

FOR LEASE

RARELY AVAILABLE PEMBINA HIGHWAY RETAIL SPACE

1477 PEMBINA HIGHWAY, WINNIPEG, MB



HIGH VISIBILITY PEMBINA HIGHWAY END CAP UNIT

Excellent retail or office opportunity available as early as March 1, 2023 in a high traffic location along Pembina Highway. This end cap unit consists of 1,400 square feet and features excellent exposure along one of Winnipeg's primary commercial arteries. The building facade has recently been upgraded to a modern finish and recent improvements to the transportation and bicycle lanes directly in front of the premises offer excellent access to the property. It also benefits from being in close proximity to the amenities of the Pembina Crossing retail node and is located just minutes south of McGillivray Boulevard.

AVAILABLE AREA

1,400 SF

ASKING RATE

\$22.00 / SF NET

BRENNAN PRATT

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 PRIVATE
PENSION
PARTNERS™
REALTY SERVICES INC

PROPERTY DETAILS AND FLOOR PLAN

OFFERING DETAILS

Address: 1477 Pembina Highway

Available Area: Approx. 1,400 SF

Net Asking Rent: \$22.00 PSF

Additional Rent: \$8.82 PSF (2023) + Utilities

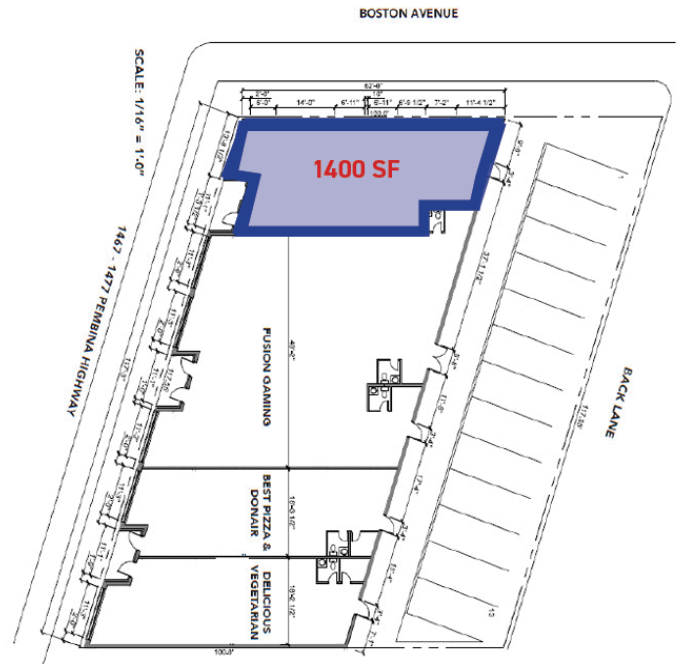
Mgmt. Fee: Included

Parking: 2 assigned parking stalls at rear of building, plus street level parking

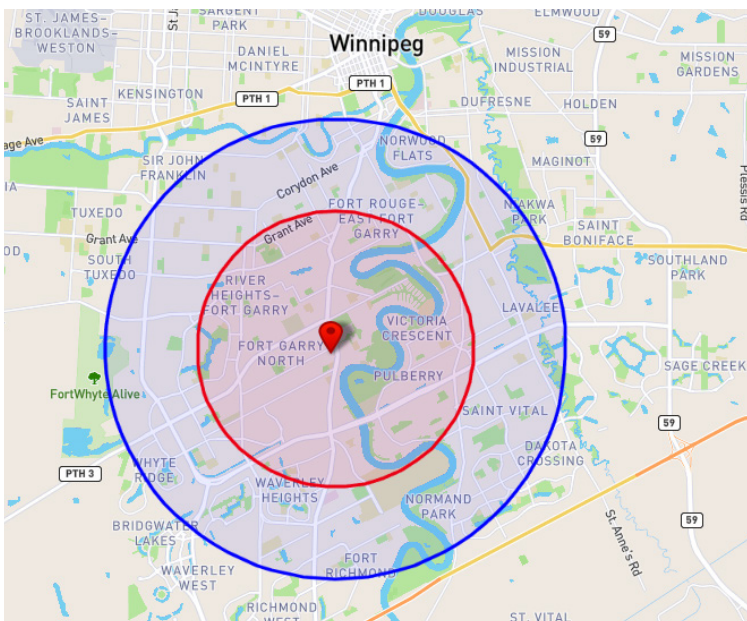
Zoning: C2

DEMOGRAPHIC SNAPSHOT

Population:	3 KM	5 KM
2022 Est.	51,135	180,978
2022 Proj.	53,576	204,105
Avg Household Income.	\$109,189	\$110,698



*PLEASE NOTE THAT THE ABOVE PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN ACCURATE REPRESENTATION OF THE PROPERTY



THE NEIGHBOURHOOD

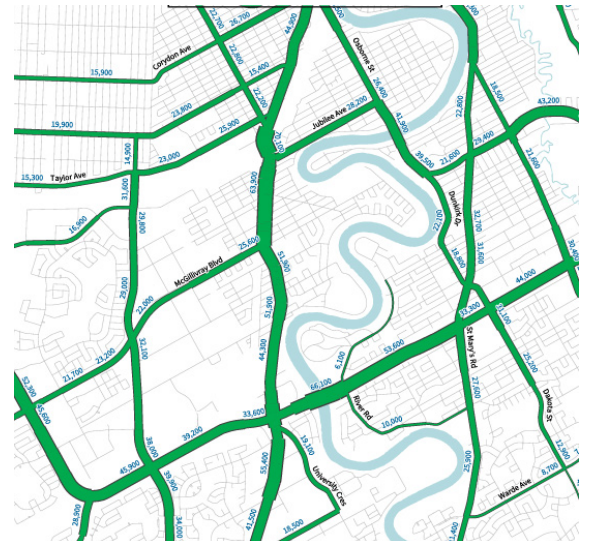
PEMBINA HIGHWAY & FORT GARRY

1467-1477 Pembina Highway is located in the neighbourhood of Fort Garry in the southwest corner of Winnipeg. Pembina Highway is one of Winnipeg's most traveled routes to and from downtown as it stretches from the Perimeter Highway all the way to Confusion Corner.

Fort Garry has become a destination for younger families looking to move into their starter homes. It is one of Winnipeg's oldest and most mature neighborhoods with over 23,000 residents living in close proximity to the subject site. From grocery stores to restaurants, this strip of Pembina Highway is an ideal location for a retail use looking for high exposure. The Winnipeg rapid transit project and the improved bike lanes both converge in this area to add pedestrian traffic to an already busy major traffic route.

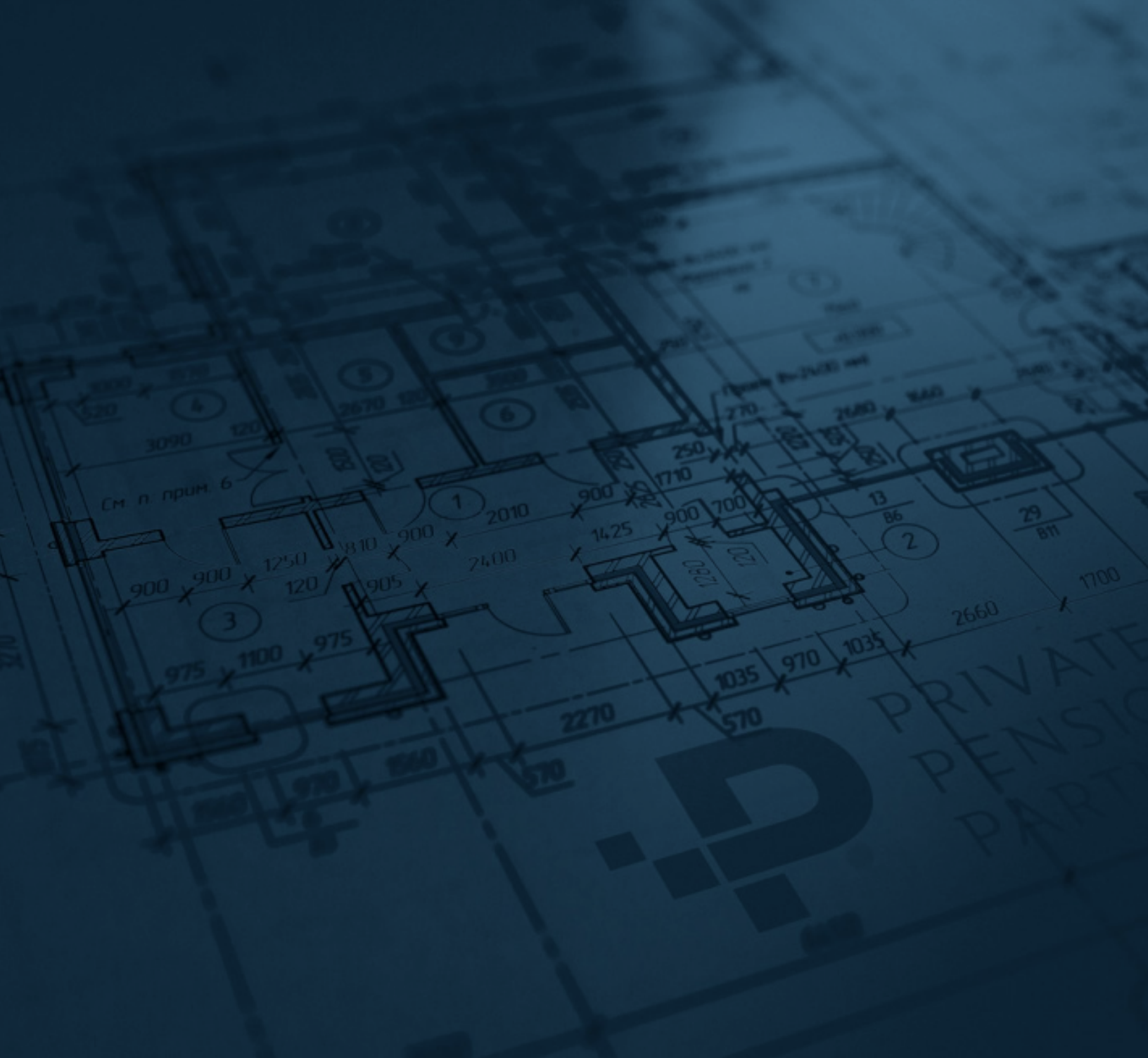
TRAFFIC COUNT

51,900 CARS DAILY



RETAIL AERIAL MAP





103-99 OSBORNE STREET
WINNIPEG, MANITOBA R3L 2R4

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