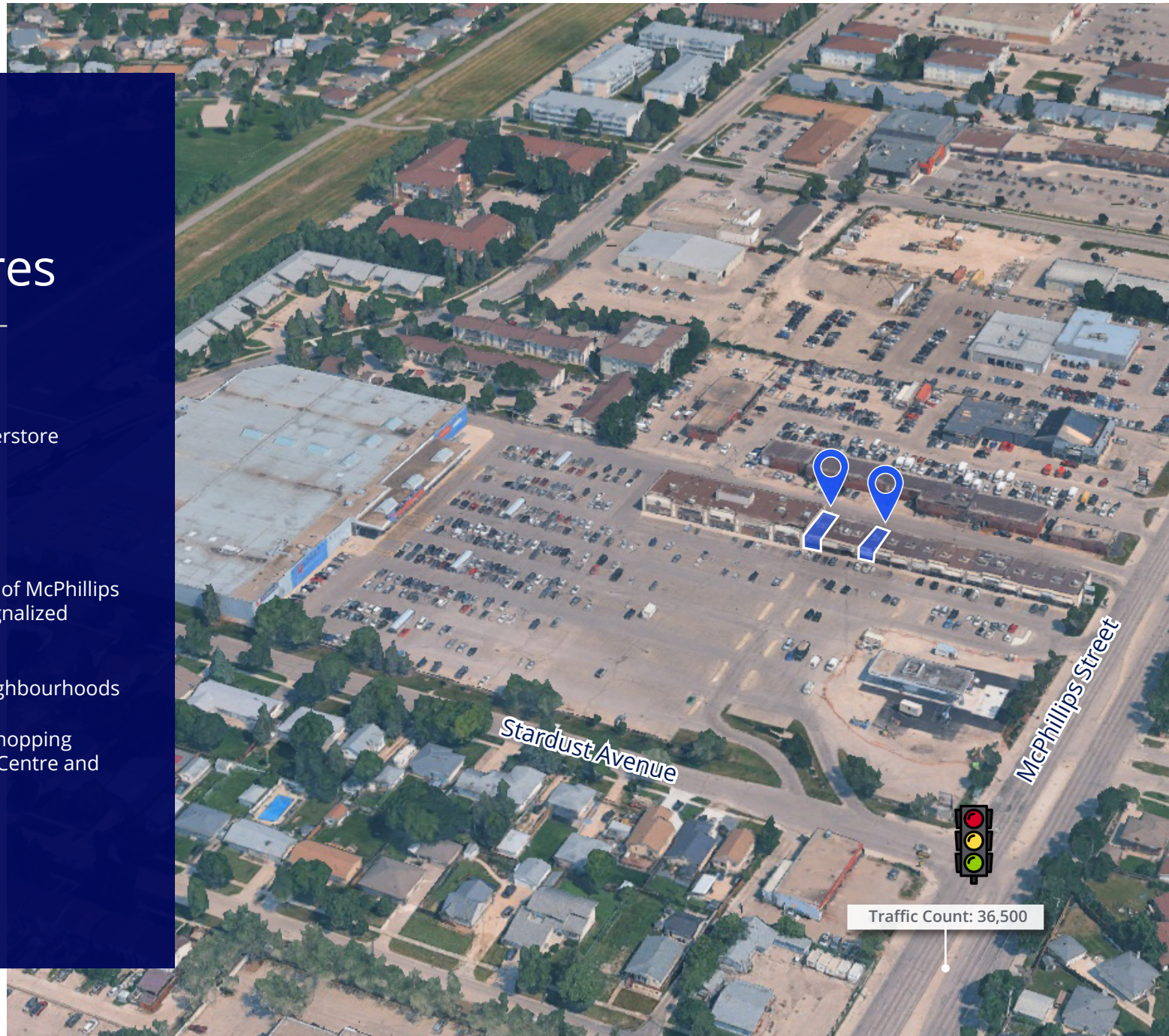
853 - 1,367 SF
available

Floor Plan



Property Features

- Ample on-site parking
- Anchored by Real Canadian Superstore
- Pylon signage available
- Multiple access points
- Located on the northeast corner of McPhillips Street and Stardust Avenue, a signalized intersection
- Surrounded by high density neighbourhoods
- Close proximity to Garden City Shopping Centre, Garden City Community Centre and Seven Oaks Multiplex Area



Area Demos



Current population
(2025)

5 min - 34,246
10 min - 144,427



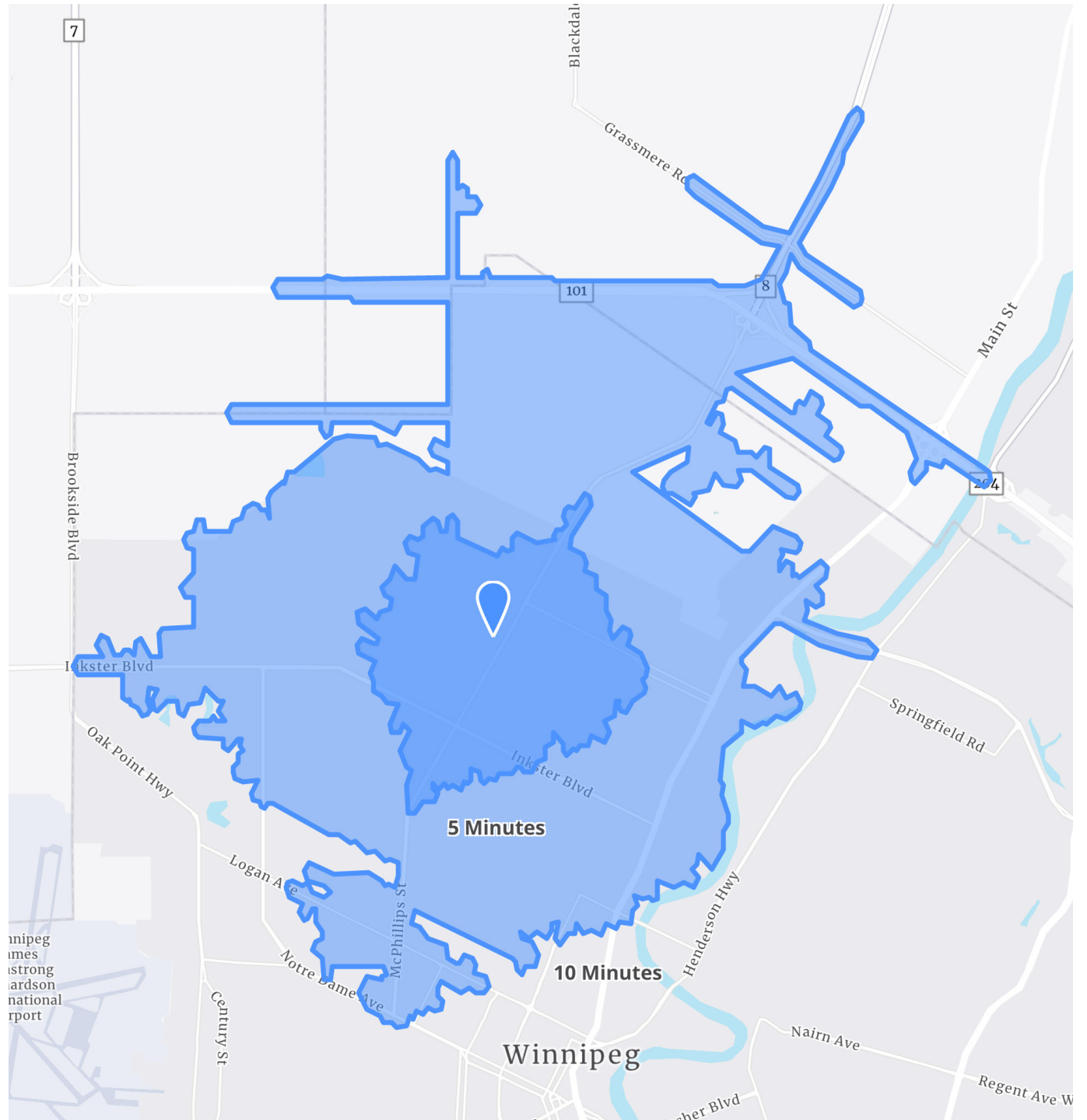
Average age

5 min - 39
10 min - 38



Average household
income

5 min - \$103,029
10 min - \$103,176



Location Overview





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