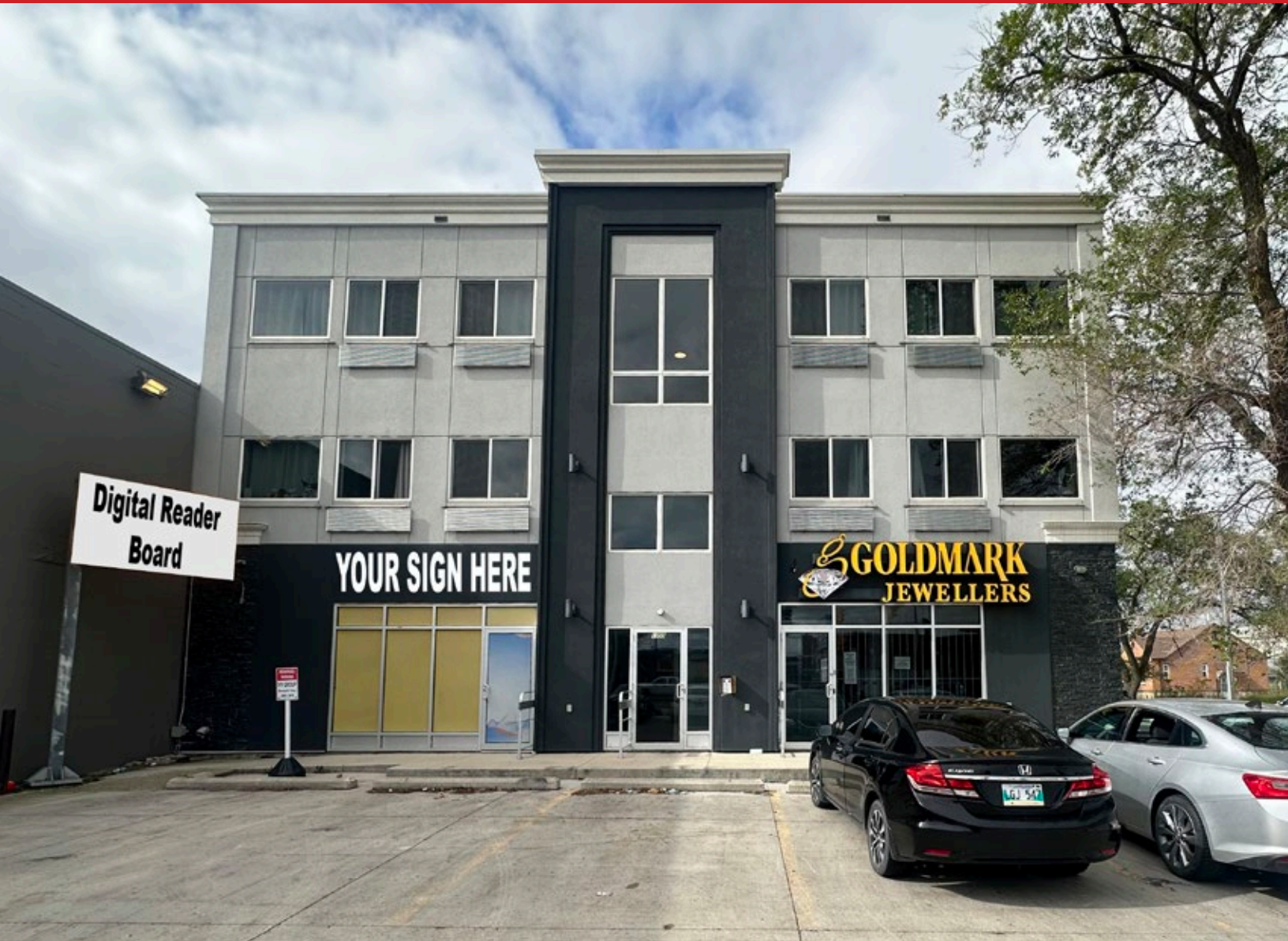


FOR LEASE

Main Floor Retail/Office

1355 Pembina Hwy, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**3 BUS ROUTES
NEARBY**



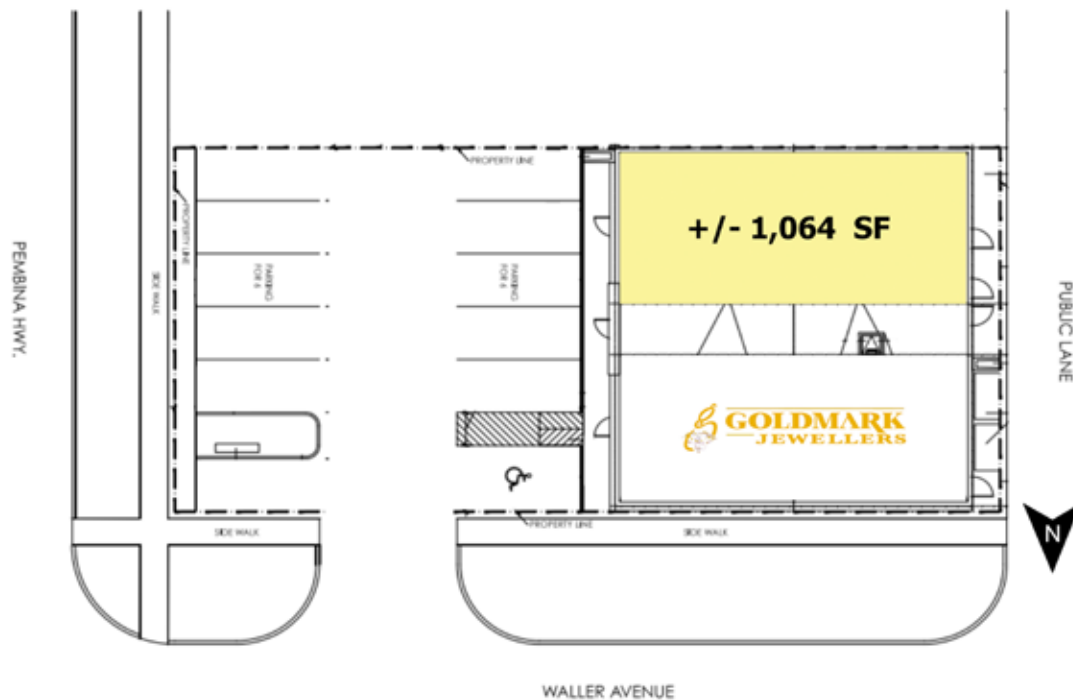
**40,800 VEHICLES
PER DAY**

Pembina Hwy. (2024)

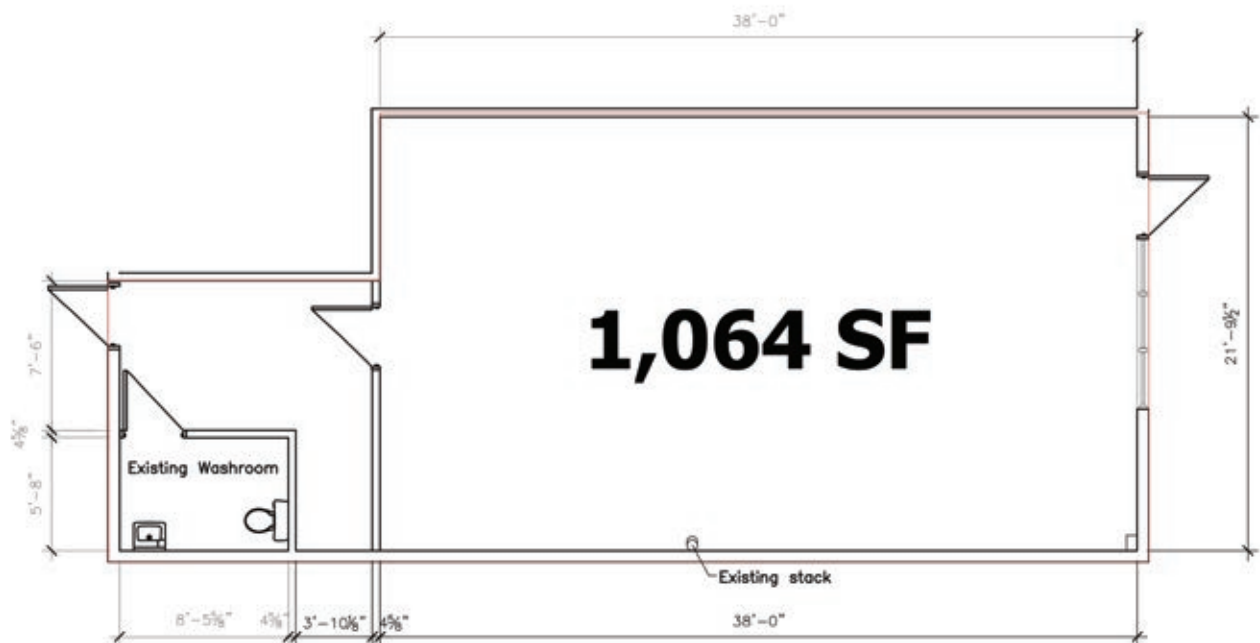
FOR LEASE

1355 Pembina Hwy, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



FOR LEASE

1355 Pembina Hwy, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	+/- 1,064 SF
Net Rent	\$25/SF
Property Taxes (2026 est.)	\$4.12/SF
CAM* (2026 est.)	\$3.00/SF
Zoning	C2 - Community Commercial
Parking	12 stalls

*plus 5% management fee

FEATURES

- 3 storey mixed-use building
- Main Floor Commercial with apartments above
- Prominent Pylon Signage opportunity facing Pembina Hwy.
- Tenant's can participate in digital readerboard
- Situated at a signalized intersection

LOCATION

- Excellent visibility at the corner of Pembina Highway and Waller Avenue, a controlled intersection.
- Located just south of Pembina Highway & McGillivray Boulevard, a dominant intersection.
- Surrounded by dense residential communities of Fort Garry, Whyte Ridge and Linden Woods.

TRAFFIC

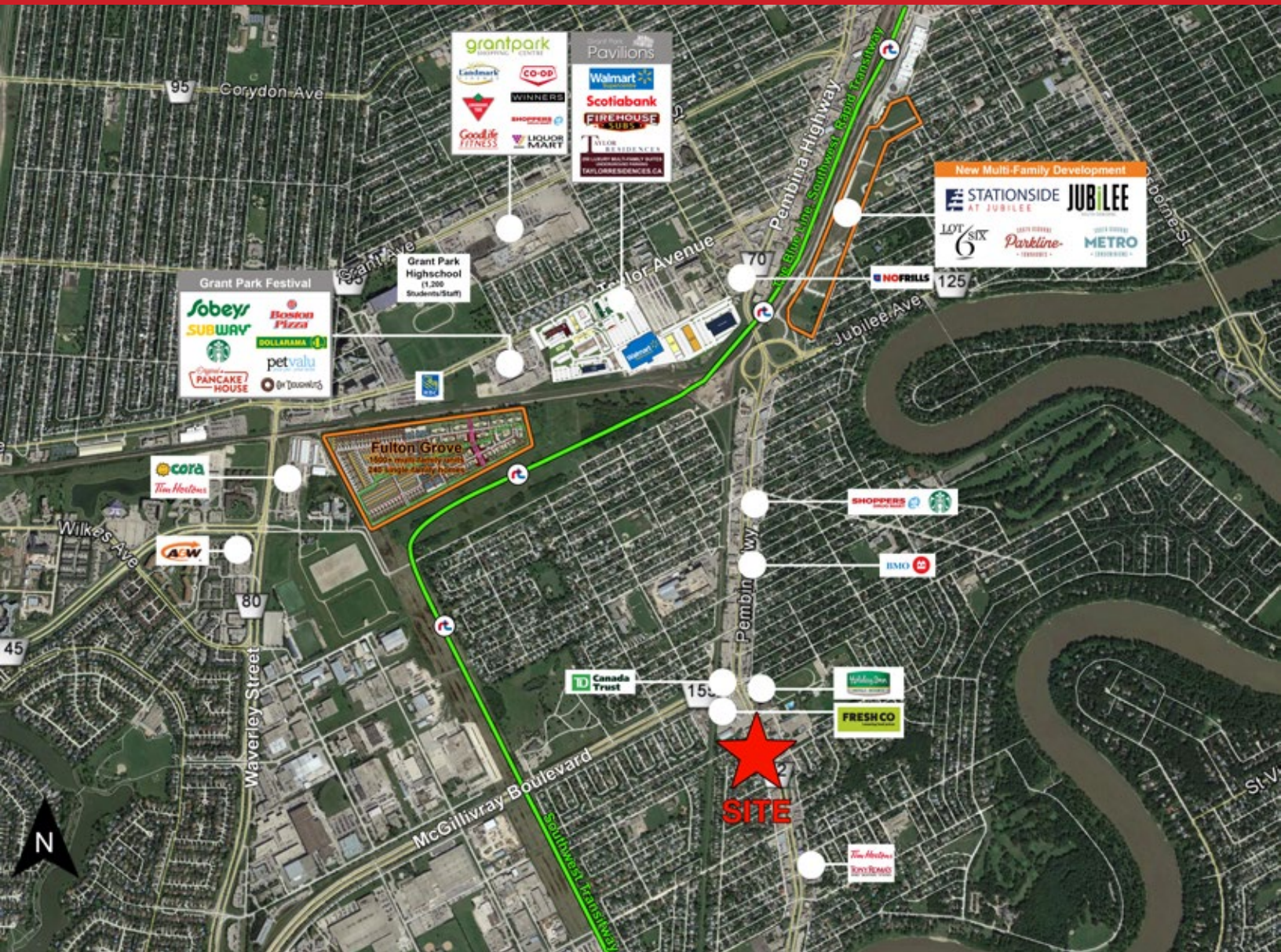
40,800 vehicles per day on Pembina Highway between McGillivray Boulevard and Abinojii Mikanah.

City of Winnipeg Public Works Department 2024



FOR LEASE

1355 Pembina Hwy, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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