

# FOR LEASE

Office/Retail Opportunity in Busy Polo Park Shopping District

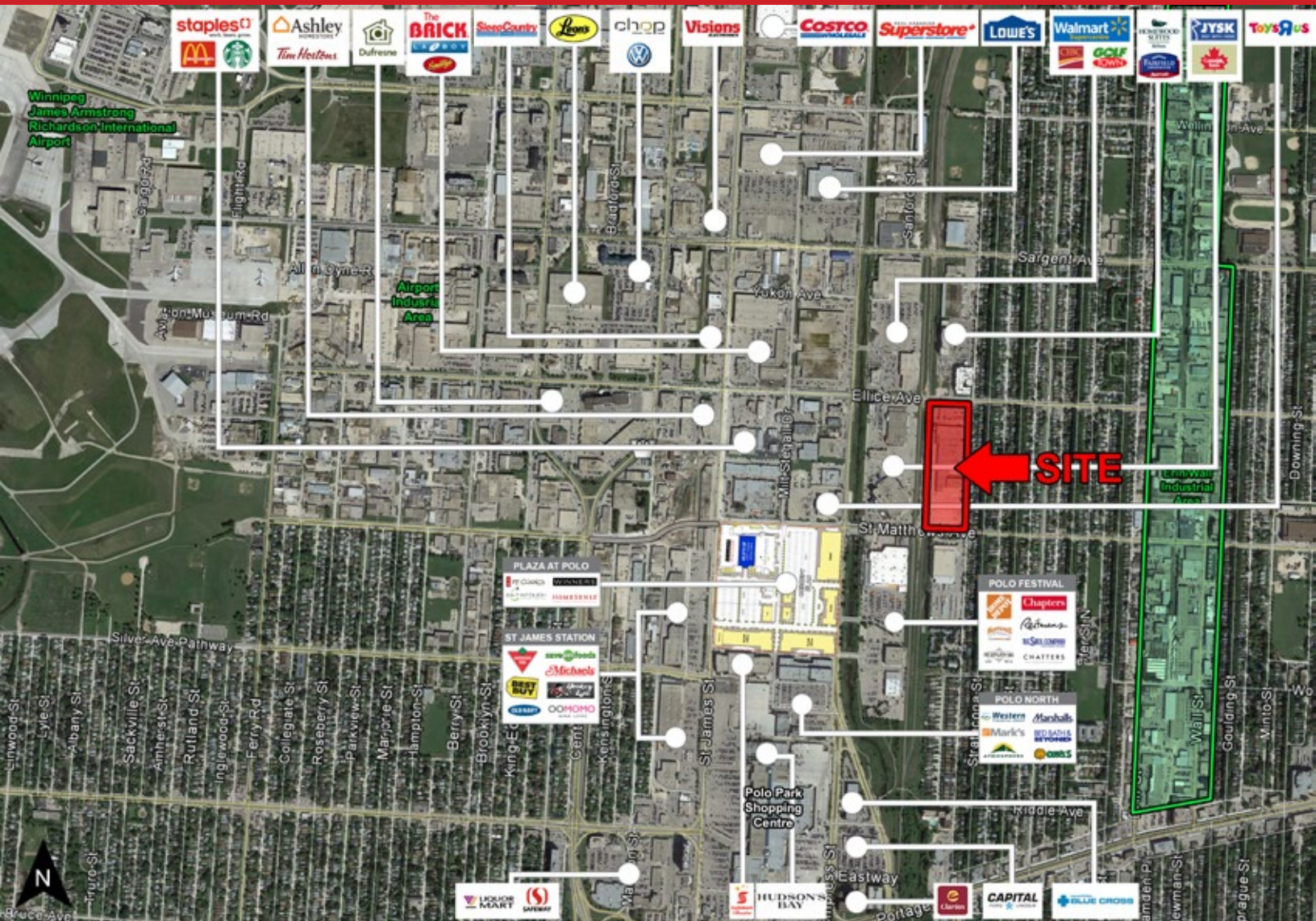
1300 Ellice Avenue, Winnipeg, Manitoba





# FOR LEASE

1300 Ellice Avenue, Winnipeg, Manitoba



## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	28,514	122,274	317,672
Daytime Population	43,179	203,077	430,432
Households	10,751	49,424	128,980
Median Age	36.5	36.0	37.3
Avg. Household Income	\$77,869	\$83,444	\$88,315

EnviroNics Analytics ©2020

204.474.2000

**Shindico**



# FOR LEASE

1300 Ellice Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

**Available** Office - 9,342 +/- SF  
Pad Site - Up to 6,000 +/- SF

Land Area	9.03 acres
Property Taxes (est.)	\$2.47/SF
CAM* (est.)	\$2.70/SF
Zoning	C3
Parking	600 +/- stalls
Loading	Dock & Grade

\*plus management fee

## FEATURES

- Unique opportunity near Polo Park Shopping Centre in Winnipeg's largest shopping district
- **Join:** Uptown Alley, Dollarama, Aaron's and Bianca Amor's Liquidation Supercentre in a newly renovated centre located across from Walmart and 2 new hotels



## TRAFFIC

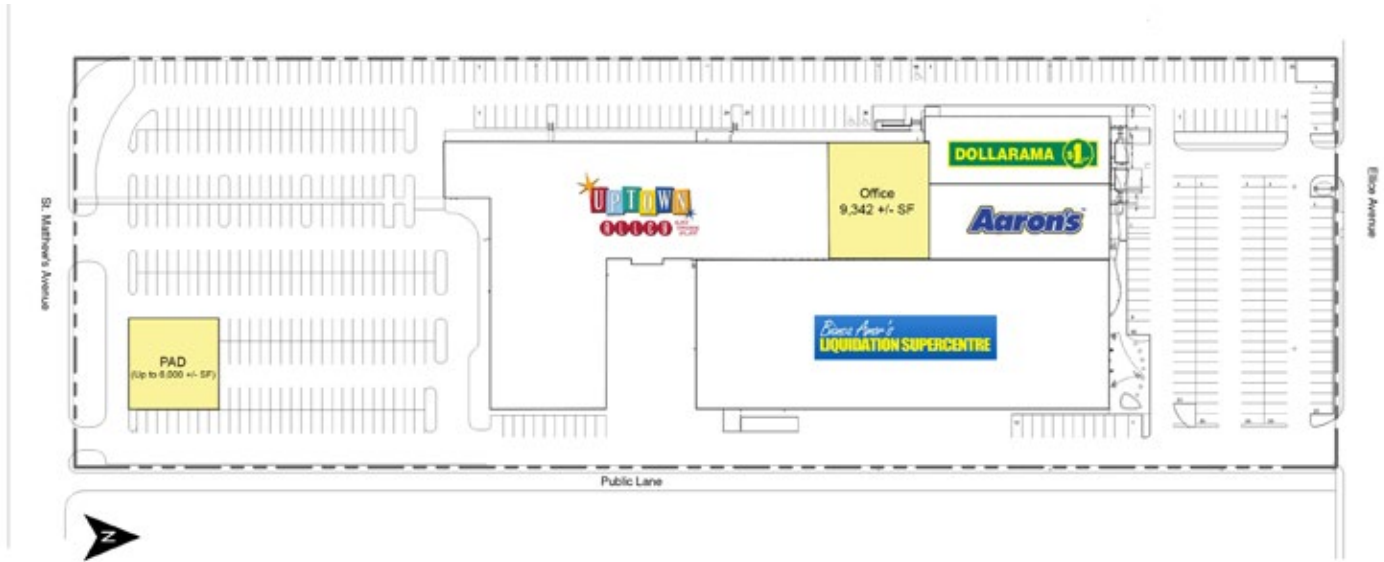
29,000 vehicles per day at Ellice Avenue & Empress Street.

City of Winnipeg Public Works Department, 2018



# FOR LEASE

1300 Ellice Avenue, Winnipeg, Manitoba



## LOCATION

- Situated just east of Empress, with excellent access from Ellice Avenue and St. Matthews Avenue
- Easy connection to Route 90 and Portage Avenue via the new St. Matthews Avenue extension located between St. James Street & Century Street
- Surrounded by dominant retailers including: Walmart, Lowe's, Real Canadian Superstore, Home Depot, Costco, Winners and Chapters
- Close proximity to the Winnipeg James Armstrong Richardson International Airport and Polo Park Shopping Centre
- Directly across from two new hotels

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](mailto:mstronger@shindico.com)

### Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://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.011821