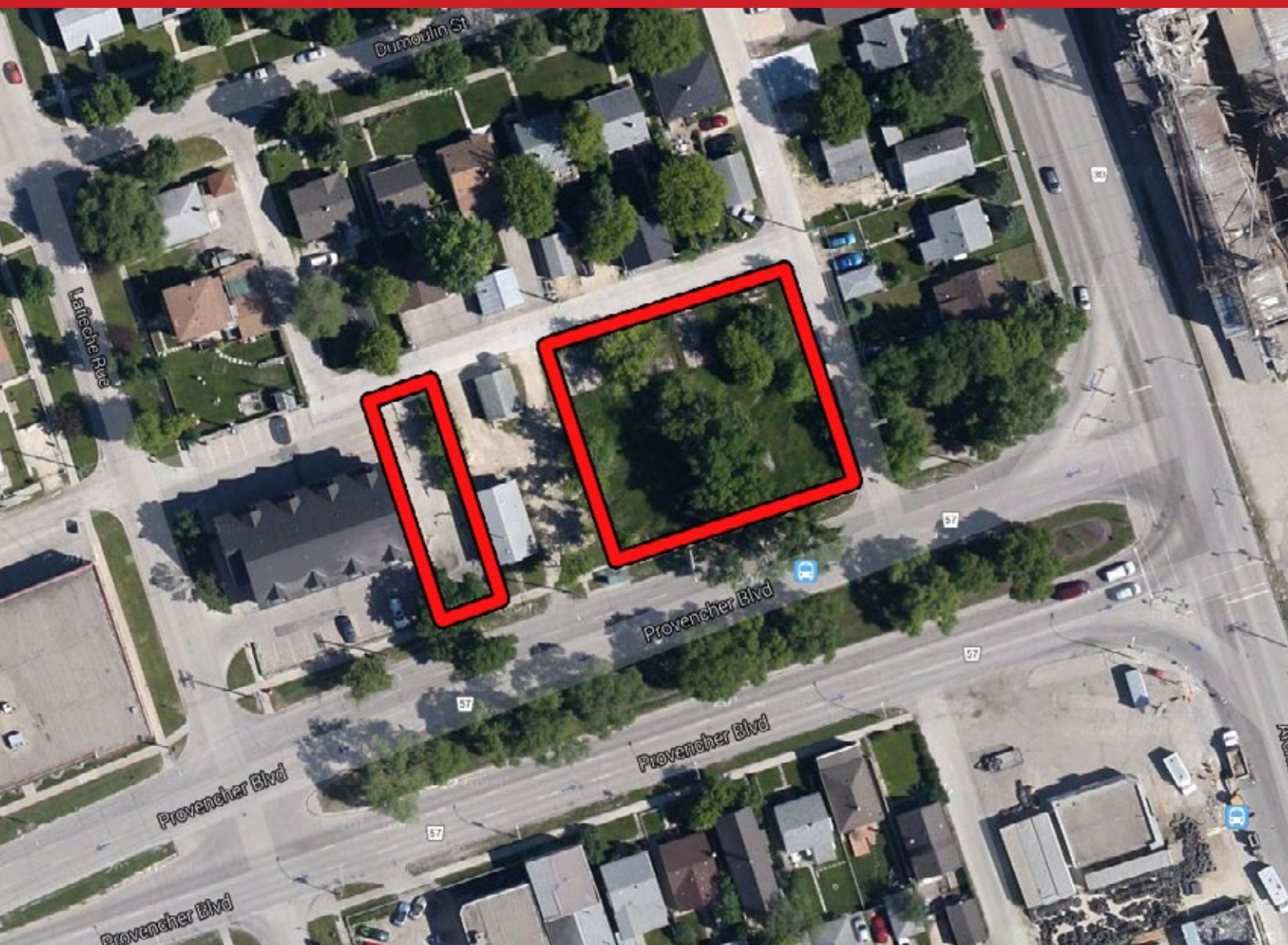


# FOR LEASE

Land for Lease - Build-To-Suit

493 Provencher Boulevard, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



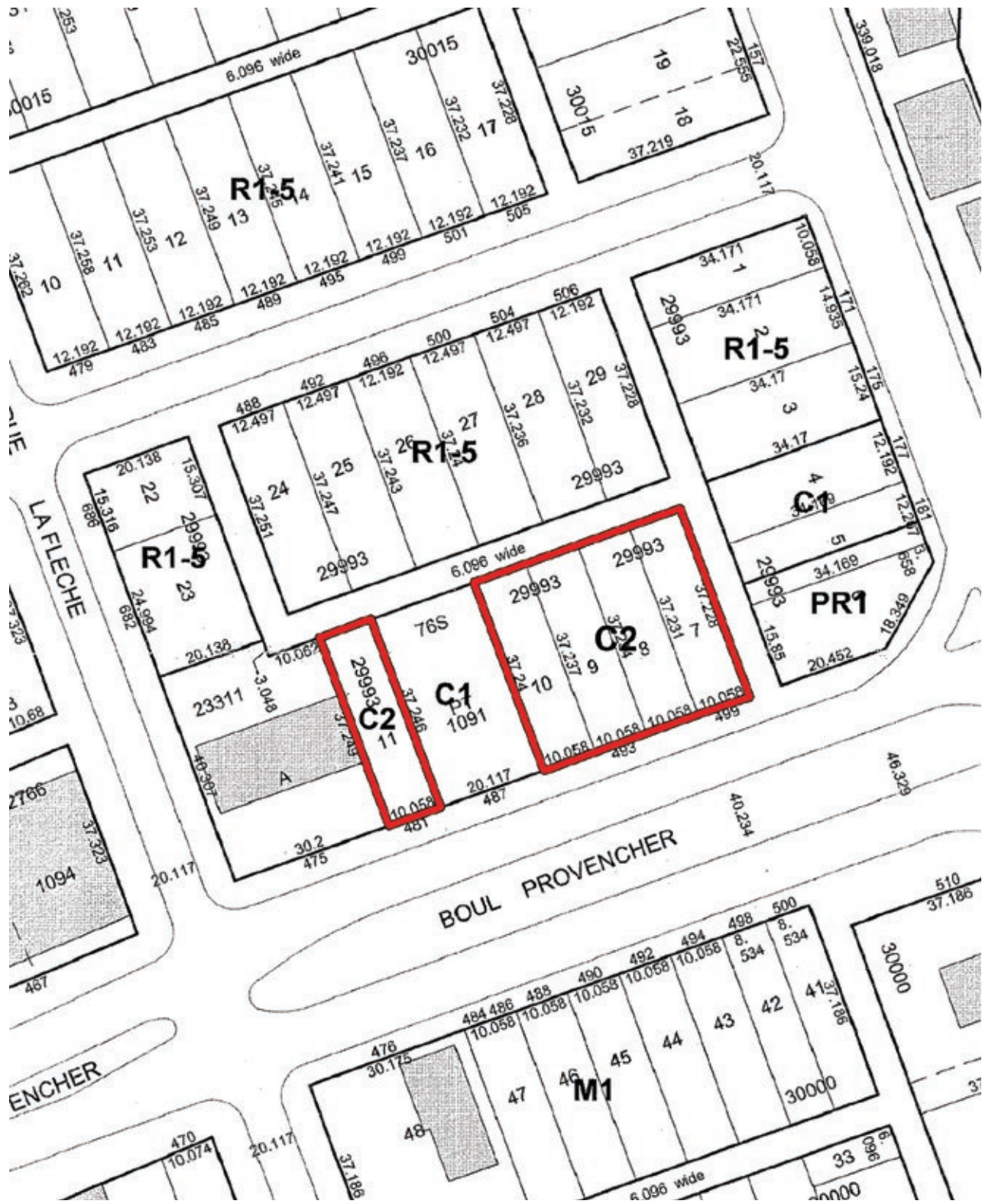
**STRONG  
TRADE AREA**

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493 Provencher Boulevard, Winnipeg, Manitoba



## PROPERTY SUMMARY

### Available

Lots 7-10	16,124 +/- SF
Lot 11	4,032 +/- SF
Zoning	C2 - Commercial

## LOCATION

- Situated on Provencher Boulevard off of Archibald Street.
- Provencher Boulevard is the retail and commercial heart of the St. Boniface district.
- Located on a major access route from east Winnipeg to Downtown.
- Adjacent to St. Boniface Industrial Park.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	73,771	240,473
Daytime Population	136,527	300,446
Households	33,560	102,456
Median Age	36.8	36.7
Avg. Household Income	\$71,053	\$78,154

Environics Analytics ©2021

## TRAFFIC

32,000 vehicles per day on Provencher Boulevard at Archibald Street.

City of Winnipeg Public Works Department 2018

# FOR LEASE

493 Provencher Boulevard, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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

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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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