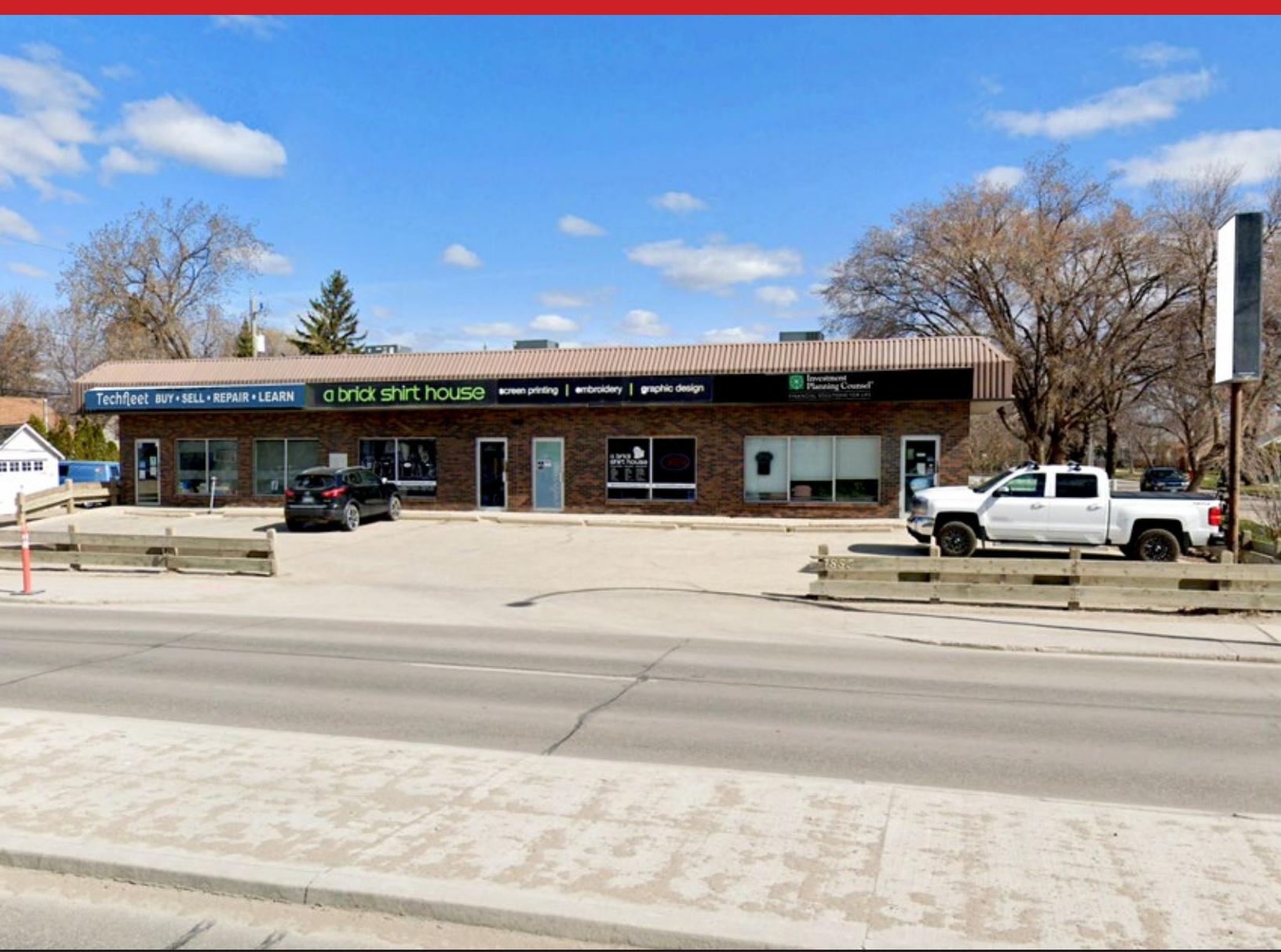


FOR SALE

Multi-Tenant Neighborhood Strip Mall

1855 Ness Avenue, Winnipeg, Manitoba



LEASED

FULLY
LEASED



INVESTMENT
OPPORTUNITY

P

ON-SITE
PARKING



PROMINENT
SIGNAGE

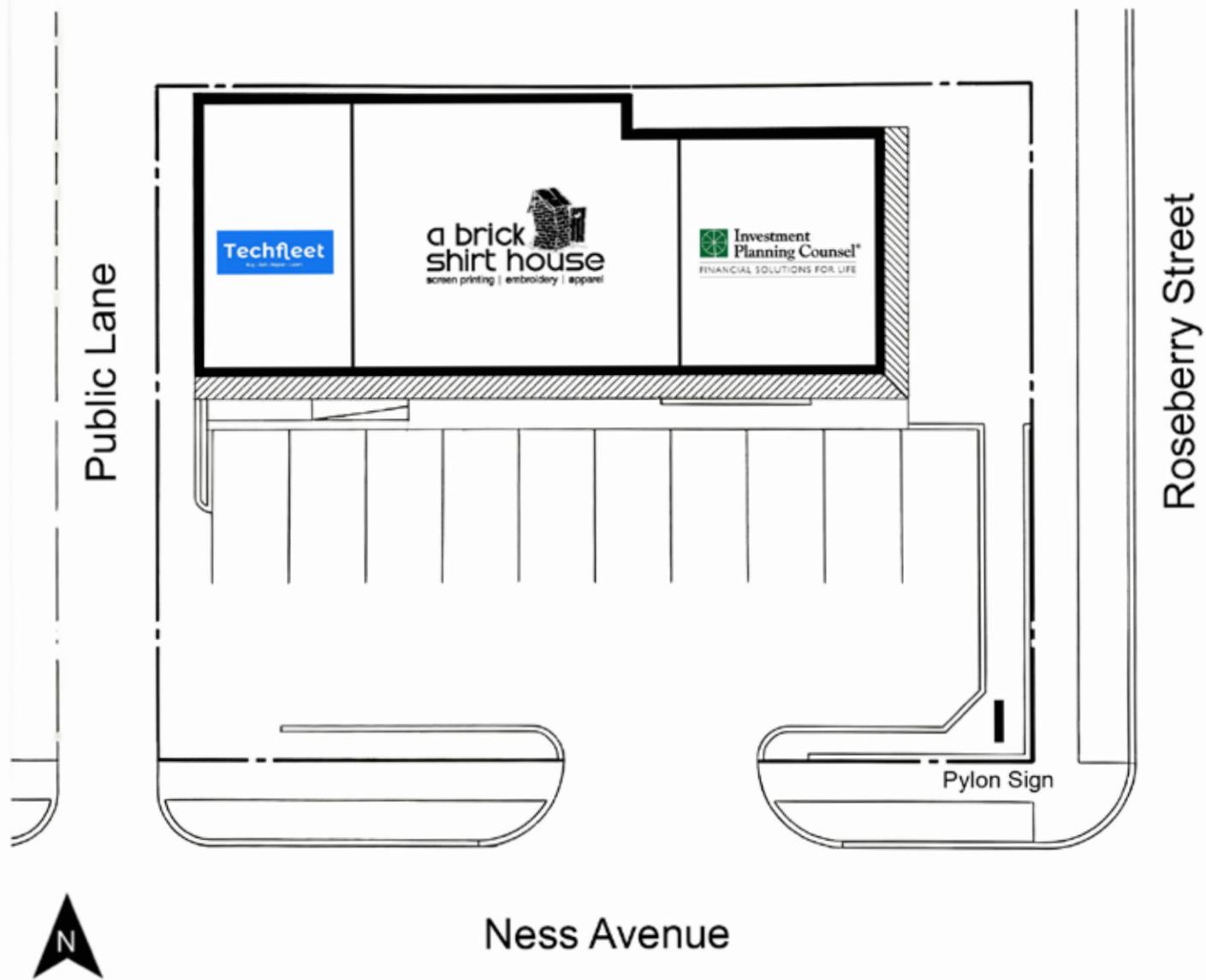


NEARBY
AMENITIES

FOR SALE

1855 Ness Avenue, Winnipeg, Manitoba

SITE PLAN



204.474.2000

Shindico

FOR SALE

1855 Ness Avenue, Winnipeg, Manitoba

PROPERTY SUMMARY

Building Area	2,686 SF
Land Area	8,134 SF
Offering Price	\$810,000
Property Taxes (2025)	\$12,163.72
Zoning	C1
Number of Tenants	3
Parking	10 stalls with additional street parking

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

BUILDING FEATURES

- Spray foam roof installed in 2018.
- 3 x rooftop HVAC units installed in 2015.
- Prominent pylon signage.

LOCATION

- Situated near CF Polo Park, Winnipeg's largest and most established shopping district with multiple amenities.
- Excellent access to Route 90 and Portage Avenue.
- Close proximity to Winnipeg James Armstrong Richardson International Airport.

INVESTMENT HIGHLIGHTS

- Flexibility with short-term leases.
- Potential for owner-occupier.
- Strong rental upside with below market in-place rents.
- Property consists of in-demand retail and service space just west of Polo Park.

DEMOGRAPHICS

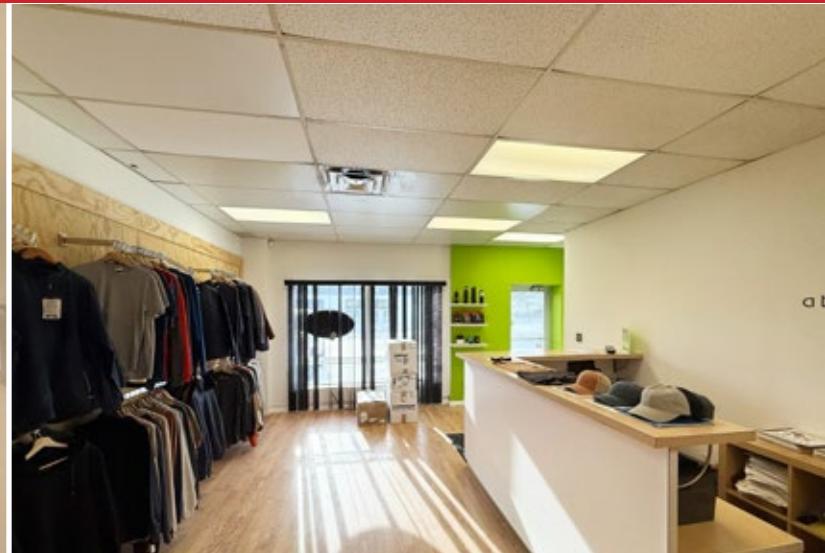
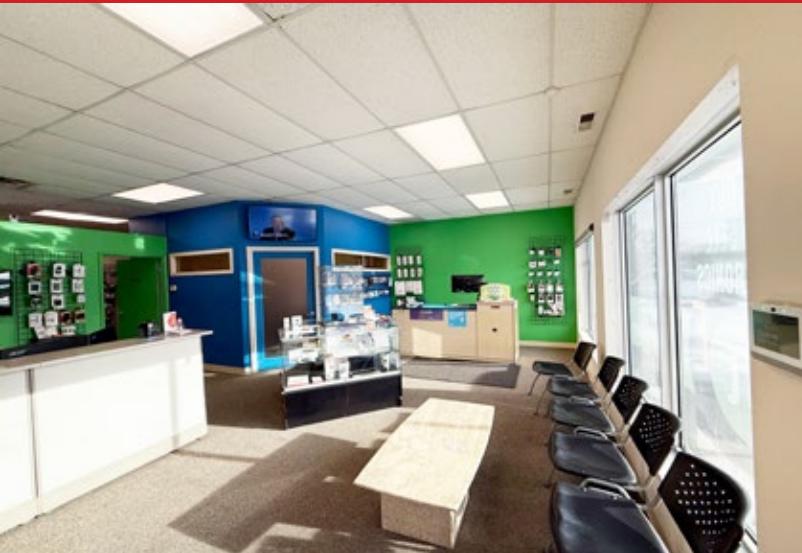
	3 km. Radius	5 km. Radius
Total Population	46,865	169,828
Daytime Population	70,830	222,992
Households	19,668	73,268
Median Age	39.4	39.2
Avg. Household Income	\$140,878	\$112,924

Environics Analytics ©2025



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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



Shindico is dedicated to the protection of the environment and the communities that we are a part of.