

# FOR LEASE

Retail/Flex Opportunity in Northwest Quadrant of Winnipeg

Unit 108-109, 245 Lucas Avenue, Winnipeg, Manitoba



**25,800 VEHICLES  
PER DAY**

Inkster Blvd. (2024)



**NEW COMMERCIAL  
CONDO**



**ON-SITE  
PARKING**

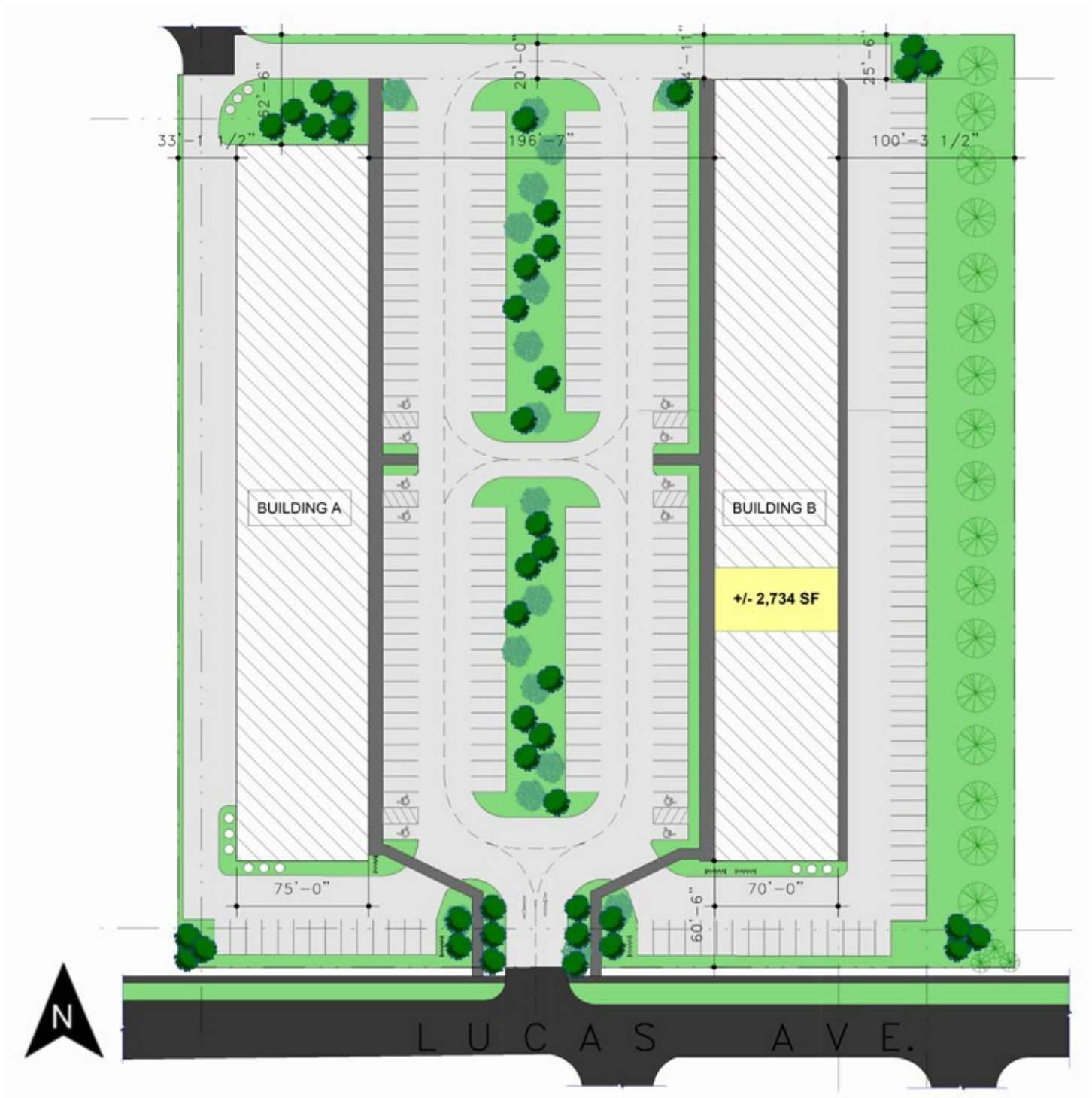
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## SITE PLAN



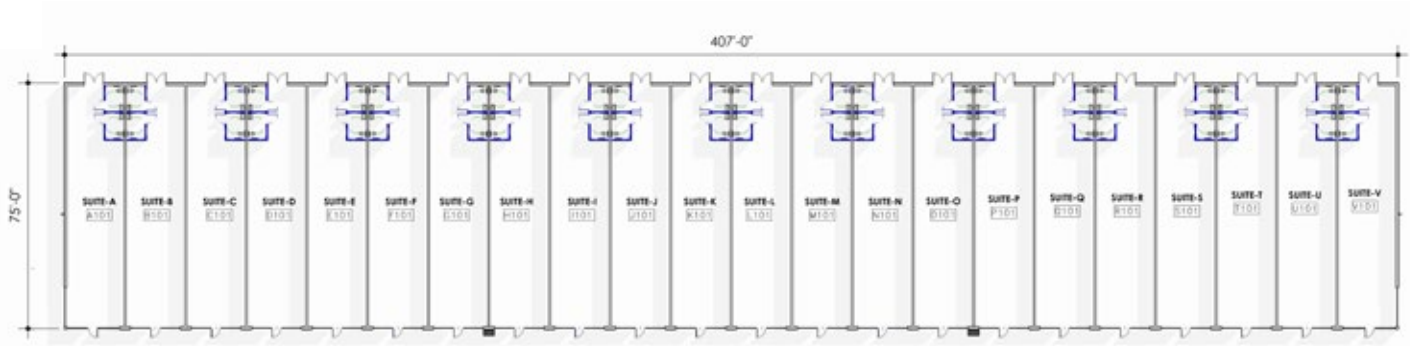
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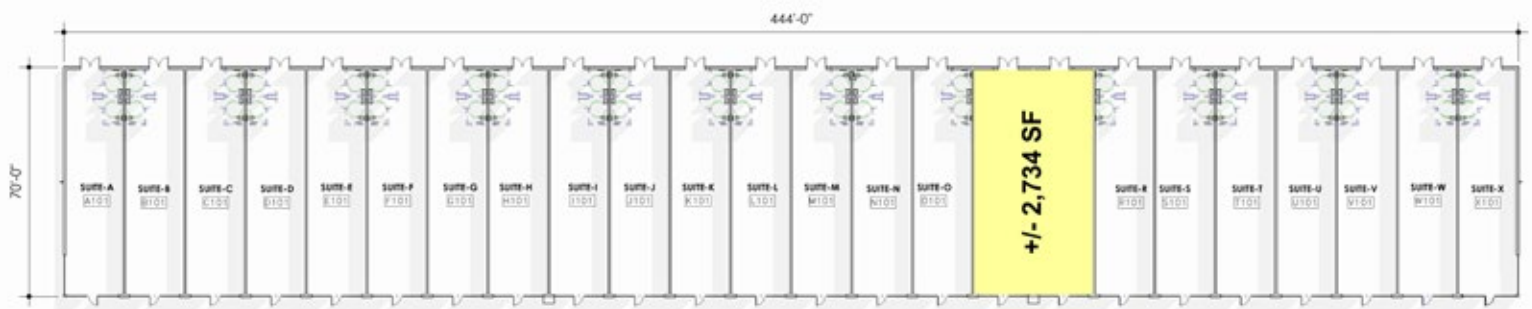
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## FLOOR PLAN



MAIN FLOOR (BUILDING A)  
1/32" = 1'-0"



MAIN FLOOR (BUILDING B)  
1/32" = 1'-0"



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## PROPERTY SUMMARY

Total	+/- 2,734 SF
Building (B) Area	31,080 SF
Land Area	5.8 acres
Net Rent*	\$25/SF
Property Taxes (2025 est.)	\$9.50/SF
Operating Cost	\$2.95/SF
Zoning	C3

\*plus 5% management fee

## TRAFFIC

25,800 vehicles per day on Inkster Boulevard between Brookside Boulevard Keewatin Street.

City of Winnipeg Public Works Department 2024

## FEATURES

- Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- Located near the corner of Brookside Boulevard and Inkster Boulevard.
- Ample on-site parking available

## DEMOGRAPHICS

	<b>5 Min Drive Time</b>
Total Population	12,643
Daytime Population	11,415
Households	3,870
Avg. Household Income	\$127,682

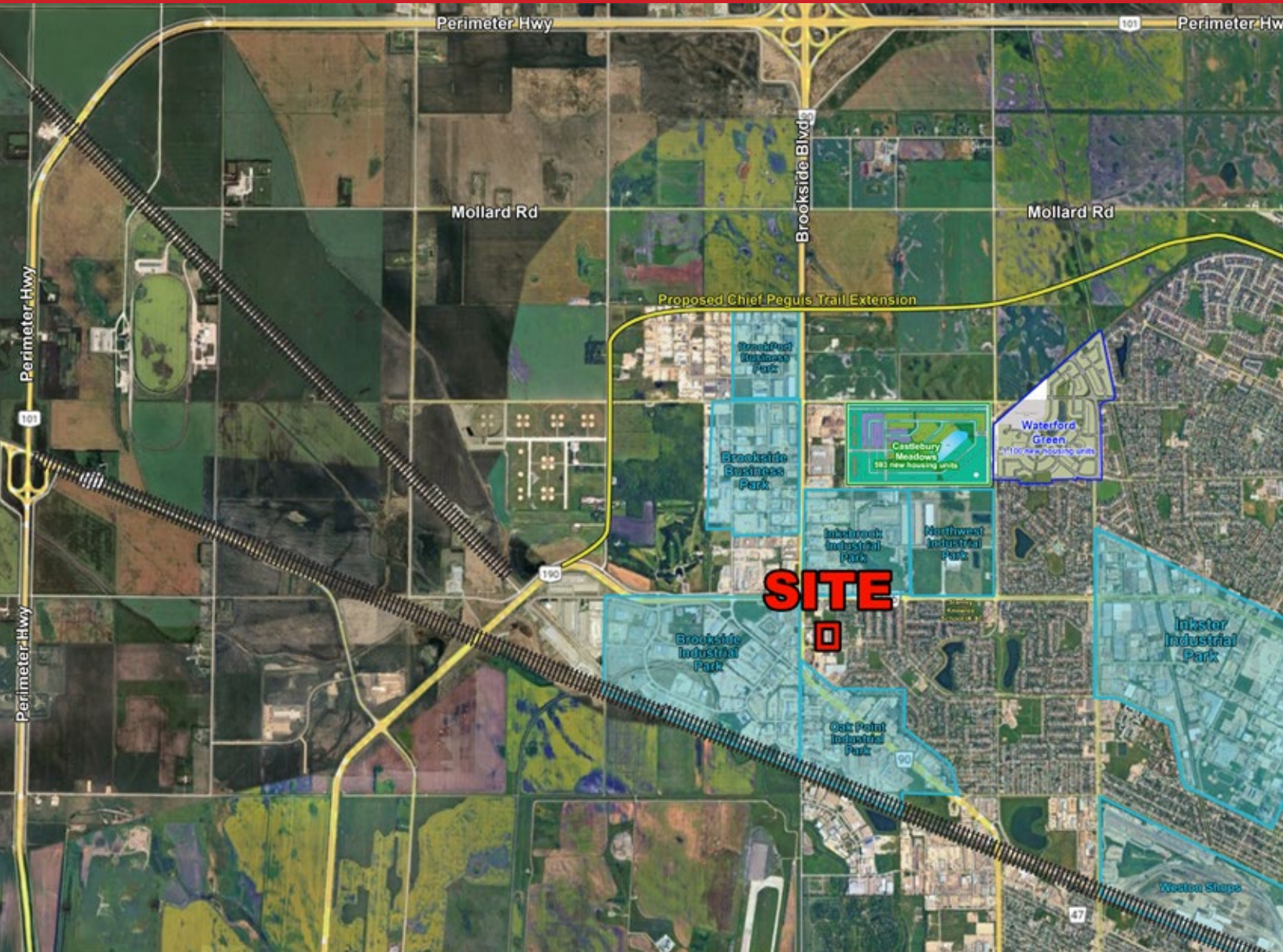
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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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