

# FOR LEASE

Prominent End-Cap in Established St. Anne's Road Retail Node

172-180 St. Anne's Road, Winnipeg, Manitoba



**GREAT  
EXPOSURE**



**DOMINANT  
SIGNAGE**



**AMPLE  
PARKING**

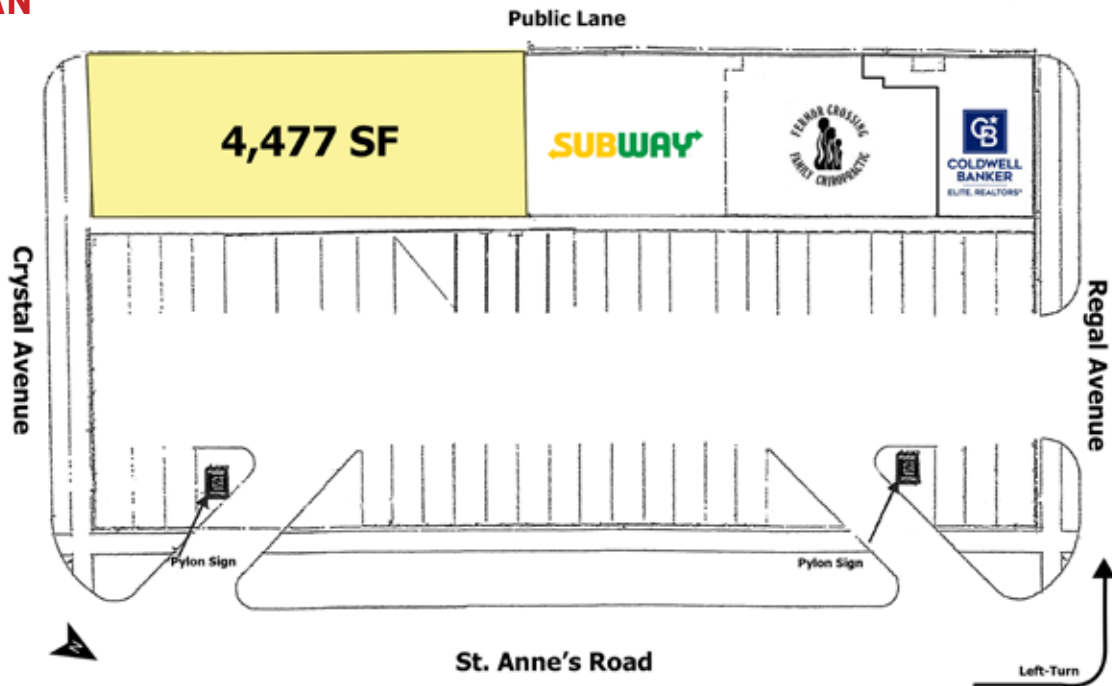


**EXCELLENT  
TRANSIT**

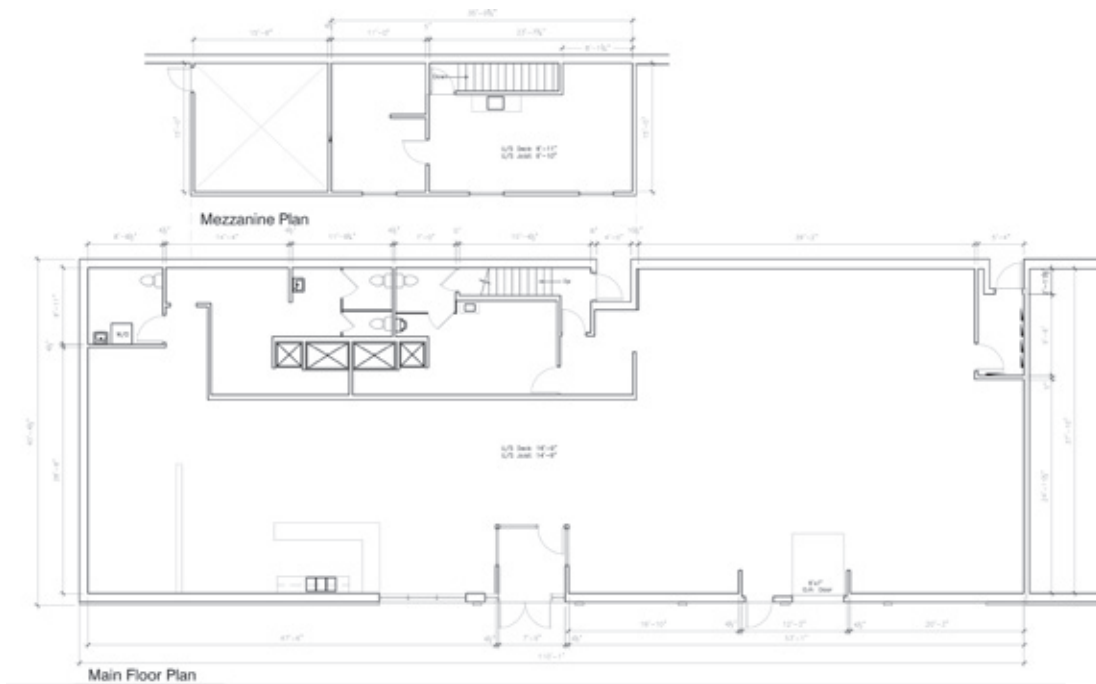
# FOR LEASE

172-180 St. Anne's Road, Winnipeg, Manitoba

## SITE PLAN



## FLOOR PLAN



 [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

204.474.2000

**Shindico**

# FOR LEASE

172-180 St. Anne's Road, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available	4,477 SF
Net Lease Rate	TBD
Property Taxes (est.)	\$6.09/SF
CAM* (est.)	\$5.91/SF
Parking	42 +/- Stalls
Zoning	C2 - Commercial District

\*plus management fee

## LOCATION

- Located on the west side of St. Anne's Road, just north of Fermor Avenue.
- Access from St. Anne's Road & Regal Avenue, with left-turn at Regal Avenue.
- Surrounded by high density single and multi-family developments.
- Adjacent to Co-op, Dairy Queen and McDonalds.
- Across from Real Canadian Superstore, Freshco and Dollarama.

## FEATURES

- Over 110 feet of frontage on St. Anne's Road.
- Grade-level loading door.
- 14 foot clear ceiling height.
- Excellent access and exposure.
- Prominent freestanding pylon sign on St. Anne's Road.
- Ample on-site parking.
- Great public transit routes.
- Suitable for a variety of retail, service, and medical uses.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	71,534	187,053
Daytime Population	59,909	233,240
Households	31,997	86,428
Median Age	39.4	39.0
Avg. Household Income	\$98,024	\$98,236

Source: Environics Analytics ©2023



# FOR LEASE

172-180 St. Anne's Road, Winnipeg, Manitoba



## TRAFFIC

16,400 vehicles per day on St. Anne's Road between Bleinheim Avenue & Fermor Avenue.  
(Reference: City of Winnipeg Transportation Department, 2022)

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)

### Kathryn Comeault

P (204) 928-8227  
C (204) 688-1089  
[kcomeault@shindico.com](mailto:kcomeault@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. 042924