

# FOR LEASE

Join Shoppers Drug Mart and Giant Tiger

290 North Railway Street, Morden, Manitoba



**SIGNAGE**  
OPPORTUNITIES



**PARKING**  
AVAILABLE



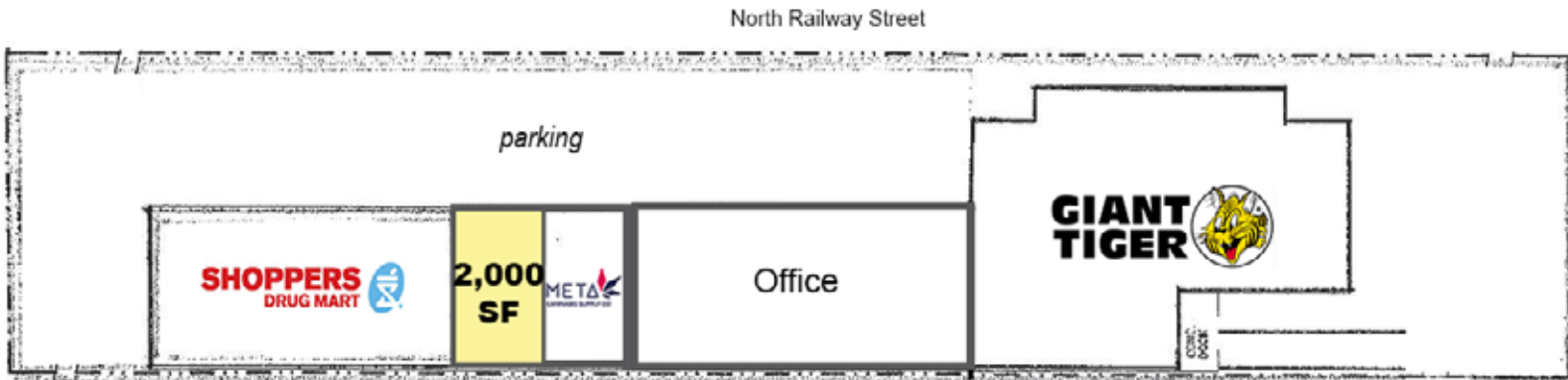
**GREAT**  
ACCESS



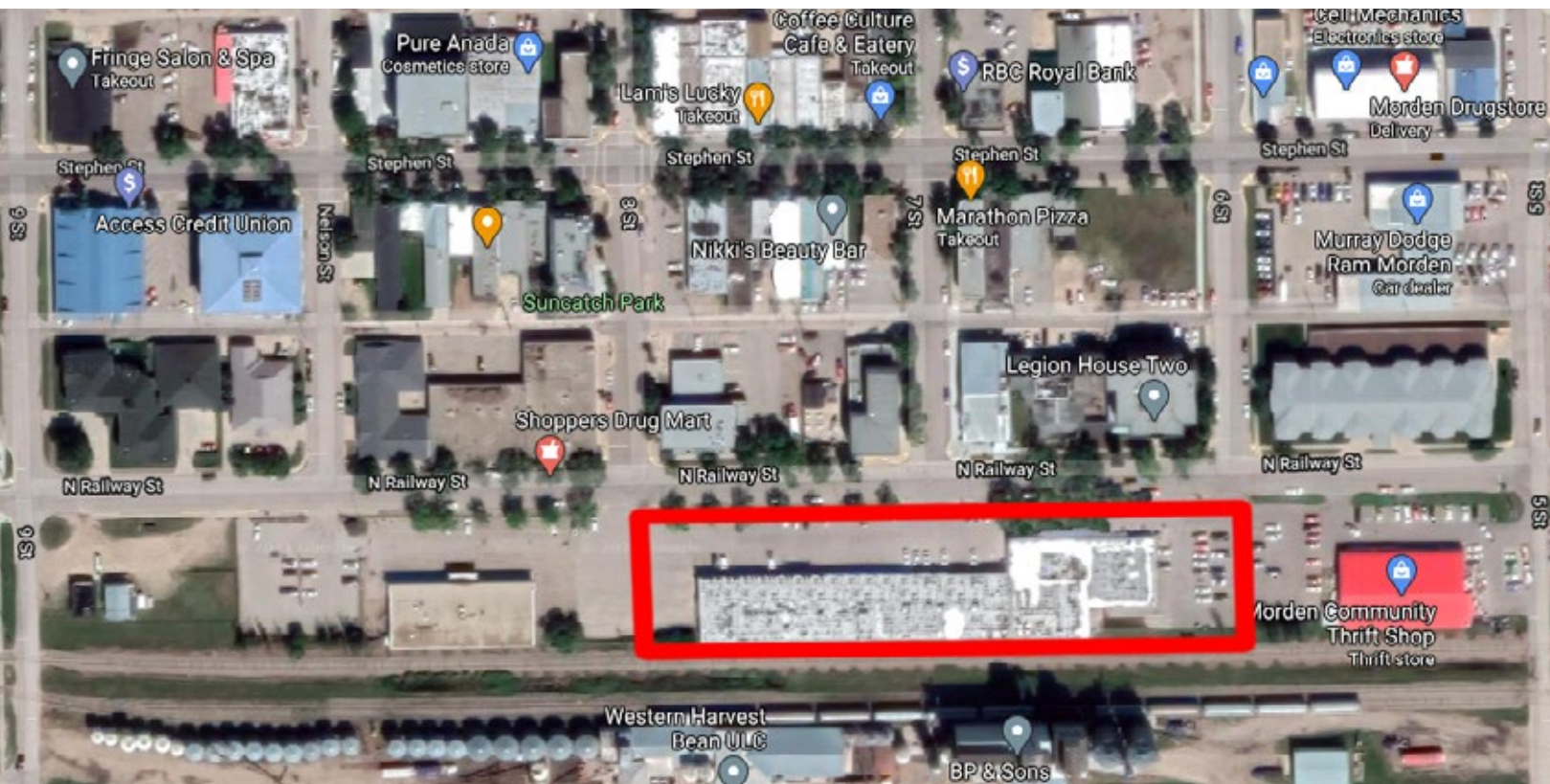
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## SITE PLAN



## CLOSE-UP AERIAL



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	2,000 +/- SF
Net Lease Rate	\$18.00/SF
Additional Rent (est. 2021)	\$4.25/SF*
Zoning	Commercial Central District

\*plus management fee of 5% of Gross Rent

## FEATURES

- **Join Shoppers Drug Mart, Giant Tiger & Meta Cannabis!**
- Excellent on-site parking.
- Prominent fascia signage opportunity with excellent exposure.
- Suitable for retail, office, restaurant and medical tenancies.

## LOCATION

- Situated in Morden's downtown retail district, this prominent centre occupies a full city block.
- Just north of Morden Industrial Park, including key employers: 3M, Buhler Manufacturing, Huron Windows, Décor Cabinet Company and the Morden Research and Development Centre.
- Morden is located just over one hour SW of Winnipeg and 10 minutes east of Winkler.

## CITY OF MORDEN DEMOGRAPHICS

Total Population	10,090
Households	3,975
Median Age	37.0
Avg. Household Income	\$85,721

Source: Environics Analytics ©2020





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290 North Railway Street, Morden, Manitoba



**TRAFFIC**  
13,050 vehicles per day on Highway #3.  
Manitoba Highway Traffic Information System, 2019

FOR MORE INFORMATION, PLEASE CONTACT:

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\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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# Shindico

*Succeeding by Helping Others Succeed*



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

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