

FOR LEASE

New Commercial Multi-Tenant Building with Great Exposure to Trans-Canada Highway

4945 Portage Avenue, Headingley, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**

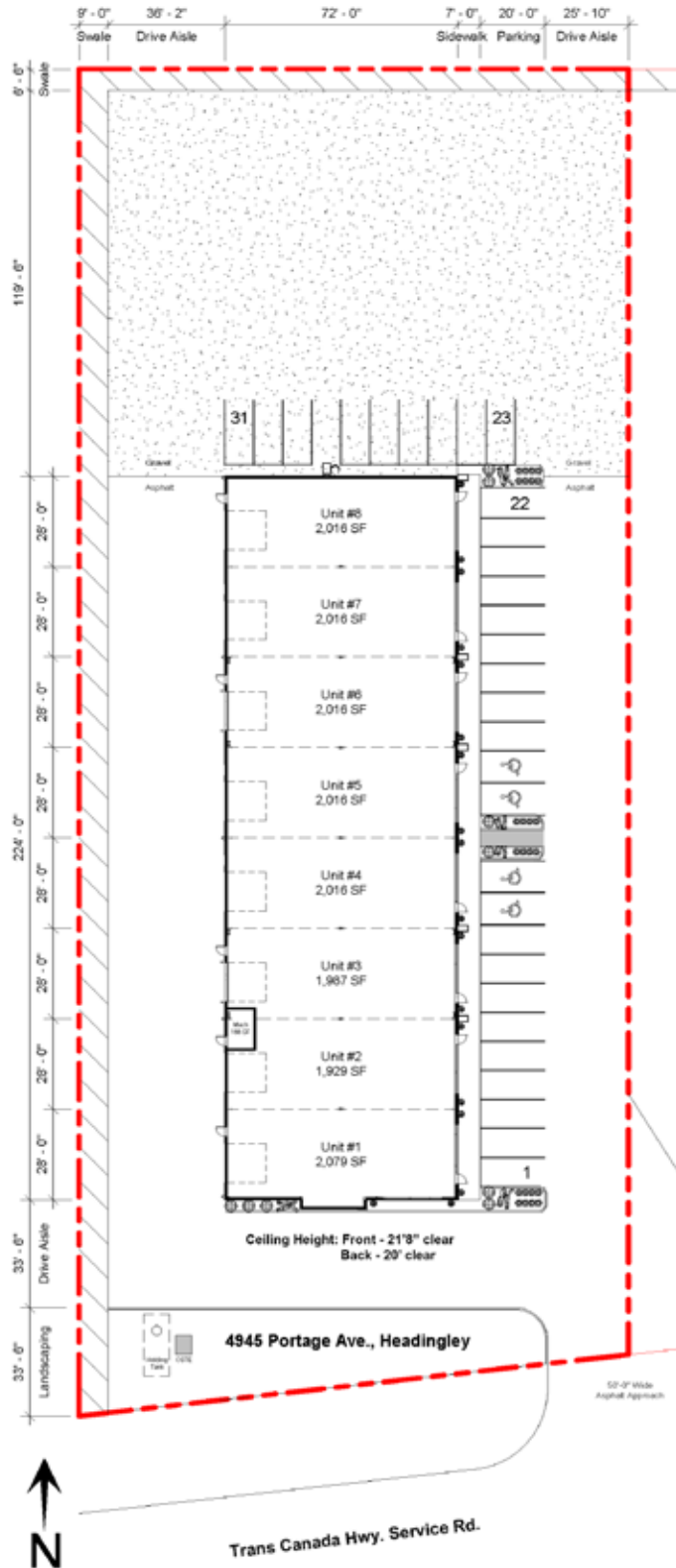
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FOR LEASE - MULTI TENANT OFFICE/WAREHOUSE

4945 Portage Avenue, Headingley, Manitoba

SITE PLAN



Exclusively Marketed By: Ian Corbett
Direct: (204) 928-8231 - Cell: (204) 688-7653
Email: icorbett@shindico.com

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PROPERTY SUMMARY

Bay Sizes	1,926 - 16,128 SF
Land Area	1.59 acres
Net Rent	\$18.95 PSF/Annually
Property Taxes / CAM* (est.)	\$5.00 PSF/Annually
Zoning	CH Commercial Highway
Parking	31 stalls

Available 3RD Quarter 2022

No business tax

Low property tax

*plus management fee

BUILDING FEATURES

- Ceiling Height: 21'6" front and 20' back
- R Value: R40-Roof, R30-Walls
- Grade Door: 12' x 12' overhead
- Electrical: 200 amp panel/each unit
- Municipal sewer + water
- Fenced Compound
- Signage available on building
- Low property taxes
- Exterior: Metal Cladding, Brick Accent, Aluminum Accent Panels, Black Curtain Wall Window Panels

TRAFFIC

- 18,380 vehicles daily passing through Headingley on the Trans Canada Highway

(Manitoba Infrastructure Traffic Engineering Branch, 2019)

DEMOGRAPHICS

Total Population	4,210
Households	1,260
Median Age	40.3
Avg. Household Income	\$197,459

Source: Environics Analytics ©2021

HEADINGLEY

- Due to its proximity to Winnipeg, Headingley offers big city amenities and services, yet it provides its residents with a slower-paced intimate community life.
- Headingley is close distance to retail malls, and a variety of professional services.
- Low property tax and no business tax makes it a very attractive place to do business.

LOCATION

- Prime location adjacent in the Headingley Business Park.
- Situated between two controlled intersections with easy access to the Trans Canada Highway.
- Portage Avenue west of Cameron Street.
- Minutes west of Perimeter Highway.
- Businesses in the area: A&W, AMC Foam Technologies, Marmon Keystone, Canoak Flooring, New Generation Homesv, Matix Lumber, Empire Furniture, Sovema, Thunder Rapids, Winnipeg Collision Center, Access Credit Union, Can Am RV, Husky/Esso Truck Stop, Winnipeg West Auto, Valard Construction and Headingley Sports Centre, Headingley Grill, Nick's Inn, Red River Co-op.

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FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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