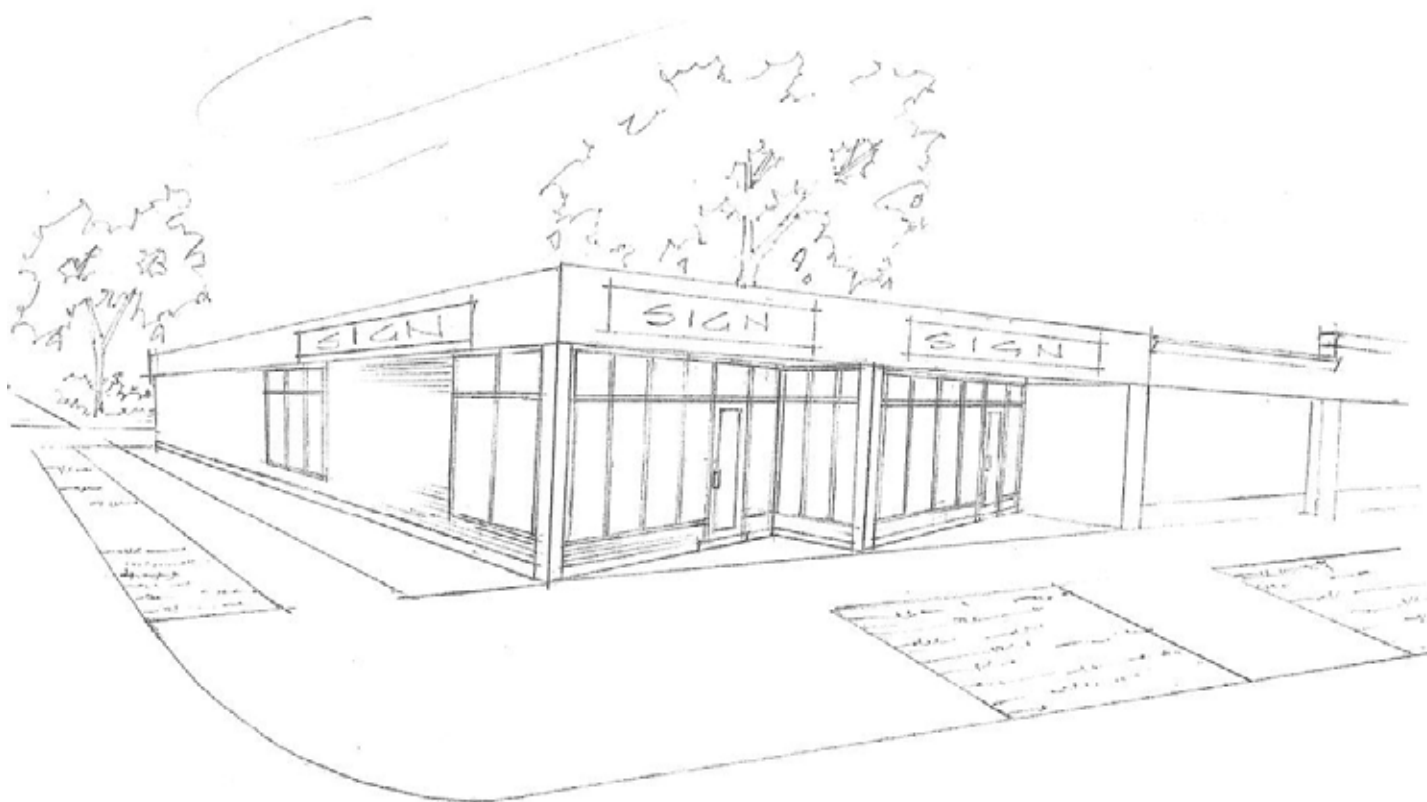


FOR LEASE

Exciting New Development in the Heart of St. Vital!

1064 St. Mary's Road, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



AMPLE
PARKING

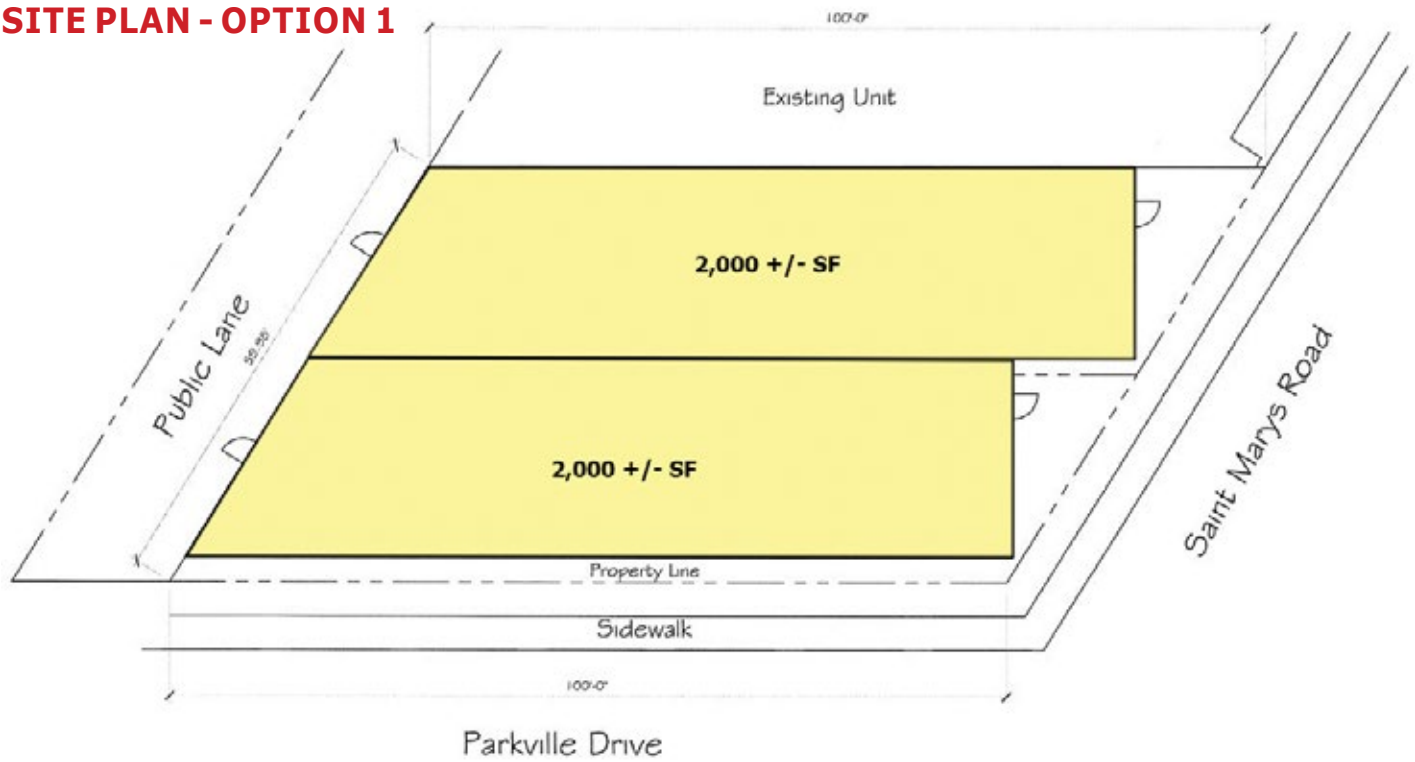


DENSE
RESIDENTIAL

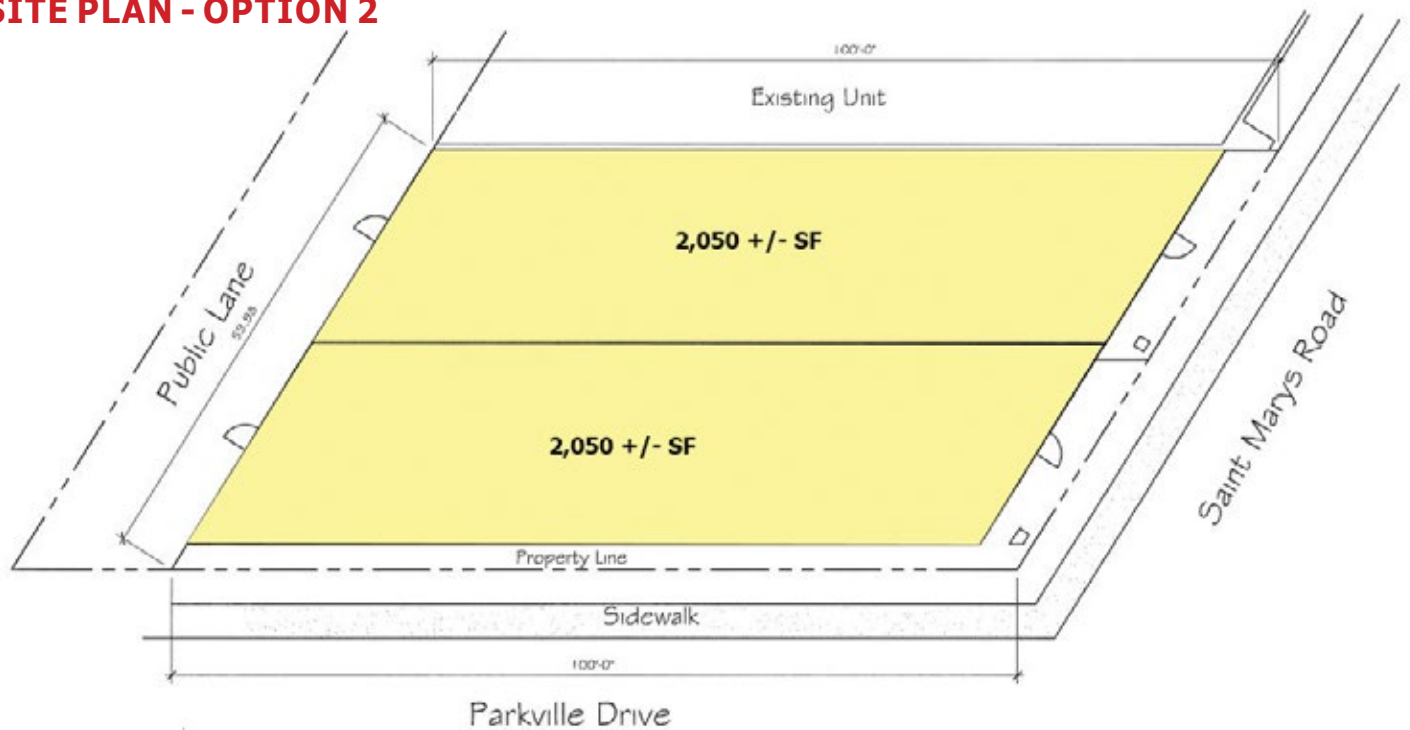
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1064 St. Mary's Road, Winnipeg, Manitoba

SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



204.474.2000

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PROPERTY SUMMARY

Available	Up to 4,100 +/- SF
Land Area	5,554 +/- SF
Net Lease Rate	\$20/SF
Additional Rent	TBD
Zoning	C1 - Commercial
Parking	Ample Parking at Rear

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	68,314	175,144
Households	27,844	70,984
Median Age	41.1	38.9
Avg. Household Income	\$107,036	\$106,512

Enviroics Analytics ©2021

FEATURES

- Brand new commercial development.
- Corner exposure with large storefront windows on two sides.
- Dominant building signage available on two sides.
- Over 60 +/- feet of frontage on St. Mary's Road.
- Ideal for professional uses: medical, accounting, law, etc.

LOCATION

- In the heart of St. Vital, one of the most dynamic communities in Winnipeg.
- Located at the northwest corner of St. Mary's Road & Parkville Drive, 4 blocks north of Bishop Grandin Boulevard and St. Vital Shopping Centre.
- Situated just north of the busy intersection, St. Mary's Road & Dunkirk Drive. In the heart of St. Vital, one of the most dynamic communities in Winnipeg.

FOR LEASE

1064 St. Mary's Road, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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