

Retail / Office For Lease

Prime Space in Busy St. Norbert
3560 Pembina Highway, Winnipeg, MB



New Pylon Sign
Coming 2026!

Get more info.

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3560 PEMBINA

Sizes available

Unit 3558 – 1,130 sf
 Unit 3560 – 1,090 sf
 Can combine for 2,220 sf

Net rent

Starting at \$21.95 psf / annum

Additional rent

Contact agents

Parking

Abundant parking

Property Highlights



Prominent and high visibility location just south of St Norberts Farmers Market



30,000 vehicles pass by on a daily basis (2022 CoW Traffic Flow)



Signage opportunities - **NEW PYLON COMING 2026!**



Close to UofM, College St Norbert Collegiate and high density residential

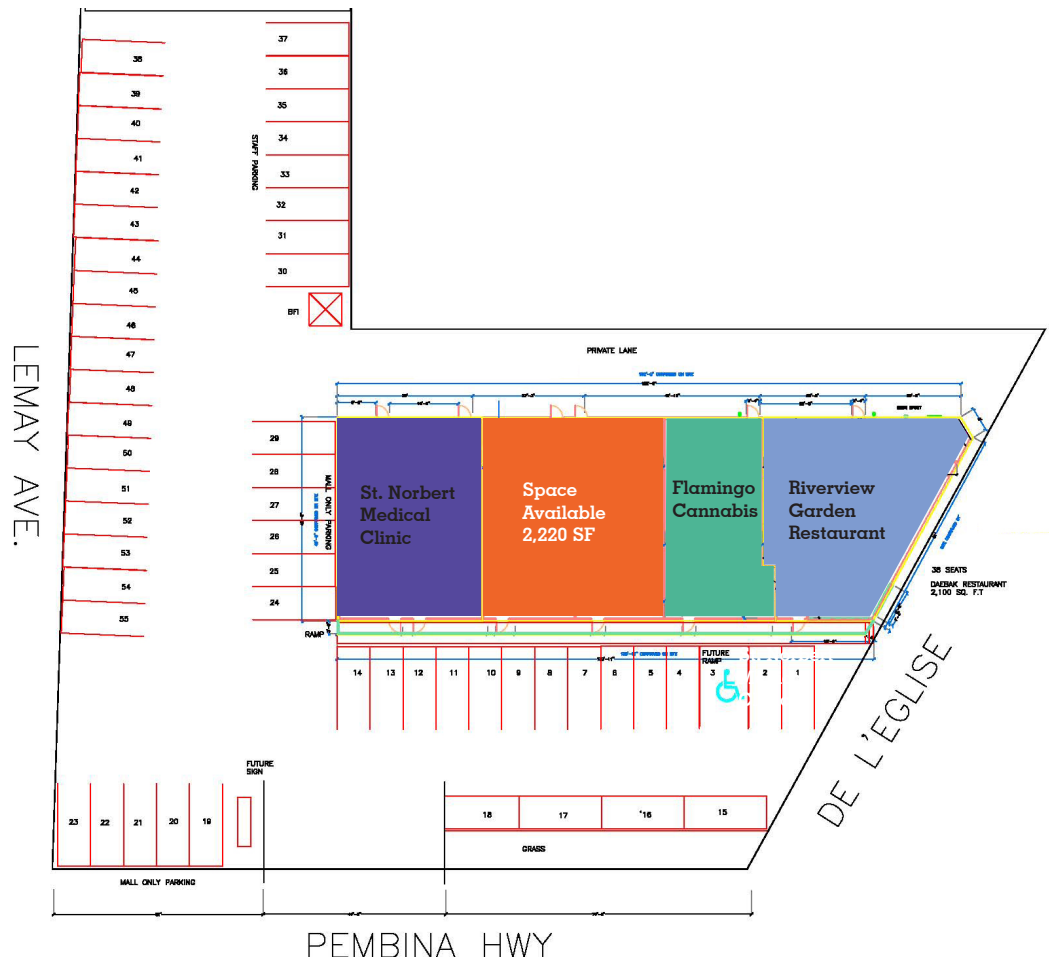


Ideally suited for insurance, chiro, physio, salon, gym, etc.

NEW PYLON - 2026

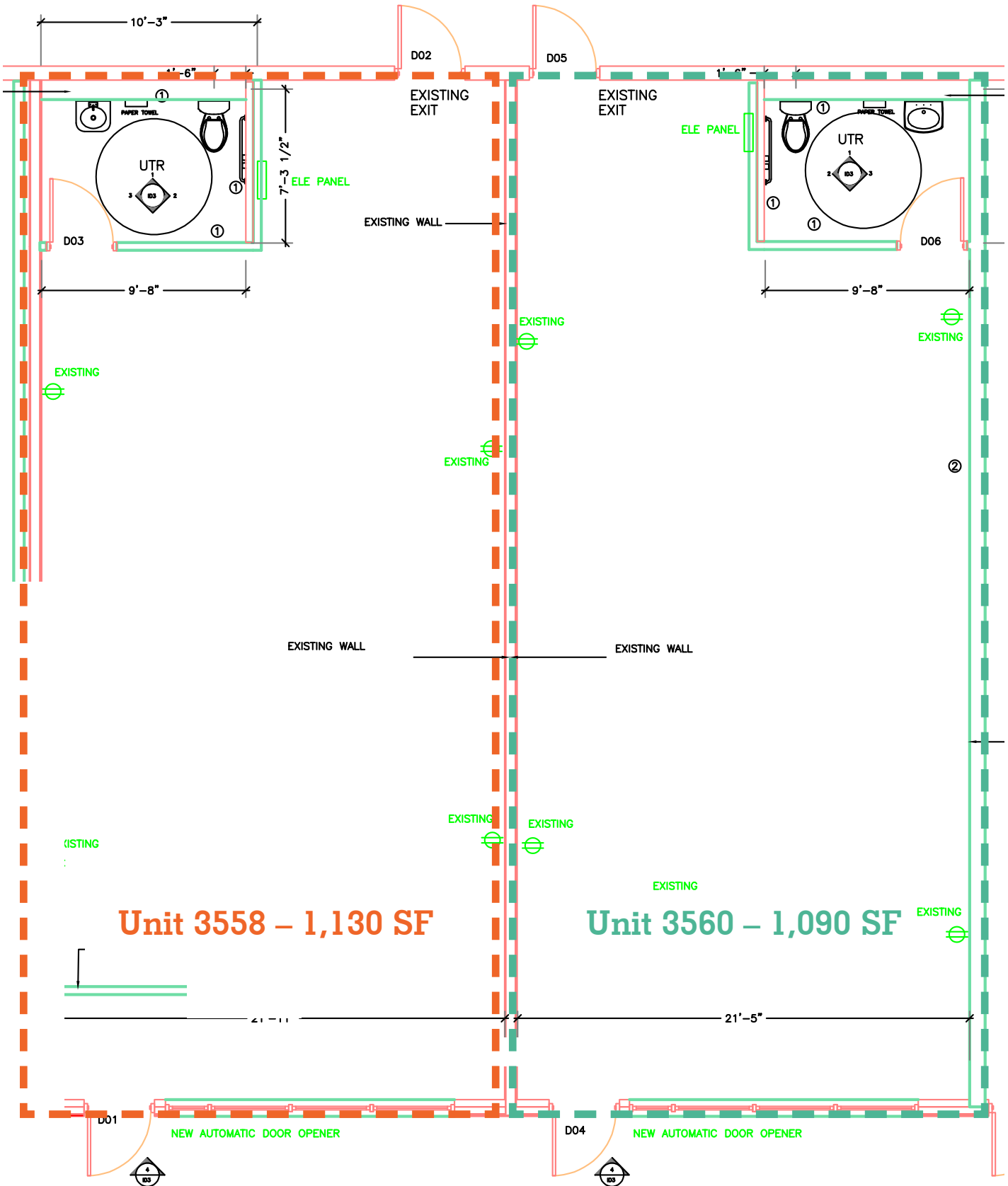


Site Plan



Floor Plan

Combineable for 2,220 sf





Location Overview

59

Somewhat Walkable

Some errands can be accomplished on foot

46

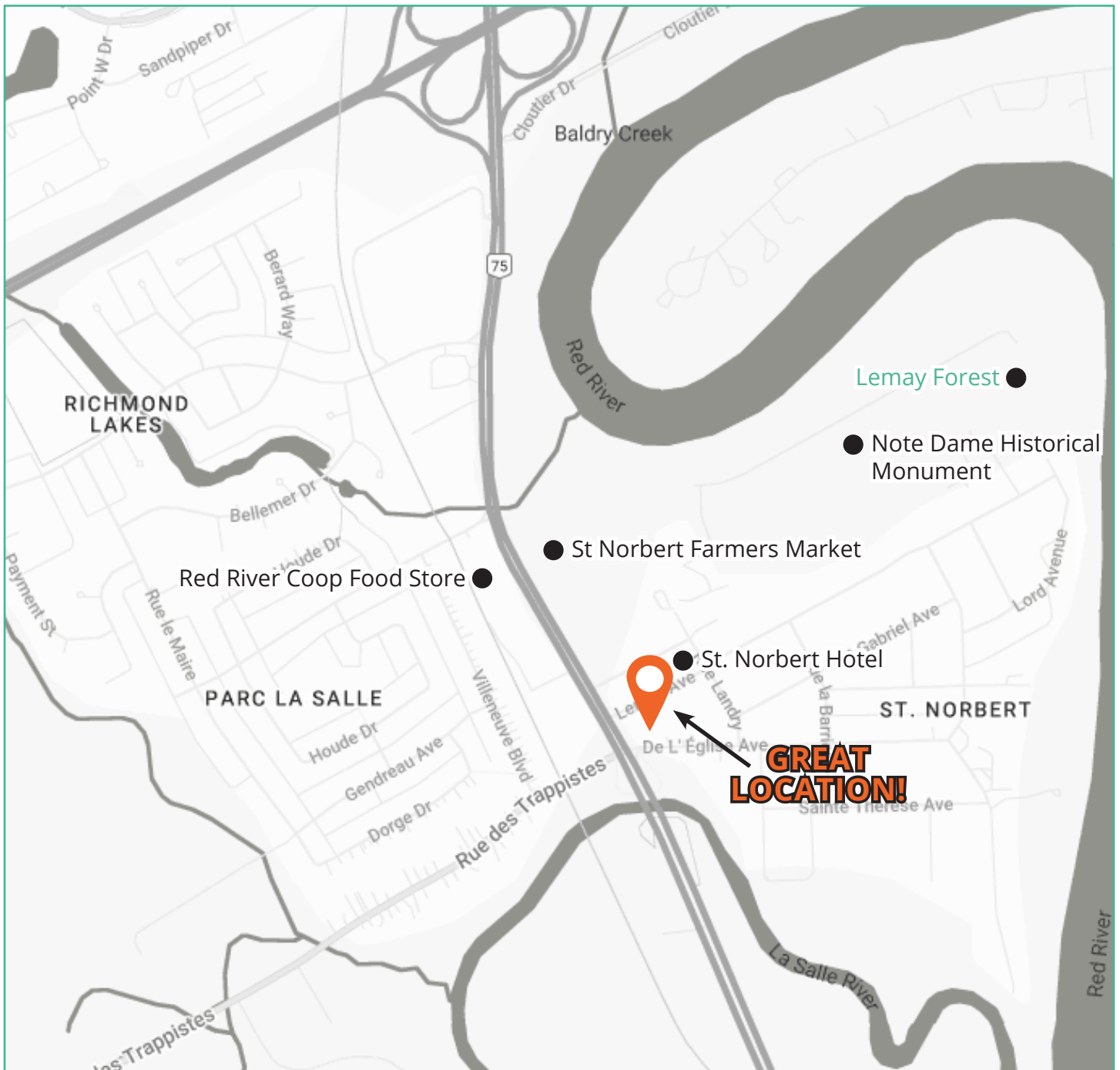
Some Transit

A few nearby public transportation options

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Bikeable

Some bike infrastructure



Thank you for your interest!



If you would like more
information please call or
visit us online.

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Visit us online
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