

FOR LEASE

Neighbourhood Centre with Prominent Exposure on Pembina Hwy.
1717-1755 Pembina Highway, Winnipeg Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



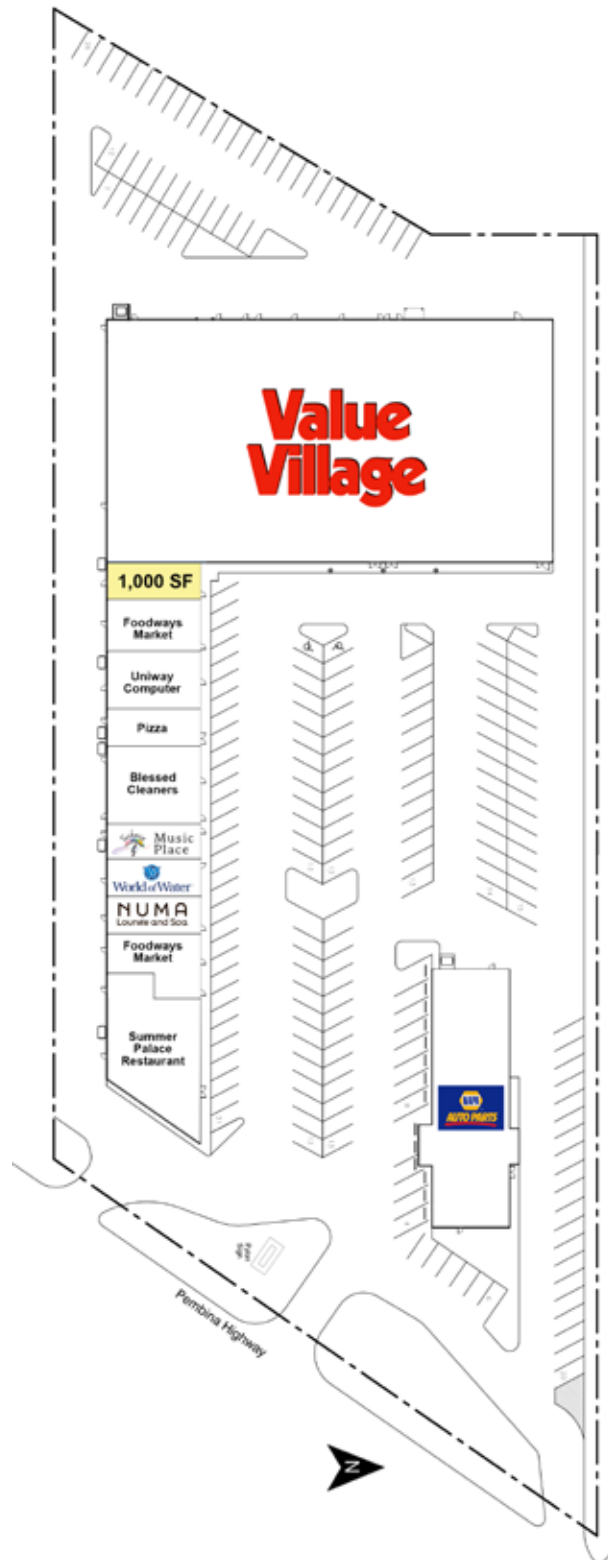
GREAT
ACCESS



AMPLE
ON-SITE PARKING

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1717-1755 Pembina Highway, Winnipeg Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available (July 1, 2024)	1,000 SF
Net Rent	TBD
Property Taxes (est.)	\$3.43/SF
CAM* (est.)	\$3.53/SF
Zoning	C3 - Commercial Corridor

*plus management fee

FEATURES

- Dominant exposure to Pembina Highway.
- Excellent building signage opportunities.
- Prominent pylon signage available.

LOCATION

- Neighbours include 2 hotels, multi-family, Pony Corral and Pembina Crossing featuring Save On Foods, Staples, Best Buy, Toys R Us and Dollarama.
- One kilometer north of the University of Manitoba with over 35,000 students and staff and IG Field, home to Winnipeg Blue Bombers.
- Strong daytime population at the nearby Fort Garry Industrial Park.
- Just north of Bishop Grandin (Abinojii Mikanah) which connects to St. Vital and Bridgwater neighbourhoods.

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	32,435	215,959
Daytime Population	37,054	178,983
Households	13,271	88,374
Avg. Household Income	\$104,391	\$113,940

Source: Environics Analytics ©2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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