

FOR LEASE

End Cap Unit on Major Thoroughfare

1103 Saskatchewan Avenue, Portage la Prairie, Manitoba



**EXCELLENT
ACCESS**



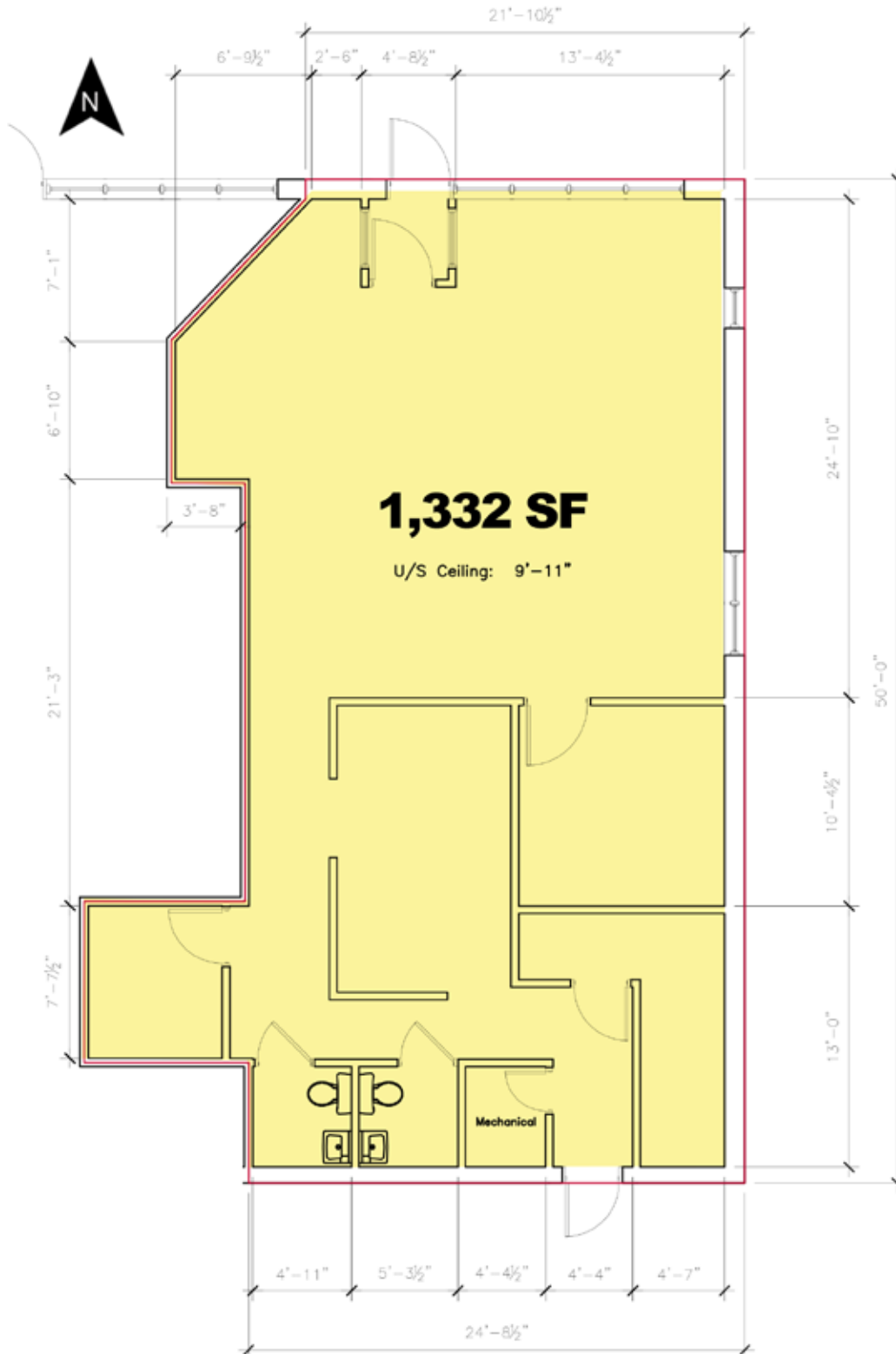
**AMPLE
PARKING**



**55,500+
TRADE AREA**

FOR LEASE

1103 Saskatchewan Avenue, Portage la Prairie, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	1,332 SF
Net Lease Rate	\$16.00/SF
Additional Rent*	\$5.00/SF
Zoning	C2 - Commercial District

*plus 5% management fee on gross rent

FEATURES

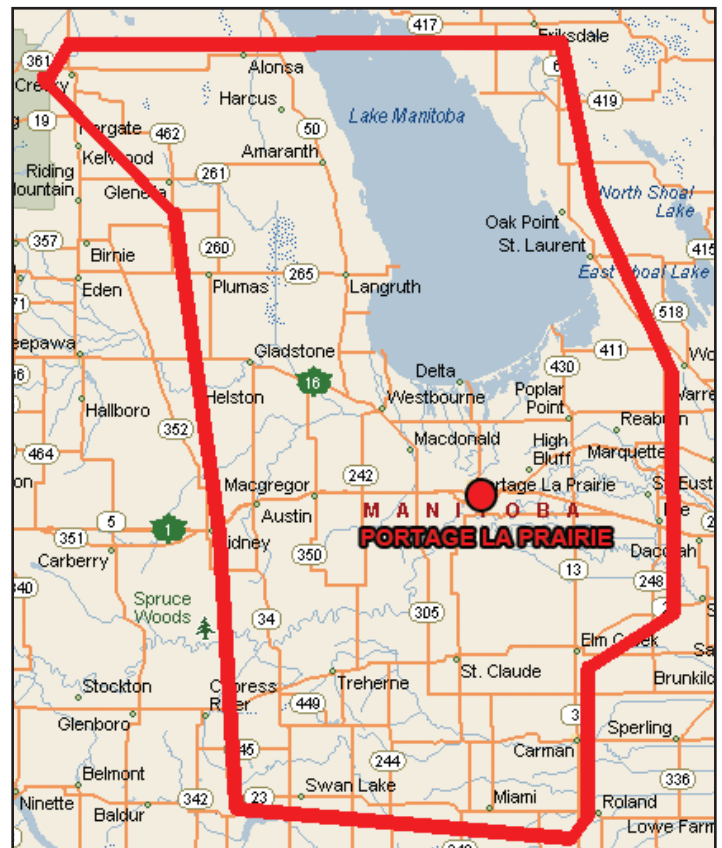
- **Prominent location with excellent access and exposure to major thoroughfare.**
- **Excellent on-site parking including rear stalls.**
- Situated on Saskatchewan Avenue West between 12 Street SW & 11 Street SW.
- Exciting new Mary Brown's Chicken opening soon on-site.
- On the doorstep of the main retail node, including Walmart, Sobey's, Rona, Canadian Tire, and much more!
- Portage la Prairie is a progressive community strategically situated in the centre of the country, in the heart of the richest agricultural belt in Manitoba.
- Investment is booming in Portage la Prairie with french fry processor J. R. Simplot Company **investing \$460 million** to more than double production, France-based Roquette has started production at its **new \$600 million** pea processing plant and McCain Foods Canada announcing **infrastructure investments totaling \$75 million** for its Portage la Prairie and Carberry-based facilities.
- The Province of Manitoba has pledged over \$60 million for wastewater improvements in the Portage la Prairie area.

DEMOGRAPHICS

	Trade Area	City (CMA)
Total Population	55,594	14,261
Daytime Population	50,955	15,149
Households	19,807	6,047
Median Age	37.2	38.8
Avg. Household Income	\$84,951	\$80,980

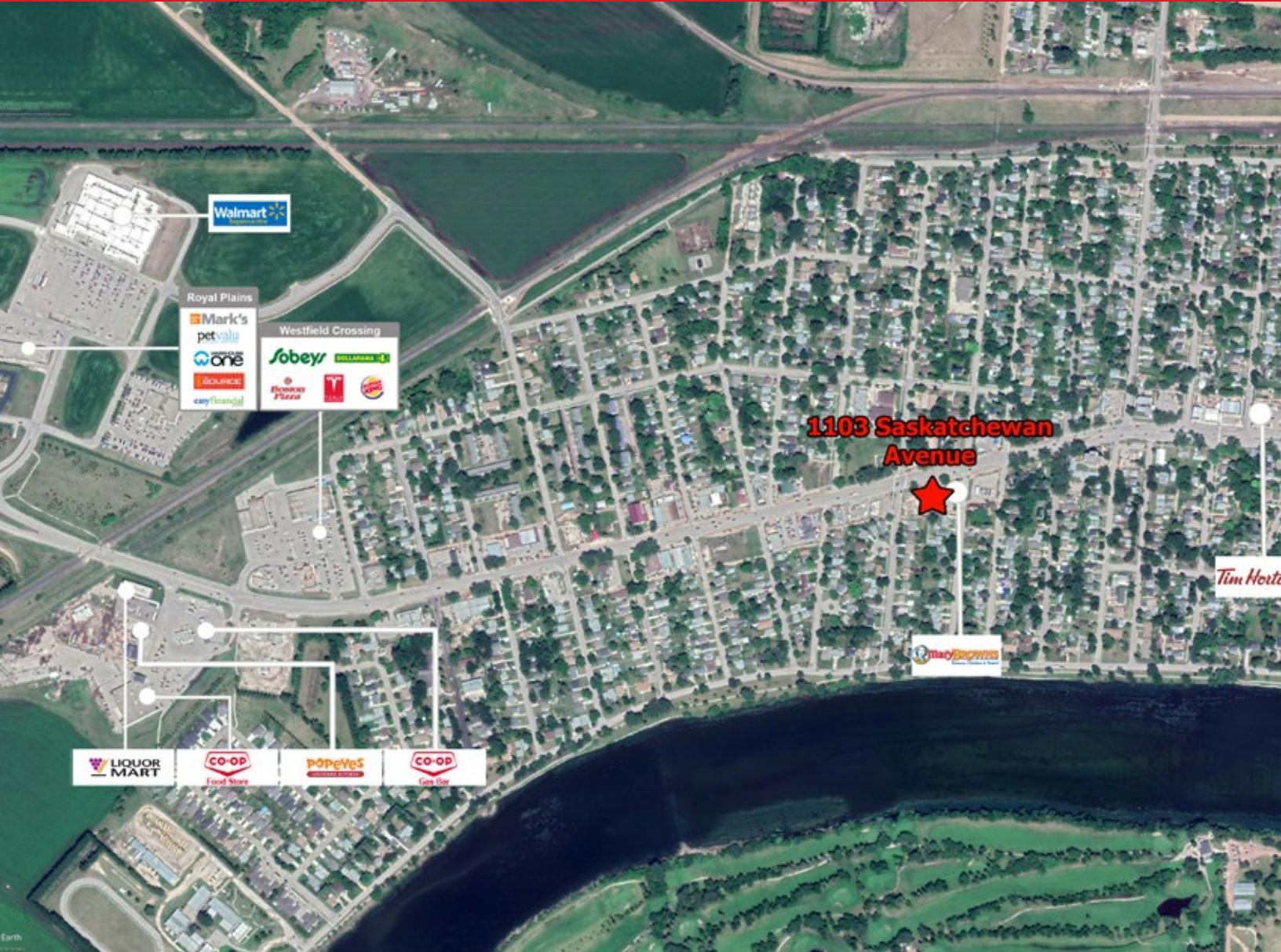
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TRADE AREA MAP



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Shindico
Succeeding by Helping Others Succeed



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