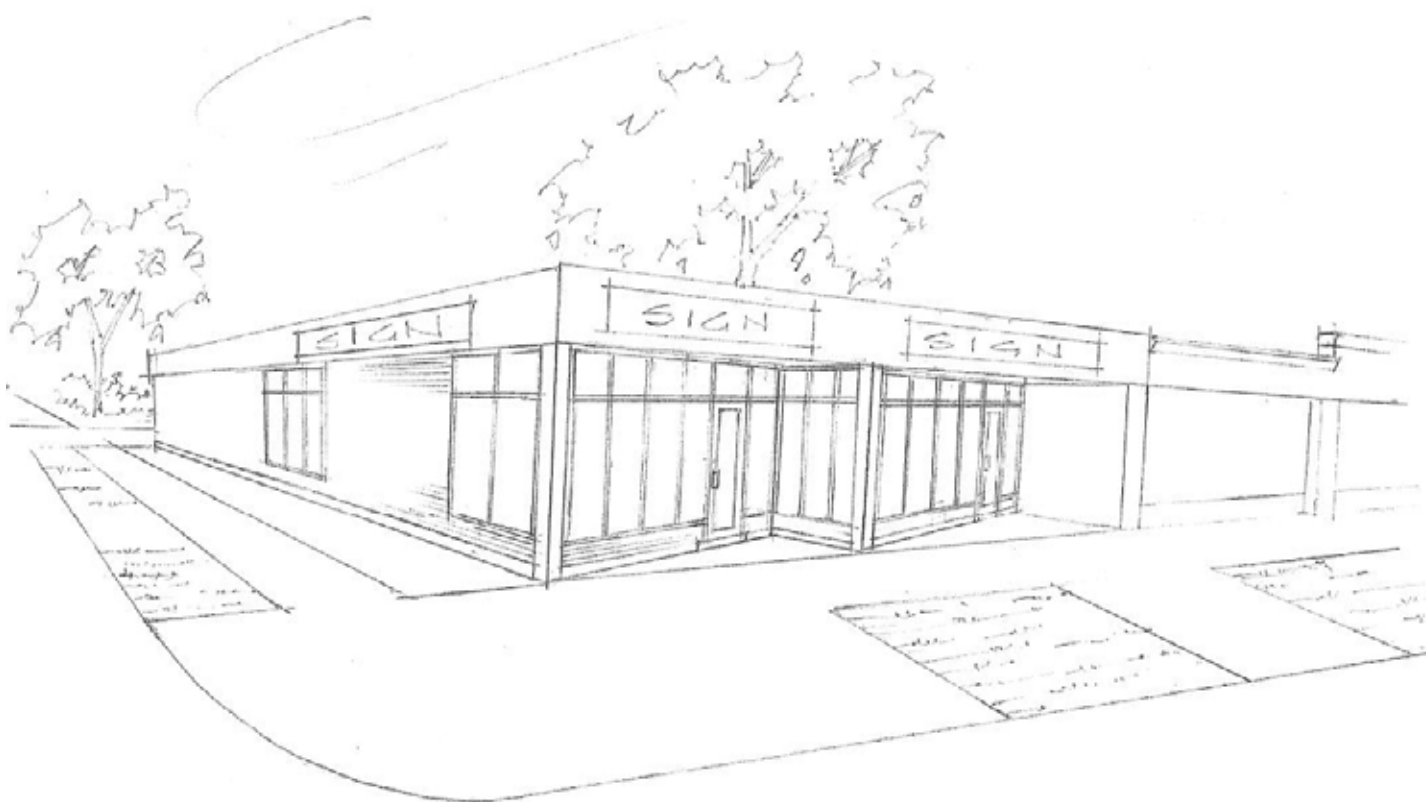


# FOR LEASE

Exciting New Development in the Heart of St. Vital!

1064 St. Mary's Road, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**AMPLE**  
PARKING

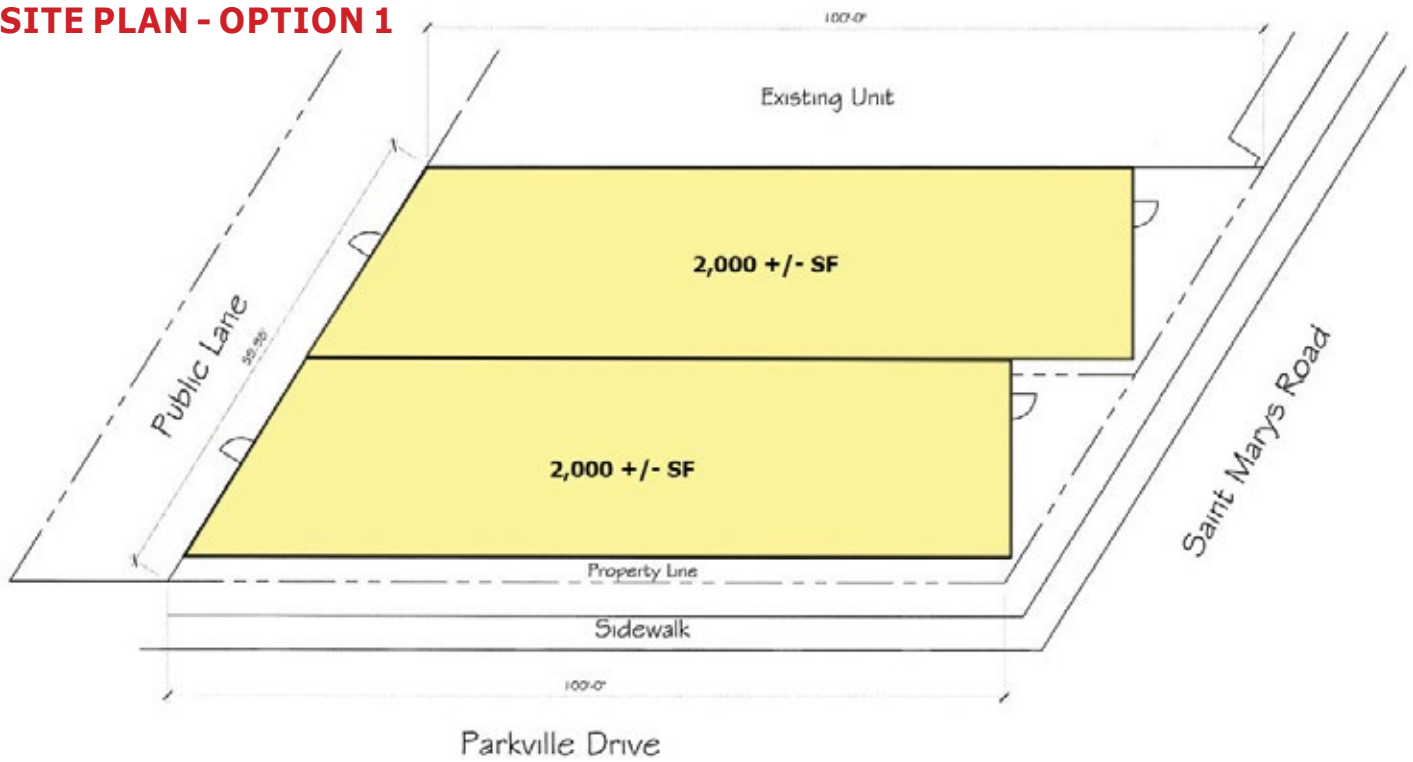


**DENSE**  
RESIDENTIAL

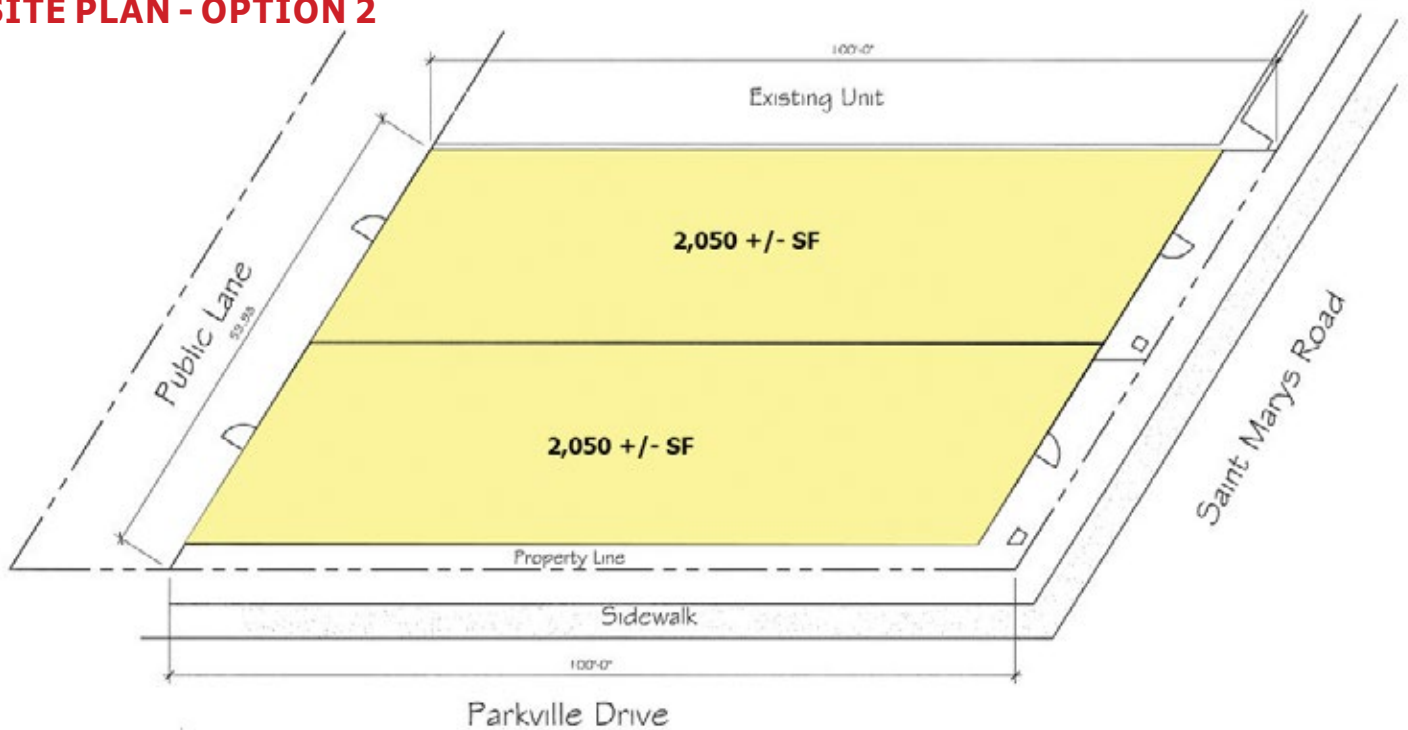
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1064 St. Mary's Road, Winnipeg, Manitoba

## 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	69,066	177,112
Households	27,861	71,227
Median Age	40.9	38.6
Avg. Household Income	\$101,945	\$101,172

Environics Analytics ©2020

## 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.

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1064 St. Mary's Road, Winnipeg, Manitoba



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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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