

FOR LEASE

Retail/Office Opportunity

1875 Pembina Highway, Winnipeg, Manitoba



**GREAT
ACCESS**



**AMPLE
PARKING**



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**

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PROPERTY SUMMARY

Available	2,650 +/- SF
Net Lease Rate	\$16.00/SF
Property Taxes (est. 2019)	\$3.28/SF
CAM (est. 2019) Plus Management Fee	\$4.52/SF
Zoning	C3 - Commercial Corridor

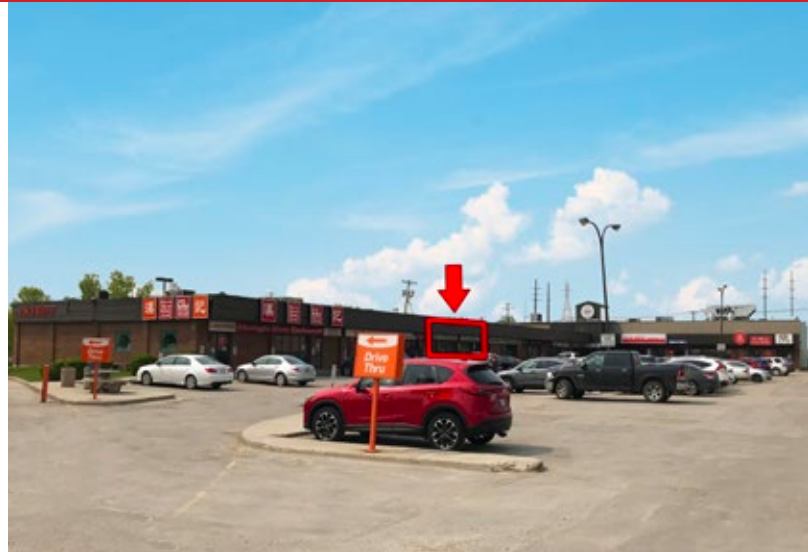
FEATURES

- Developed office space with private offices, boardroom, staff kitchen and 2 washrooms.
- Ample parking.
- Over 40' of frontage.
- Prominent fascia and pylon signage.
- Located at the southwest corner of Pembina Highway & Plaza Drive - an all-directional signalized intersection.
- Minutes north of the University of Manitoba Campus (over 30,000 students & staff).
- Pembina Highway is Route 42, the major thoroughfare to and from the United States.
- Join: Dental, Chiropractor and various unique restaurants.

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	166,686	426,442
Daytime Population	154,997	473,853
Households	63,759	174,469
Median Age	38.0	38.1
Avg. Household Income	\$106,298	\$99,332

Source: Environics Analytics ©2019



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TRAFFIC

85,900 vehicles per day on Pembina Hwy. & Bishop Grandin Blvd.

Reference: City of Winnipeg Public Works Department, 2018

FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers
P (204) 928-8237
C (204) 793-3448
mstronger@shindico.com

Dino Alevizos

P (204) 928-8209
C (204) 781-9717
dalevizos@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

Shindico

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