

FOR LEASE

Rare Opportunity in the Heart of River Heights

1826 Grant Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



ON-SITE
PARKING



AFFLUENT
TRADE AREA

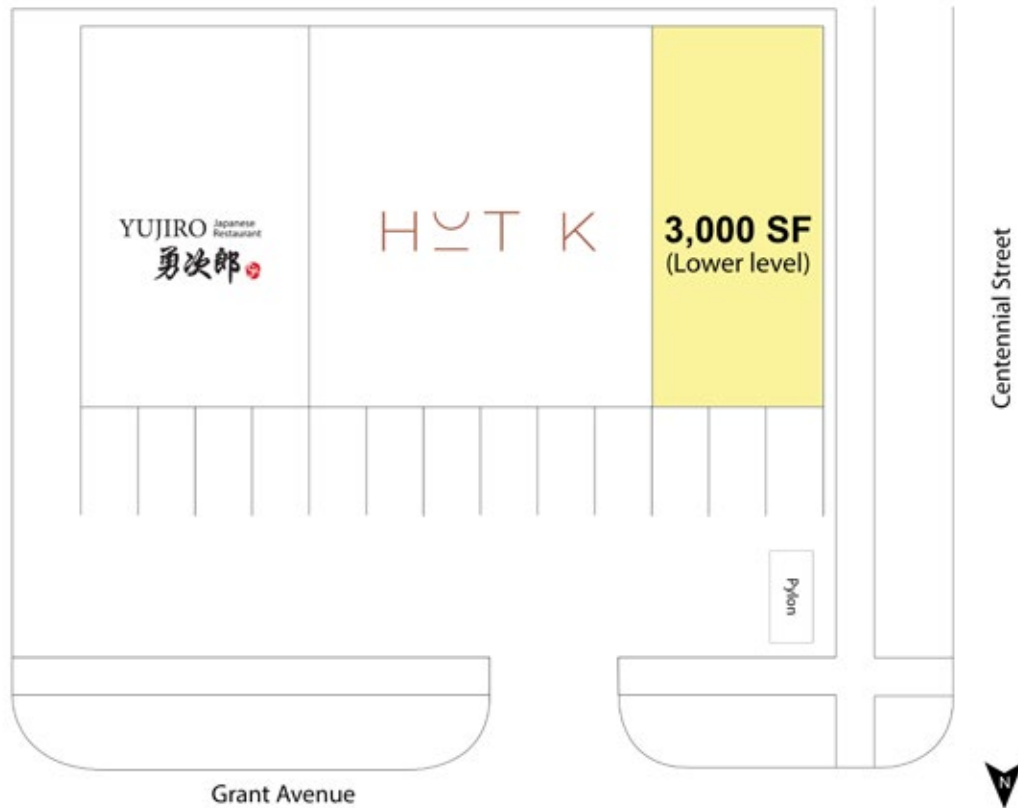
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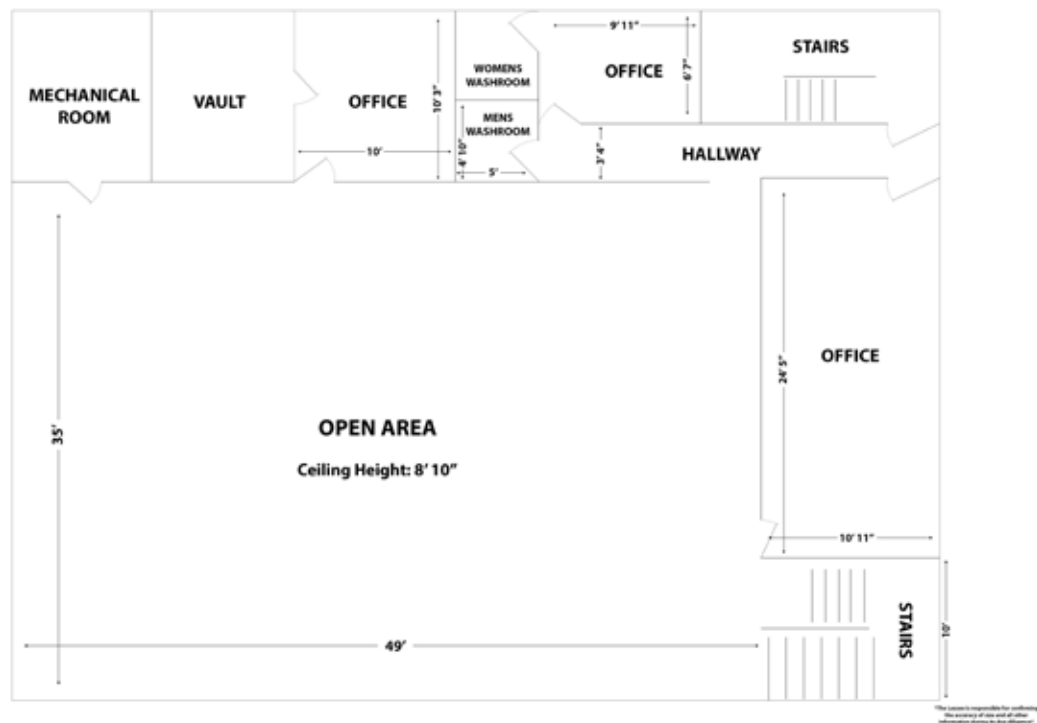
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SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Available +/- 3,000 SF (Lower level)

Gross Rent \$4,000/Month (Plus utilities)

Zoning C1 - Commercial

FEATURES

- Lower level space with dominant store front entrance.
- Join Yujiro & Hut K at busy neighbourhood strip mall.
- Two designated stalls available plus ample street parking on Grant Avenue and adjacent side streets.

LOCATION

- Located in Southwest Winnipeg, in the heart of River Heights, servicing the affluent areas of Tuxedo and Crescentwood.
- Two blocks from the busy intersection of Kenaston Boulevard (Route 90) and Grant Avenue.

TRAFFIC

- 17,800 vehicles per day on Grant Avenue between Waverley Street and Kenaston Boulevard.

City of Winnipeg Public Works Department 2022

DEMOGRAPHICS

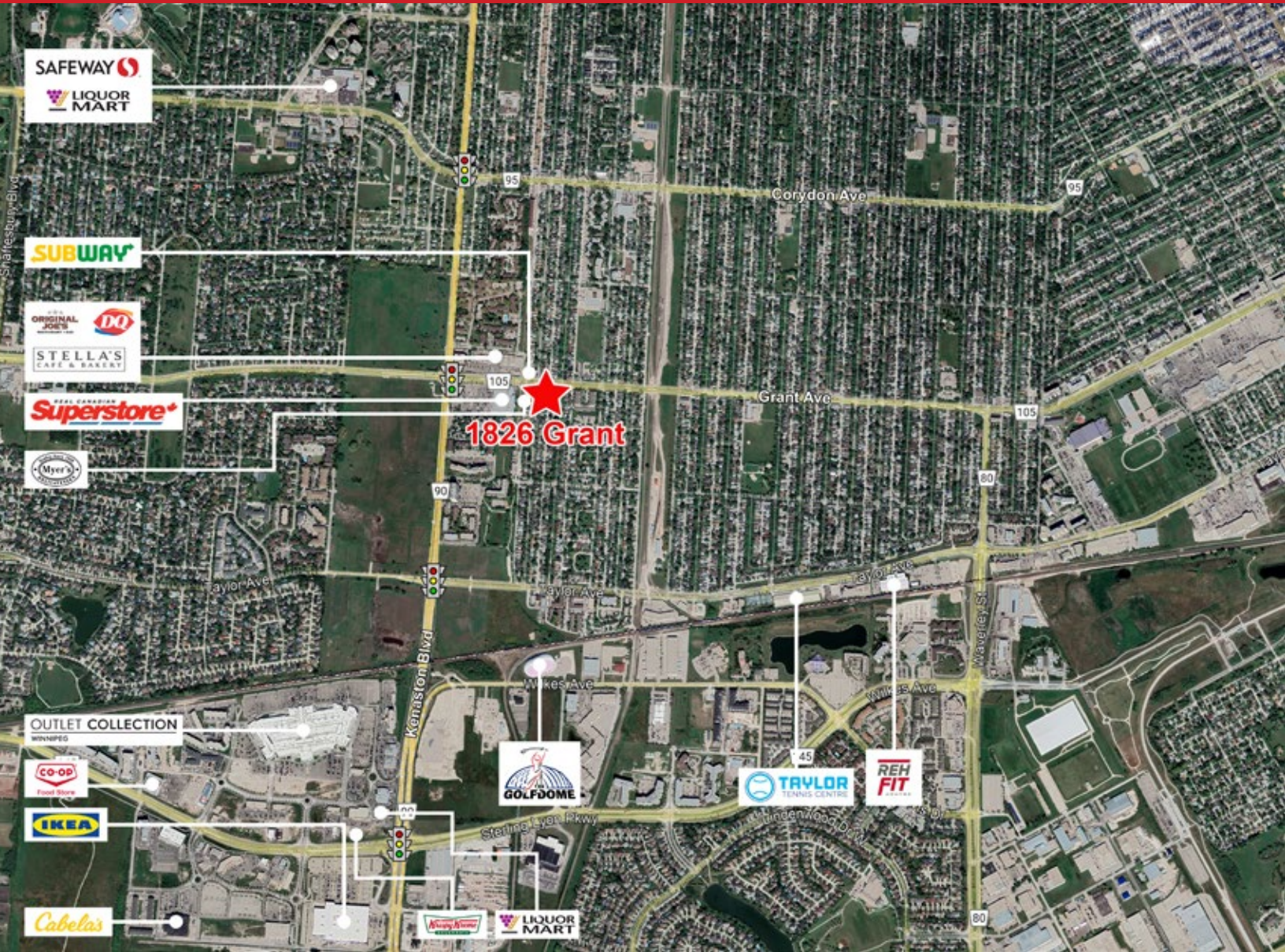
	1 km. Radius	3 km. Radius
Total Population	8,109	54,924
Daytime Population	6,402	52,568
Households	3,997	24,067
Median Age	41.4	43.1
Avg. Household Income	\$108,250	\$139,718

Environics Analytics ©2023



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1826 Grant Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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