FOR LEASE

New Flex Space With Exposure to Trans-Canada Highway

4945 Portage Avenue, Headingley, Manitoba

ATTRACTIVE MODERN DESIGN

MULTIPLE SIGNAGE OPPORTUNITIES

ON-SITE PARKING

PROMINENT EXPOSURE TO TRANS-CANADA HWY

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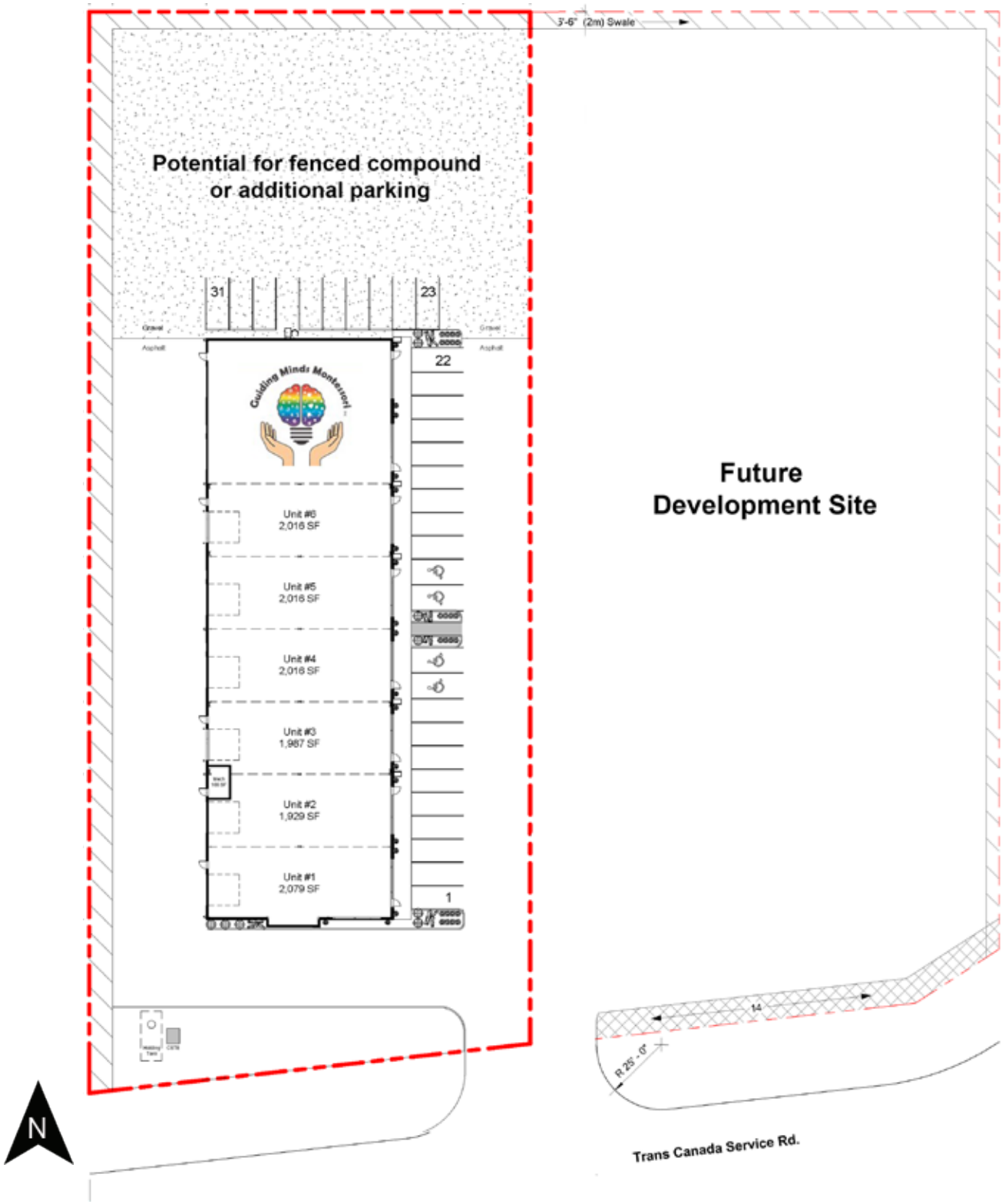
FOR LEASE - AVAILABLE FOR IMMEDIATE OCCUPANCY

4945 Portage Avenue, Headingley, Manitoba

SITE PLAN



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PROPERTY SUMMARY

Bay Sizes	**1,926 to 12,096 SF**
Land Area	1.59 acres
Net Rent	$18.95 PSF/Annually
Property Taxes / CAM* (est.)	$5.00 PSF/Annually
Zoning	CH Commercial Highway
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
- Overhead Grade Doors: 12’ x 12’
- Electrical: 200 amp panel/each unit
- Municipal sewer + water
- Opportunity for fenced compound
- Potential for fascia signage on 3 sides
- Ample windows allowing for an abundance of natural light

LOCATION

- Situated between two controlled intersections with easy access to the Trans-Canada Highway
- Minutes west of the Perimeter with close proximity to nearby grocery, retail, personal services, and medical amenities
- NO BUSINESS TAXES and low property taxes within the RM of Headingley
- Businesses in the area include: A&W, AMC Foam Technologies, Canoak Flooring, New Generation Homes, Matix Lumber, Empire Furniture, Thunder Rapids, Winnipeg Collision Center, Access Credit Union, Can Am RV, Husky/Esso Truck Stop, Winnipeg West Auto, Valard Construction, Headingley Sports Centre, Headingley Grill, Nick’s Inn, and Red River Co-op.

DEMOGRAPHICS

	Headingley
Total Population	4,330
Households	1,325
Median Age	40.7
Avg. Household Income	$193,001

Source: Environics Analytics ©2022

TRAFFIC

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

(Manitoba Infrastructure Traffic Engineering Branch, 2019)

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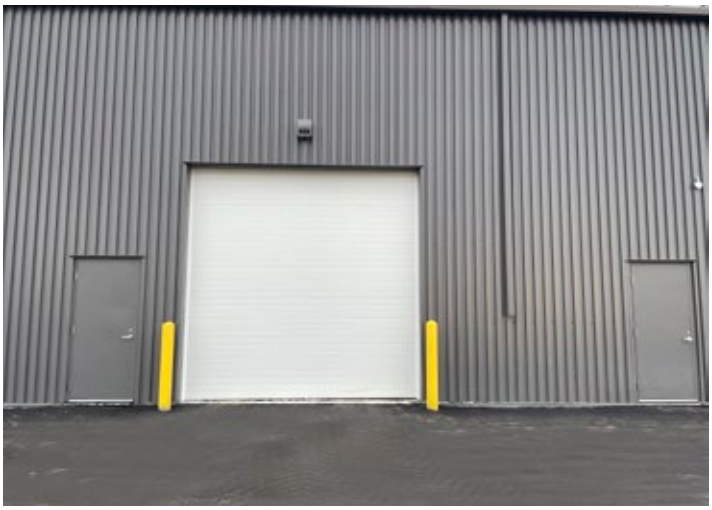

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RETAIL BROKERS NETWORK

Shindico

Succeeding by Helping Others Succeed

CORFAC INTERNATIONAL

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