

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)

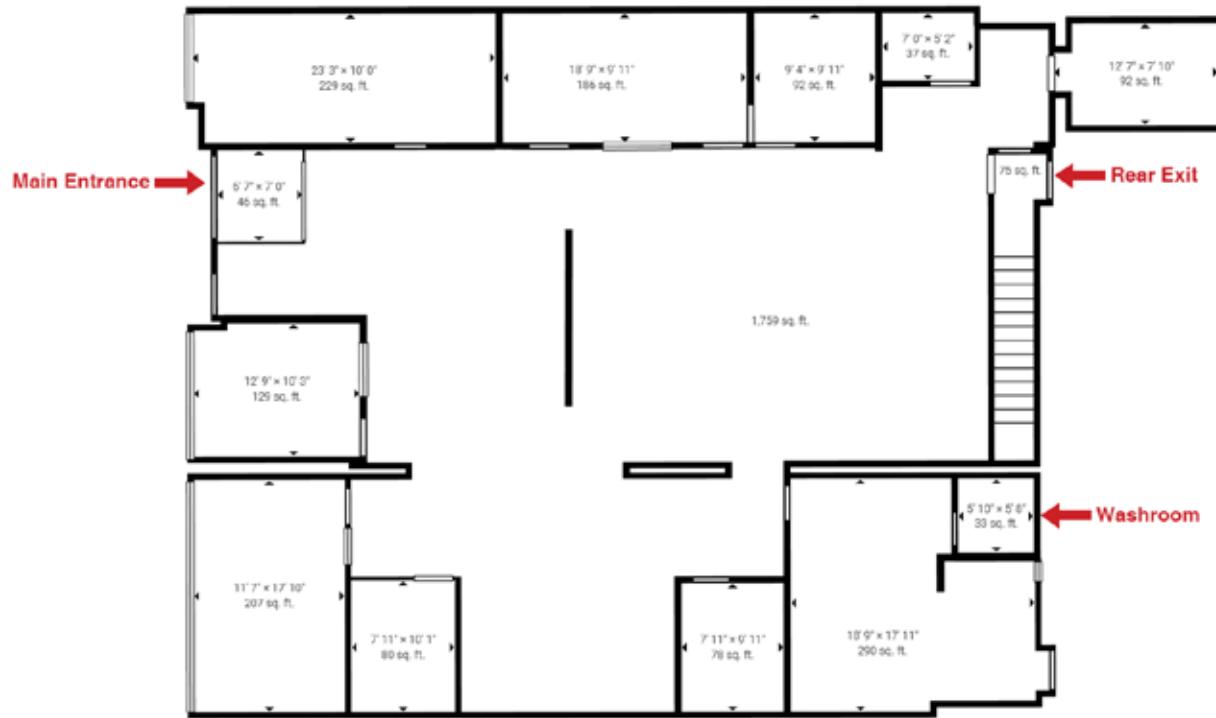


NEARBY
AMENITIES

FOR LEASE

114 Regent Avenue West, Winnipeg, Manitoba

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 |
| Total | 5,447 SF |

| | |
|----------|---------|
| Net Rent | \$20/SF |
|----------|---------|

| | |
|----------------------------|-----------|
| Property Taxes (2025 est.) | \$5.04/SF |
|----------------------------|-----------|

| | |
|--------|----|
| Zoning | C2 |
|--------|----|

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|---------|----------|
| Parking | 5 Stalls |
|---------|----------|

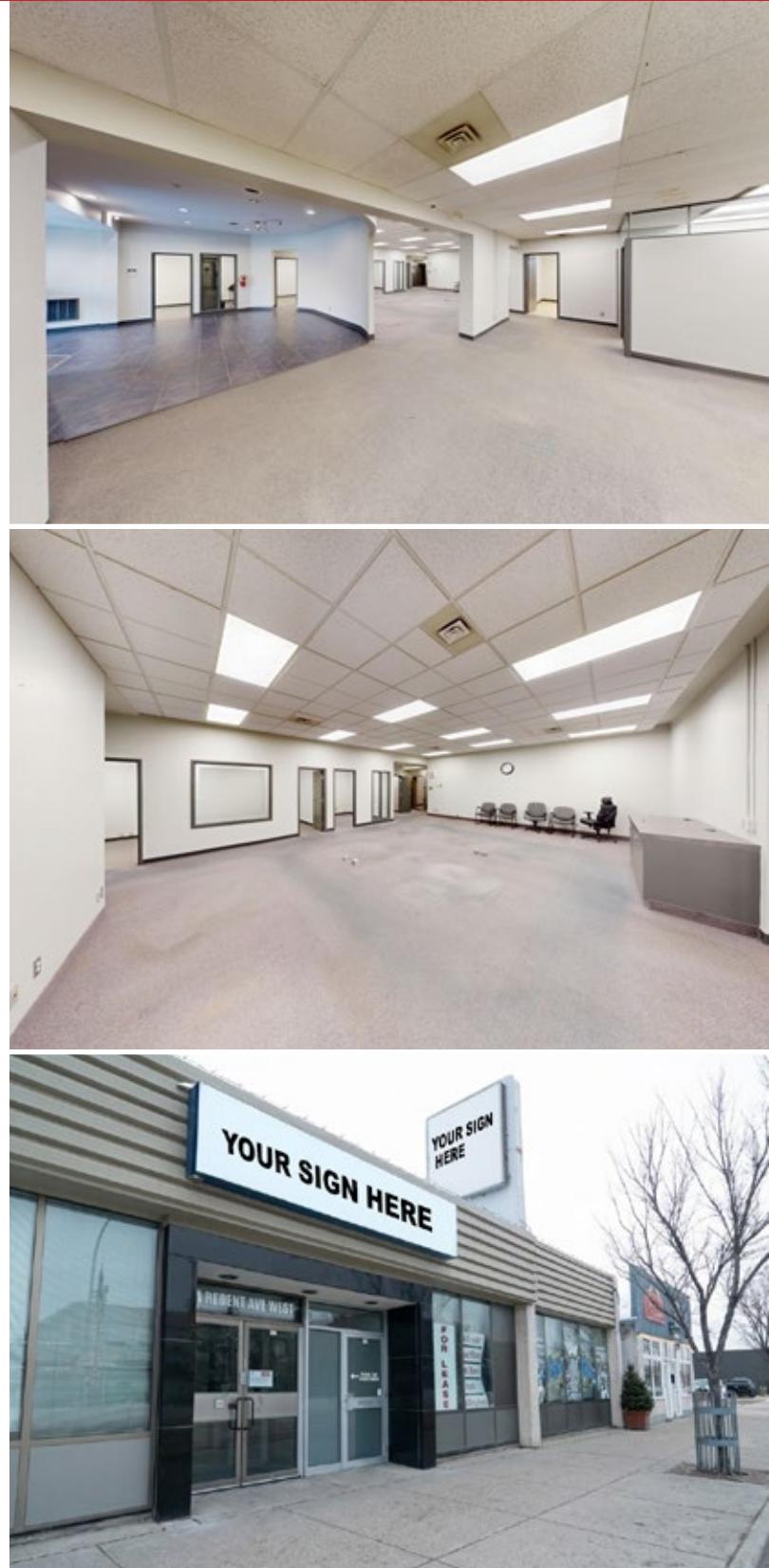
FEATURES

- 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 heart 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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