

FOR LEASE

Freestanding Restaurant Building

3318 Roblin Boulevard, Winnipeg, MB



**FULLY DEVELOPED
RESTAURANT**



**ON-SITE
PARKING**



**ALL DIRECTIONS
ACCESS**



**114,700+
DAYTIME
POPULATION**

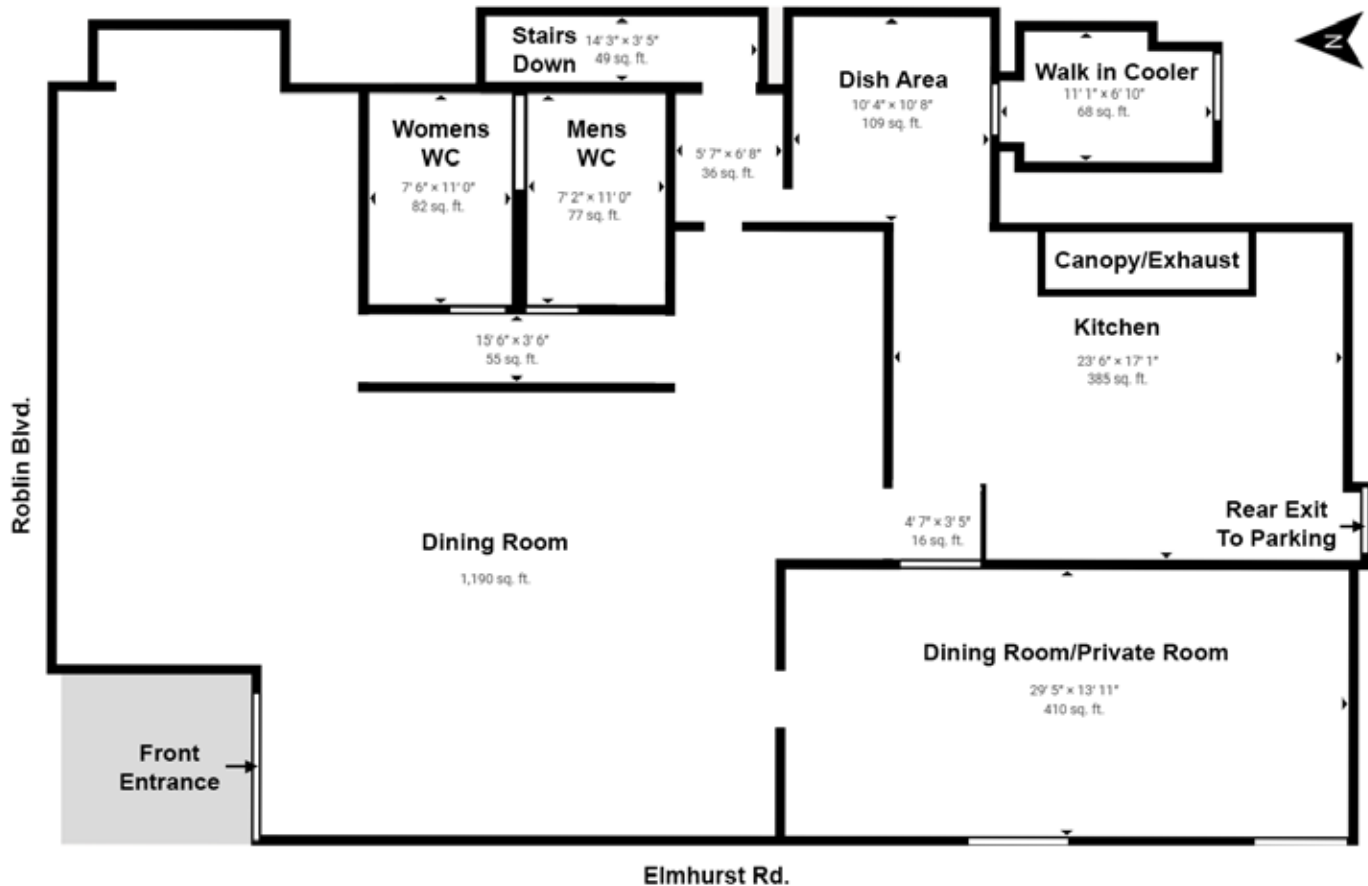
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FLOOR PLAN - *FOR ILLUSTRATIVE PURPOSES*



CLICK HERE TO TAKE A VIRTUAL TOUR

DEMOGRAPHICS

	1 km. Radius	3 km. Radius	5 km. Radius
Total Population	5,131	46,256	111,684
Daytime Population	4,385	52,625	114,775
Households	2,372	20,098	48,395
Median Age	43.8	44.8	42.3
Avg. Household Income	\$108,211	\$132,762	\$129,698

Environics Analytics ©2024

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PROPERTY SUMMARY

Main Floor (Rentable Area)	3,082 SF
Lower Level	1,783 SF
Total	4,865 SF

Available January 2026

Net Rent TBN

Property Taxes (2024) \$16,035.19

Zoning C2

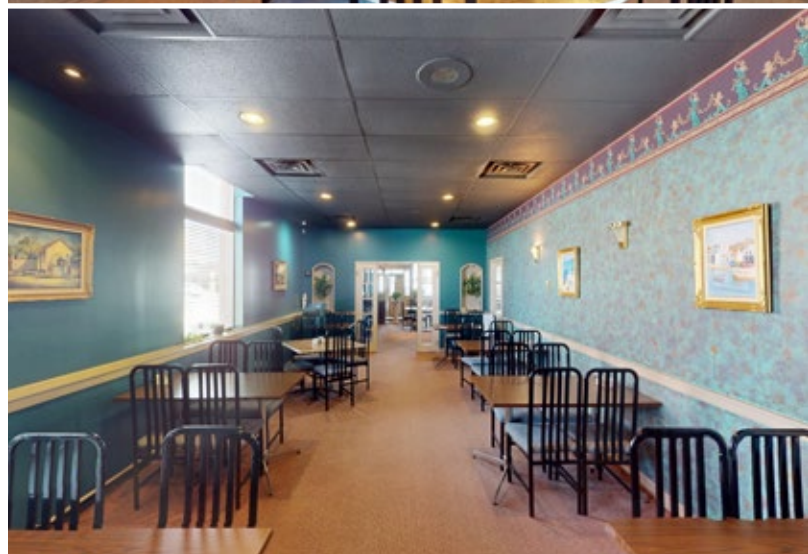
Parking +/- 20 Stalls

FEATURES

- Existing restaurant is licensed for 84 people.
- Developed kitchen with canopy exhaust, fire suppression, make-up air unit, and walk-in cooler.
- Potential for patio.
- Additional parking available on both sides of Roblin Blvd. and nearby side streets.
- Equipment and furniture package can be negotiated.

LOCATION

- Situated in Charleswood and drawing customers from Tuxedo, River Heights, and St. James.
- Just east of William R. Clement Parkway and the Moray bridge, providing convenient access from St. James.
- All directions access at the intersection of Roblin Blvd. and Elmhurst Rd. with left turn stacking lane.
- Minutes west of Assiniboine Park, the Zoo, and the Leaf, with over 10 million visitors annually.



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SITE PLAN

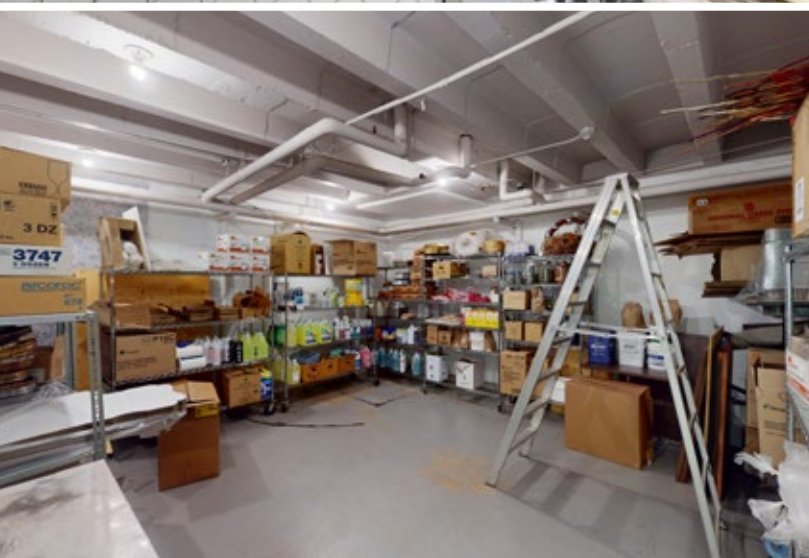


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TRAFFIC

12,600 vehicles per day on Roblin Boulevard between Shaftesbury Boulevard and William R. Clement Parkway.

City of Winnipeg Public Works Department 2023

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.

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