

# FOR LEASE

Developed Office/Retail in Transcona

114 Regent Avenue West, Winnipeg, Manitoba



**4 BUS ROUTES**  
NEARBY



**DOMINANT**  
SIGNAGE



**15,300 VEHICLES**  
PER DAY  
Regent Ave. (2024)



**NEARBY**  
AMENITIES

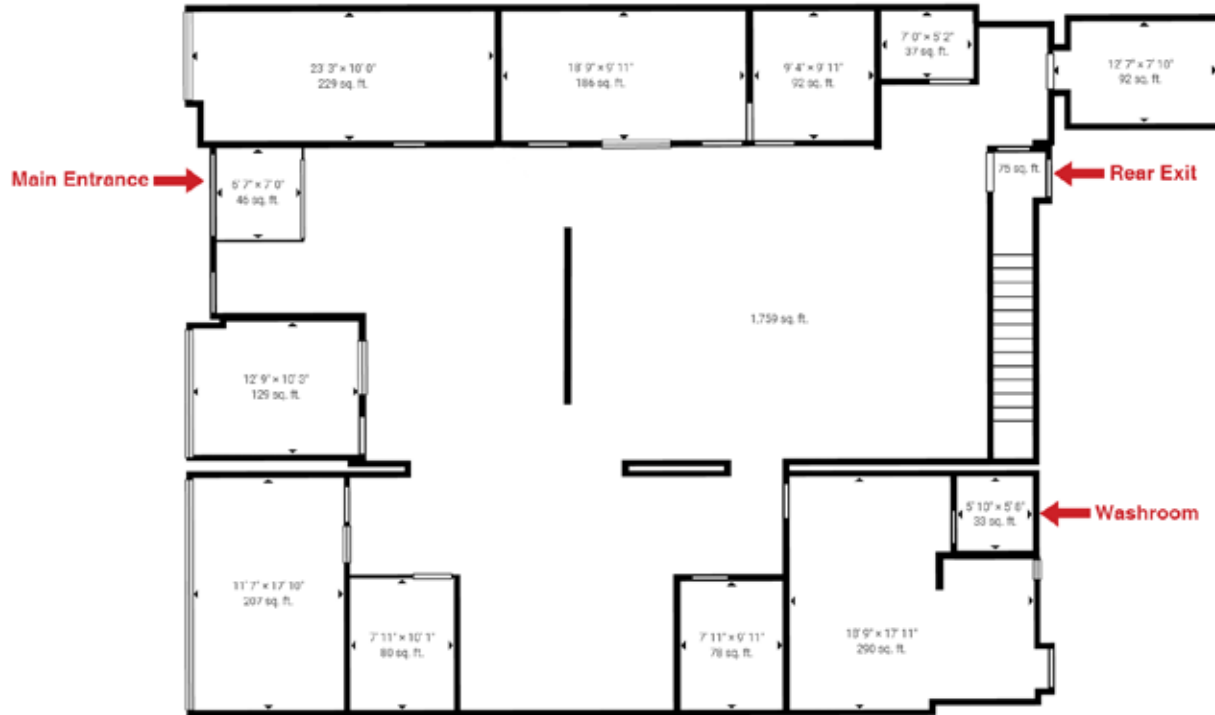
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## MAIN FLOOR PLAN



## LOWER LEVEL PLAN



CLICK HERE TO TAKE A VIRTUAL TOUR

204.474.2000

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## PROPERTY SUMMARY

Main Floor (Rentable Area)	3,782 SF
Lower Level	1,665 SF
<b>Total</b>	<b>5,447 SF</b>

Net Rent	\$20/SF
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Property Taxes (2025 est.)	\$5.04/SF
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Zoning	C2
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Parking	5 Stalls
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## FEATURES

- Developed space that's suitable for a variety of uses including retail, office, service, and medical.
- Dedicated on-site parking with ample street parking available on both sides of Regent Avenue.
- Building was originally developed as a bank and has the existing vault still in place.
- Mix of developed offices and open concept work space.
- Developed and fully functional lower level.
- Excellent signage opportunities including a dominant pylon on the roof.

## LOCATION AND TRAFFIC

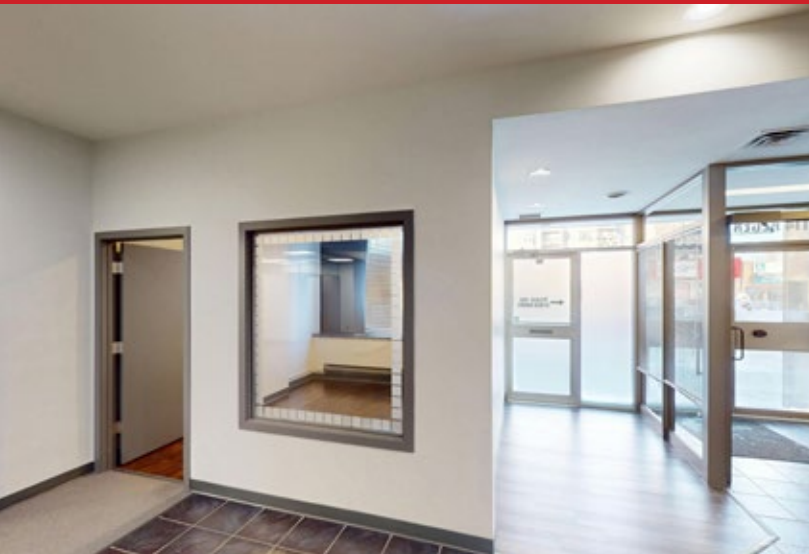
- 10 minutes from the dominant intersection of Regent Ave & Lagimodiere Blvd.
- Public transit services along Regent Avenue with four nearby bus routes.
- Situated in the hweart of Transcona, one of Winnipeg's fastest growing communities.
- Directly north of a major employment base including Palliser, New Flyer and CN rail yards/ campus.
- Strong rural draw from the east including the communities of Oak Bank, Dugald and Île des Chenes.
- 15,300 vehicles per day on Regent Avenue W between Day Street and Plessis Road.

City of Winnipeg Public Works Department 2024



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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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