

PRIME RETAIL SPACE FOR LEASE IN WINKLER, MB



Winkler Crossing

955 MAIN STREET, WINKLER, MB



BOB ANTYMNIUK, Vice President, Sales & Leasing
(204) 985-1364
bob.anytmniuk@capitalgrp.ca

Property Overview

PROPERTY DETAILS

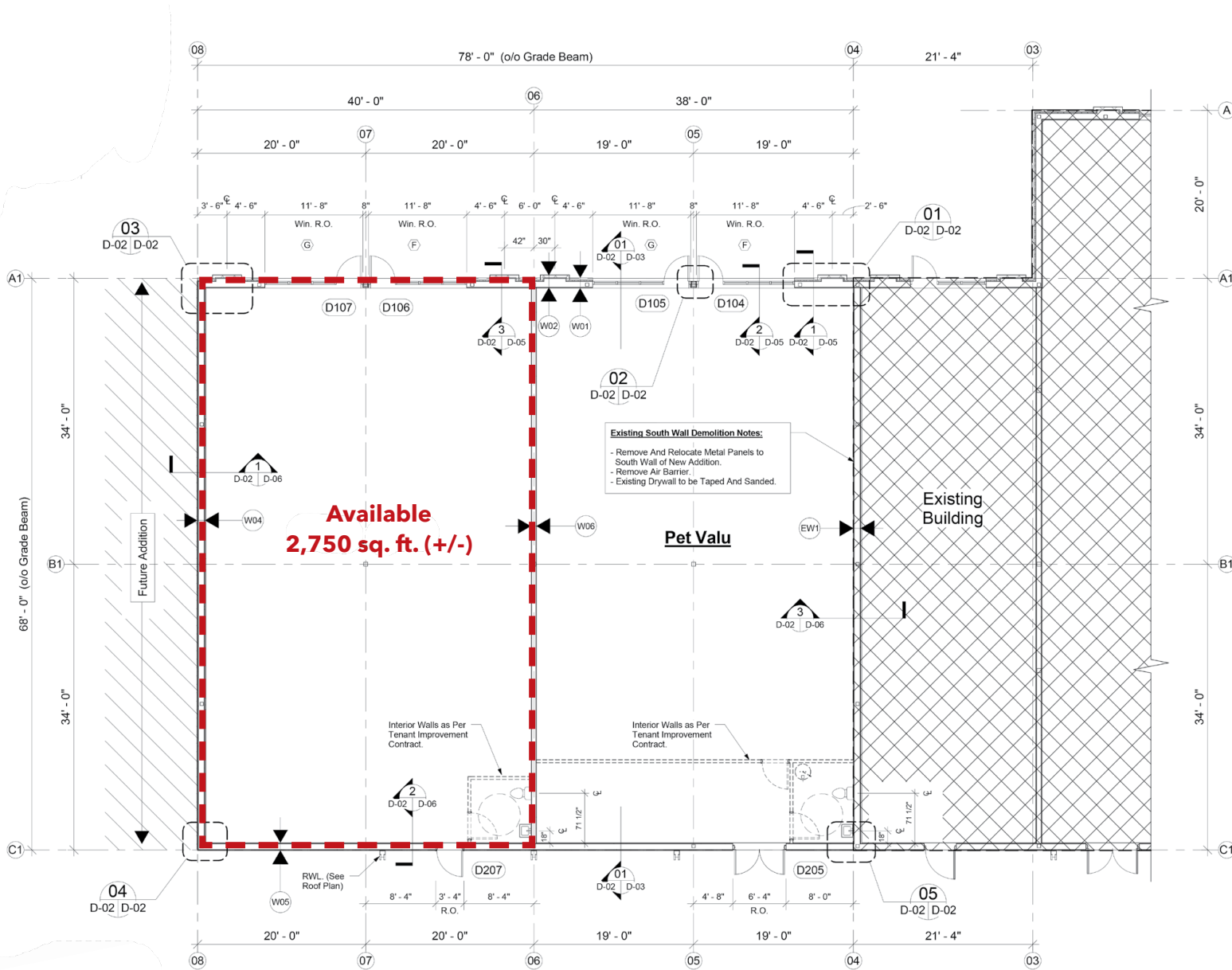
NET RENTAL RATE	\$25.00 per sq. ft.
ADDITIONAL RENT	\$12.00 per sq. ft. (est. 2026)
AREA AVAILABLE	2,750 sq. ft. (+/-)
ZONING	C2 - Commercial
ROLL NUMBER	224050
ELECTRICAL SERVICE	225A 240VAC - 48VDC 3ph 4 wire
AVAILABILITY	Immediate

PROPERTY HIGHLIGHTS

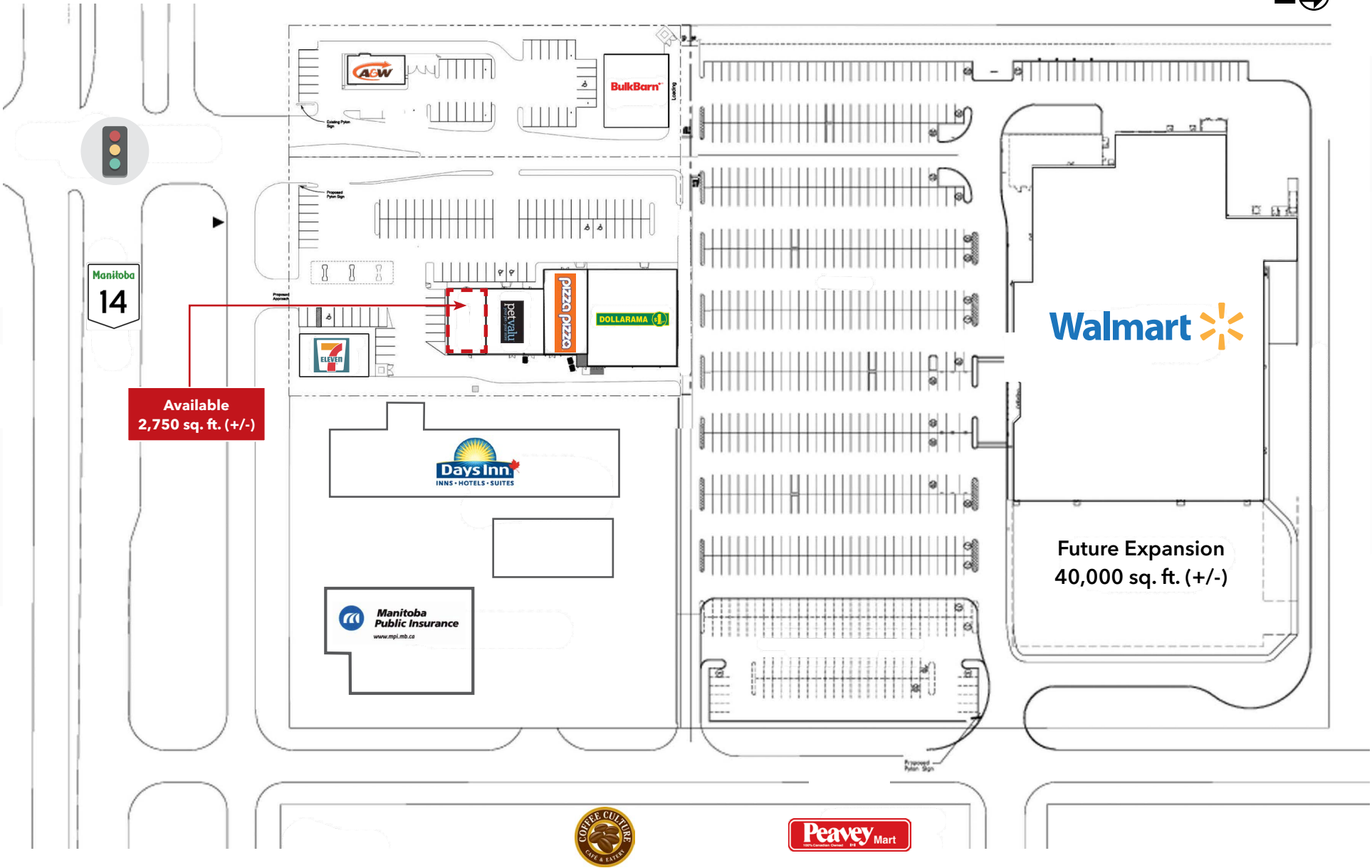
- Walmart anchored site surrounded by other national tenancies such as A&W, Bulk Barn, Dollarama, Pet Valu, and more
- Three points of ingress and egress, including one traffic light-controlled intersection
- Great exposure to traffic along Provincial Highway 14 with exterior signage and pylon signage visible to light-controlled intersection
- Ample on-site parking



Floor Plan



Site Plan



Market Overview

WINKLER, MANITOBA

Winkler is a city located in southern Manitoba, Canada, known for its vibrant community and strong Mennonite heritage. Situated approximately 120 kilometers southwest of Winnipeg, Winkler has a population of around 15,000 people, making it one of the larger cities in the region.

Originally settled by Mennonite immigrants in the late 19th century, Winkler has retained a distinct cultural identity rooted in its agricultural origins. The city's economy is bolstered by agriculture, manufacturing, and retail sectors, with a significant portion of its population employed in these industries.

Winkler boasts a range of amenities and services typical of a regional center, including schools, healthcare facilities, recreational opportunities, and a variety of community events and festivals throughout the year. The city prides itself on its family-friendly atmosphere and tight-knit community spirit, which is evident in its strong volunteer networks and civic engagement.

Culturally, Winkler celebrates its Mennonite heritage through various cultural events, museums, and historical sites that showcase the community's history and traditions. The Pembina Threshermen's Museum, for instance, offers a glimpse into the area's agricultural past.

In recent years, Winkler has experienced steady population growth and economic development, attracting new residents and businesses drawn to its affordable cost of living, safe neighborhoods, and quality of life.

Overall, Winkler, Manitoba, stands as a testament to the enduring legacy of its founding communities, blending historical richness with modern amenities to create a welcoming and thriving city in southern Manitoba.



Demographic Analysis



POPULATION

Total Population

5 min	10 min	15 min
10,764	21,937	37,267

Projected Pop. Growth (2031)

5 min	10 min	15 min
2.04%	1.48%	1.53%



MEDIAN AGE

Median Age

5 min	10 min	15 min
33.2	32.8	33.8



HOUSEHOLD INCOME

Avg. Household Income

5 min	10 min	15 min
\$103,434	\$112,012	\$114,042

Proj. Household Income (2031)

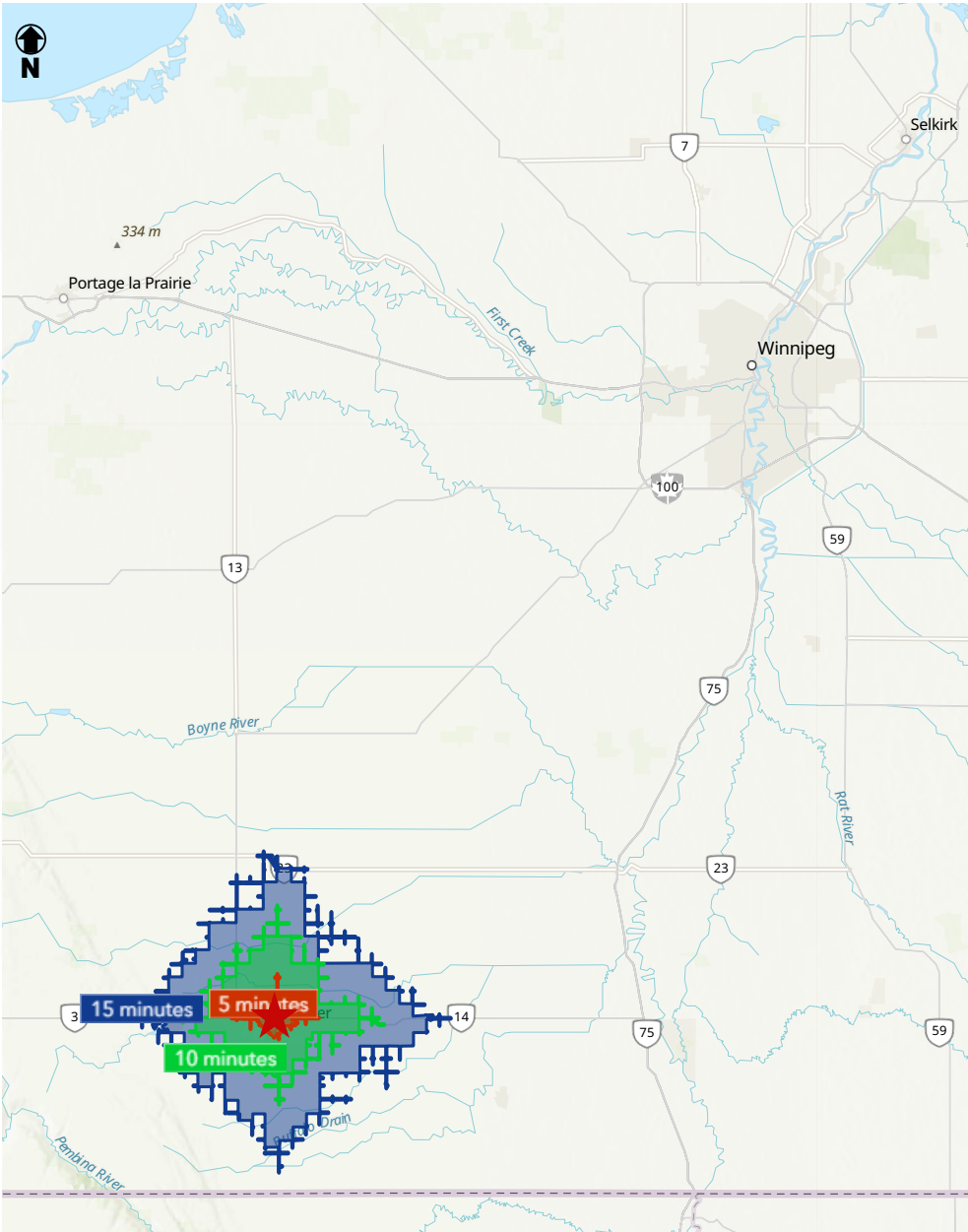
5 min	10 min	15 min
\$122,630	\$131,188	\$133,768



HOUSEHOLDS

Total Households

5 min	10 min	15 min
4,122	7,673	13,044



Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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