

# FOR LEASE

Turnkey Former Bakery in the heart of Transcona

Unit 2 – 1171 Kildare Avenue East, Winnipeg, Manitoba



**26 ON-SITE  
PARKING STALLS**



**MULTIPLE  
ACCESS POINTS**



**4 TRANSIT  
ROUTES NEARBY**

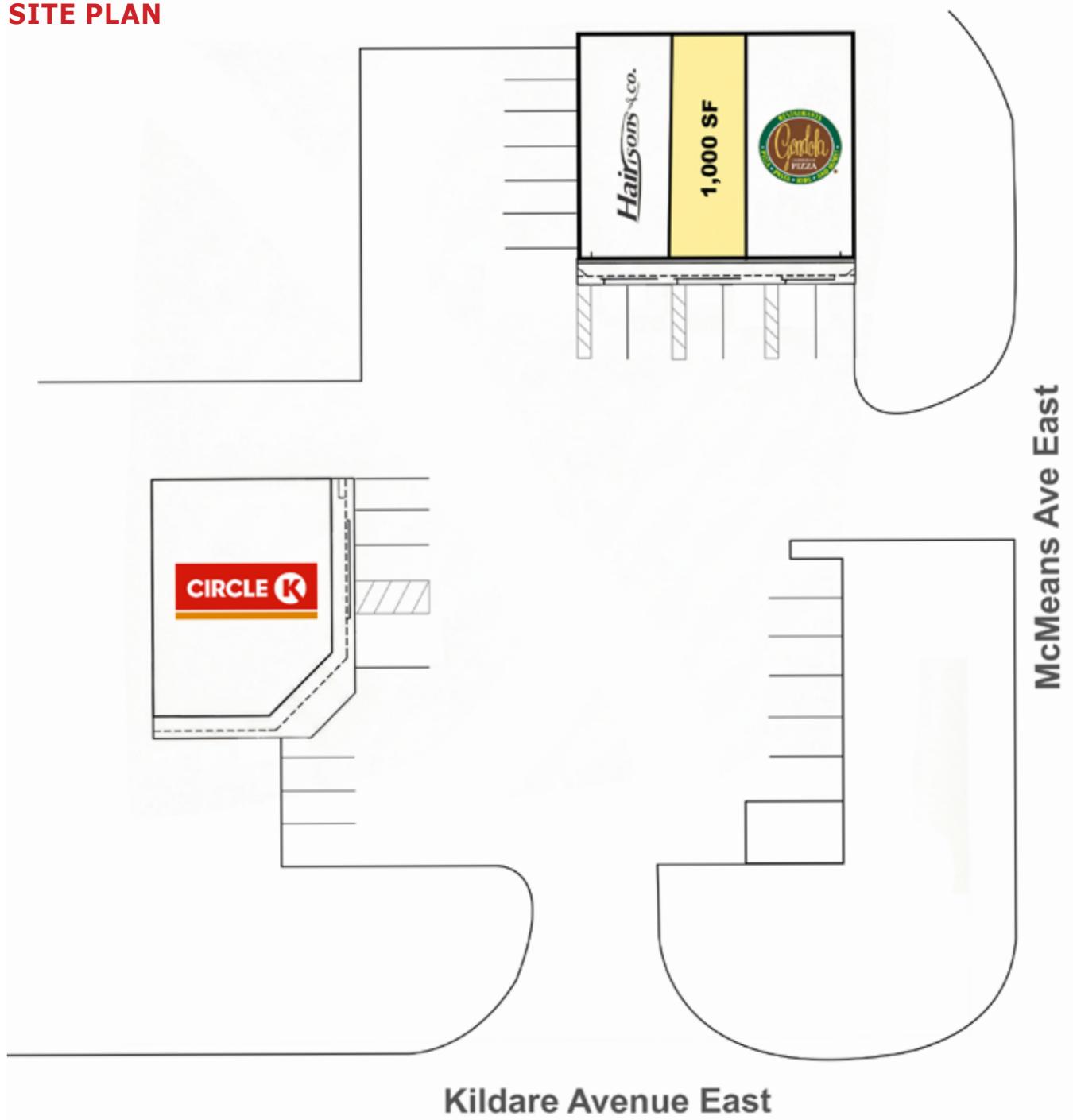


**DEVELOPED  
BAKERY SPACE**

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## SITE PLAN



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	1,000 SF
Asking Rent	\$22.00/SF
Property Taxes (2025)	\$5.43/SF
CAM	\$5.83/SF
Zoning	C2 – Commercial Community

\*Plus management fees - 5% of gross rent

## KEY HIGHLIGHTS

- Turnkey former bakery.
- Excellent frontage and exposure along Kildare Avenue East.
- Ample on-site parking for customers and staff.
- Multiple access points for convenient ingress and egress.
- Surrounded by residential density and new neighbourhood residential developments.
- **Opportunity to purchase existing equipment package.**

## IDEALLY SUITED FOR

- Bakery
- Café / coffee shop
- Specialty food retailer
- Quick-service or take-out concept
- Retail or personal service uses

## LOCATION

- Located at the corner of Kildare Avenue East and Ravenhurst Street in the heart of Winnipeg's Transcona neighbourhood.
- Surrounded by established residential density and nearby new neighbourhood developments.
- Consistent daily traffic generated by schools, parks, and community amenities in the area.
- Excellent connectivity to Regent Avenue West, Lagimodière Boulevard, and Plessis Road, with public transit service along Kildare Avenue East.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	22,730	40,856
Daytime Population	17,321	34,877
Households	8,501	15,243
Median Age	38.5	38.2
Avg. Household Income	\$119,367	\$118,992



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