

FOR LEASE

Office/Retail in Professional Centre on Taylor Avenue

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING



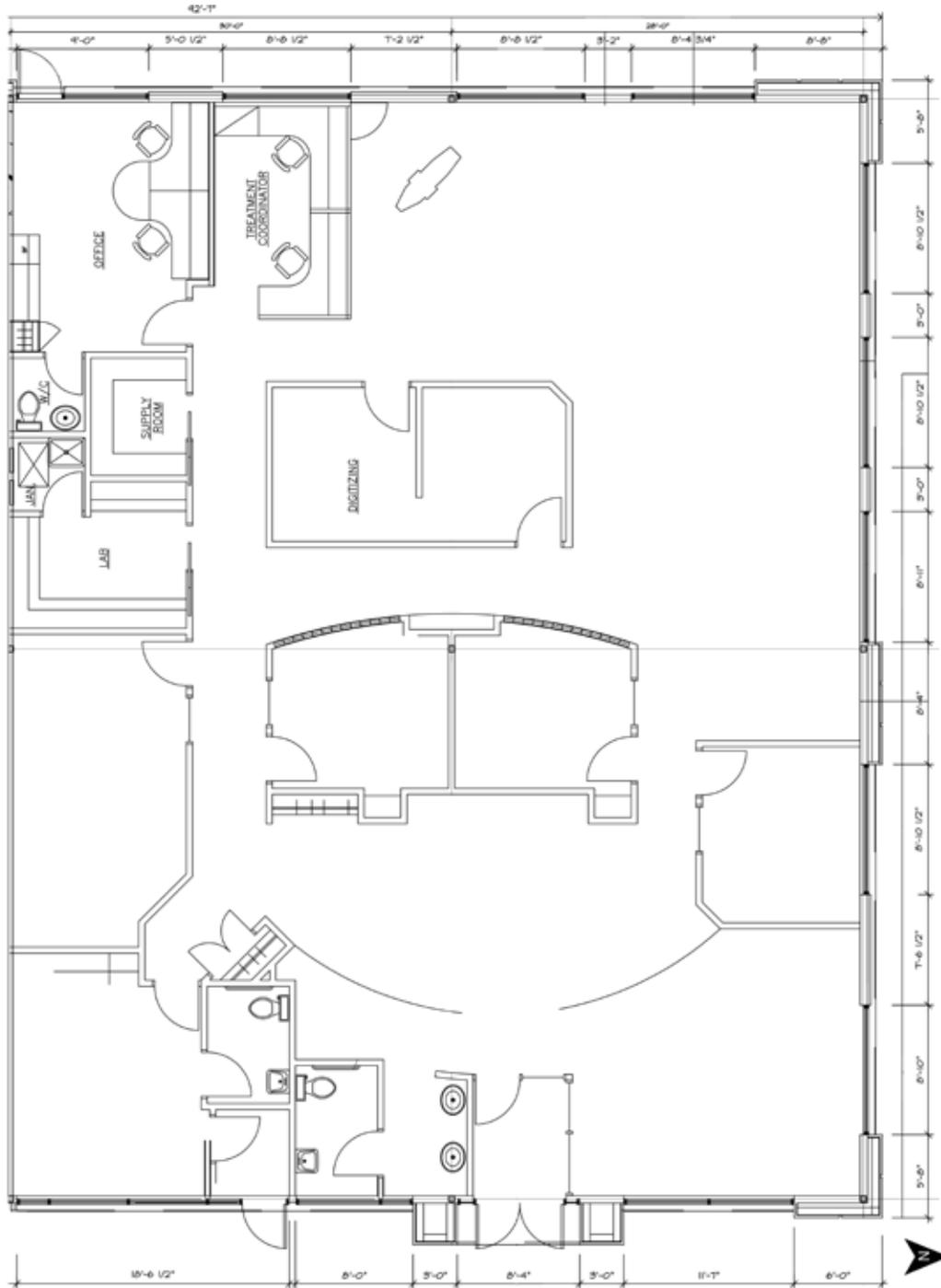
ON-SITE
CUSTOMERS

FOR LEASE

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba



CLICK TO TAKE A VIRTUAL TOUR

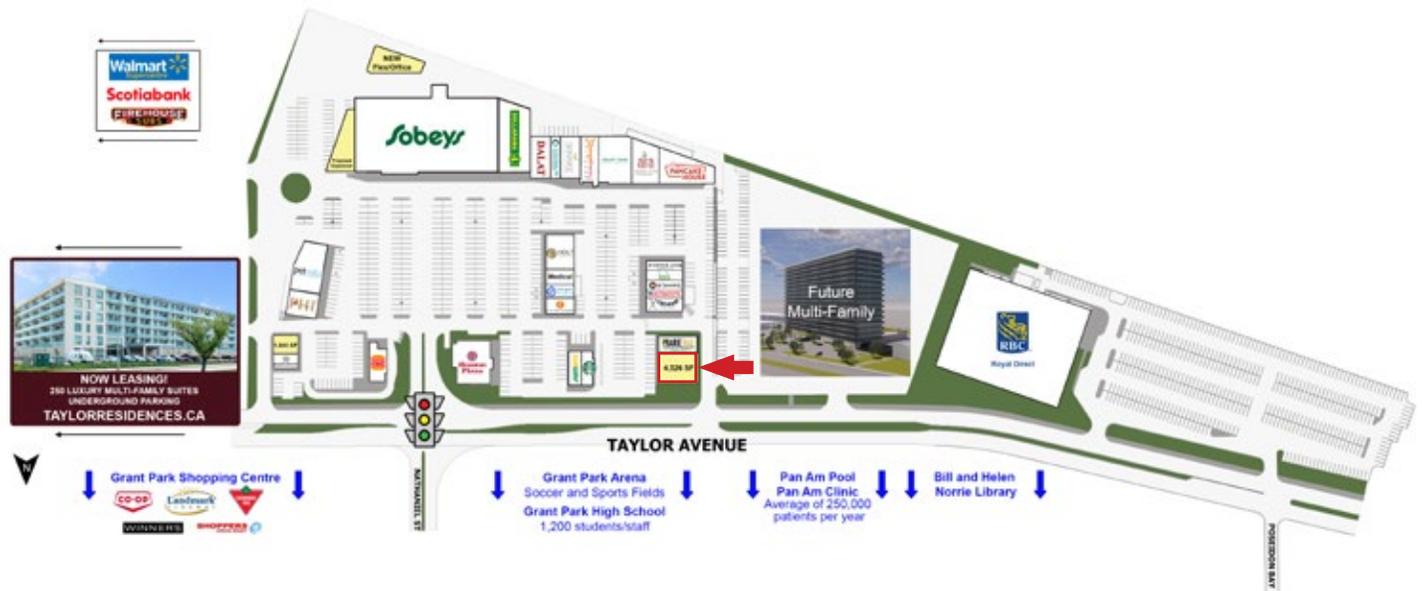


204.474.2000

Shindico

FOR LEASE

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba



PROPERTY SUMMARY

Available	4,526 SF
Net Lease Rate	TBD
Property Taxes (est.)	\$7.64/SF
CAM* (est.)	\$3.50/SF
Zoning	C3 - Commercial Corridor

*plus management fee

TRAFFIC LINKS

Only a 15 minute drive to Downtown. The property enjoys superior access and linkage to all areas of the City with direct linkages to major arteries including Pembina Highway, Kenaston Boulevard (Route 90) and Grant Avenue.

Taylor Avenue is the major transportation route connecting the neighbourhoods of Southwest Winnipeg with Pembina Highway and Downtown.

FEATURES

- **Fully developed clinic opportunity.**
- **Abundant parking with 9.5' oversized stalls** (20% larger than standard)
- 4 exceptional site entrance and exit points; and **3 left turn stacking lanes**
- Anchored by Sobeys and shadow anchored by Walmart Supercentre.
- New on-site multi-family residential with 250 luxury suites. A total of 800+ luxury suites proposed for the site.

DEMOGRAPHICS

Trade Area

Total Population	84,073
Daytime Population	78,833
Households	39,883
Median Age	40.7
Avg. Household Income	\$120,651

Environics Analytics ©2023

FOR LEASE

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba

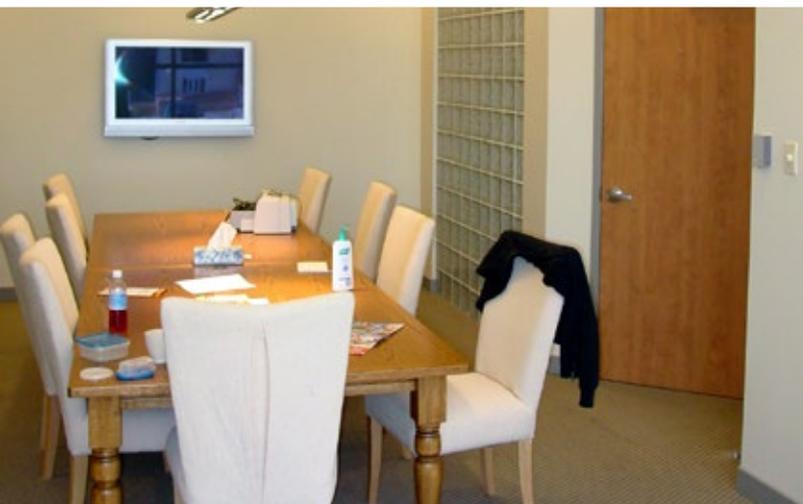


204.474.2000

Shindico

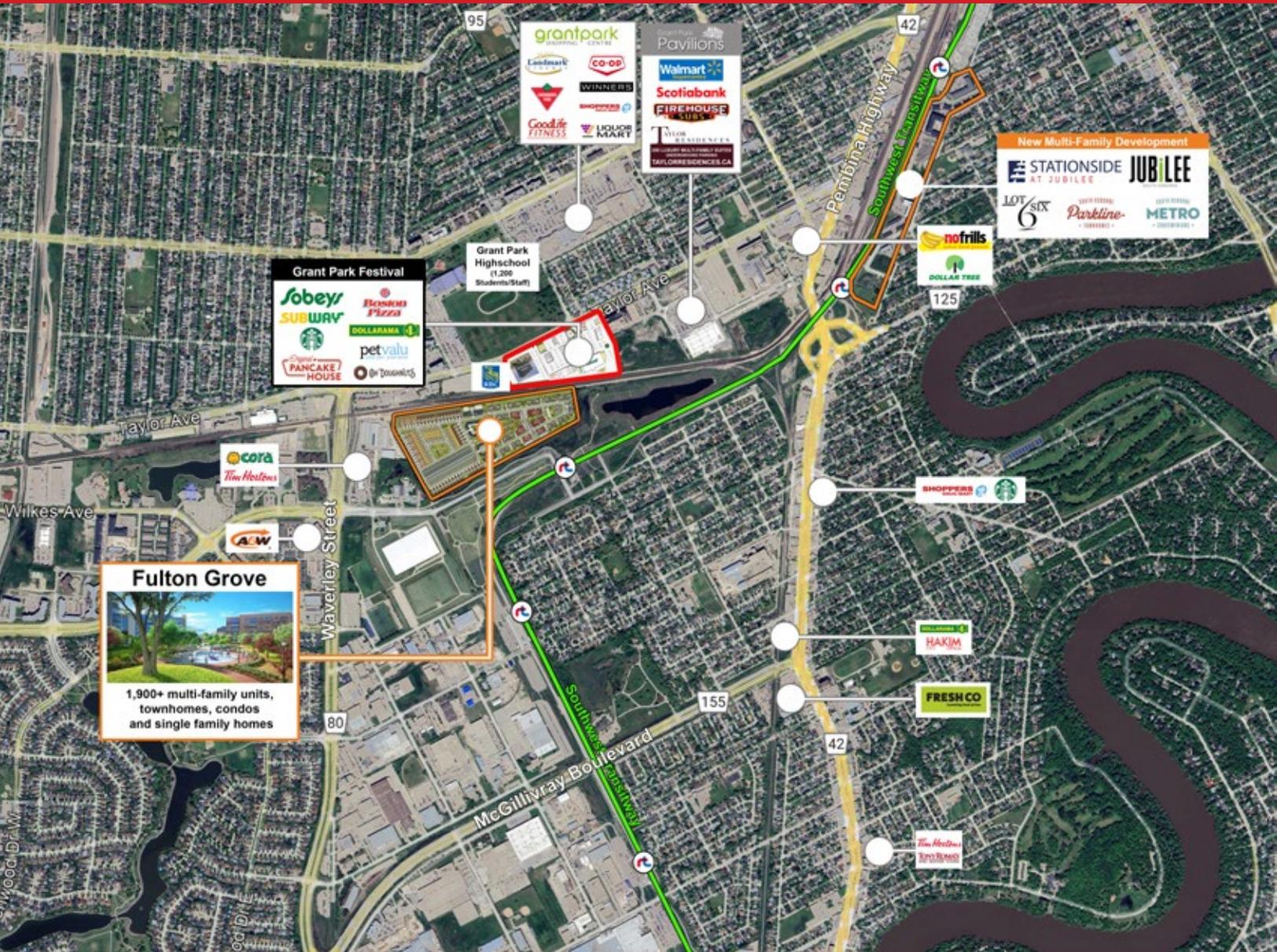
FOR LEASE

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba



FOR LEASE

Grant Park Festival, 1190 Taylor Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.071524