

FOR LEASE

Seine River Professional Centre in South St. Vital

600 St. Anne's Road, Winnipeg, Manitoba



**SURROUNDED
BY DENSE
RESIDENTIAL**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON-SITE
PARKING**

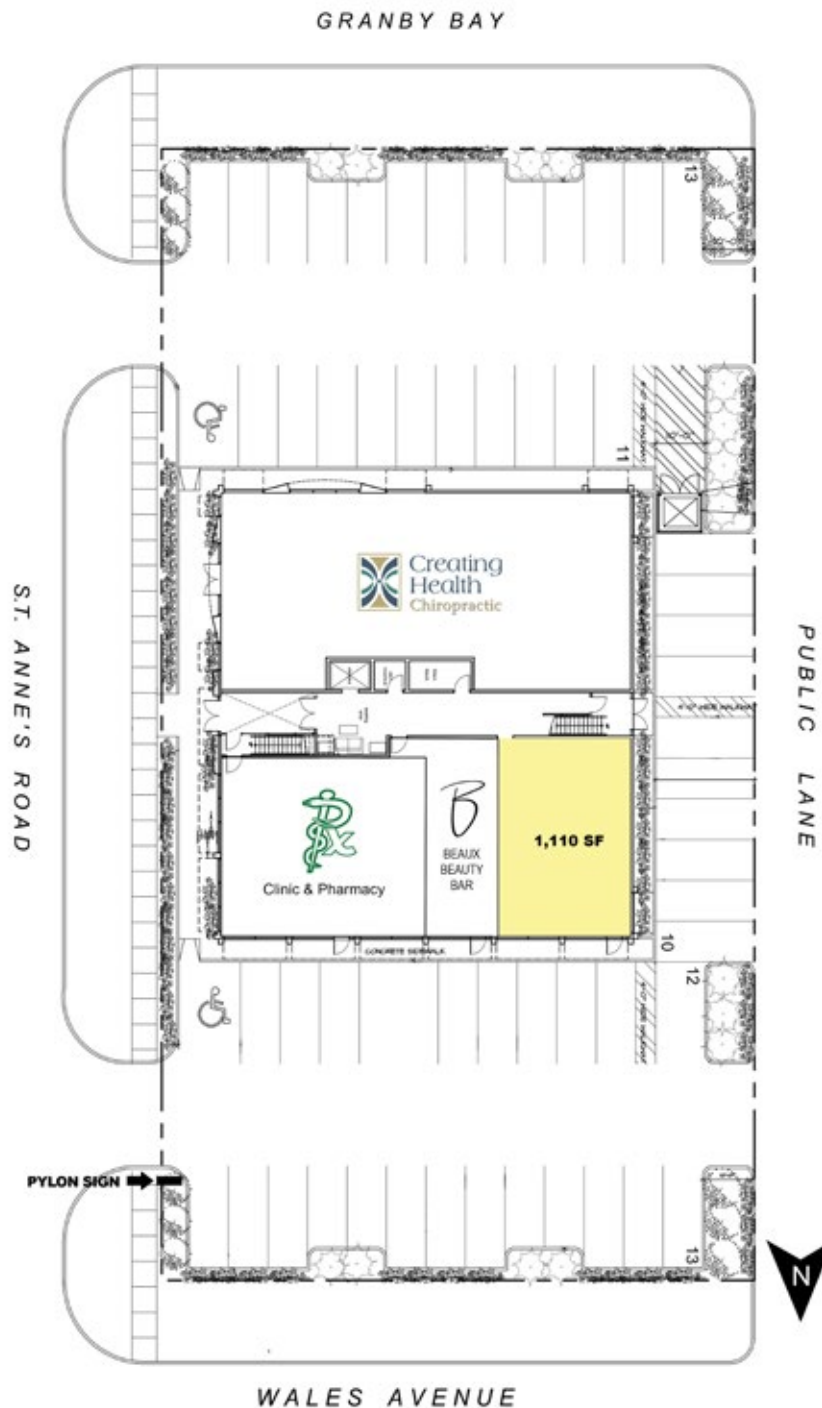
www.shindico.com

Shindico

FOR LEASE

600 St. Anne's Road, Winnipeg, Manitoba

SITE PLAN



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

204.474.2000

Shindico

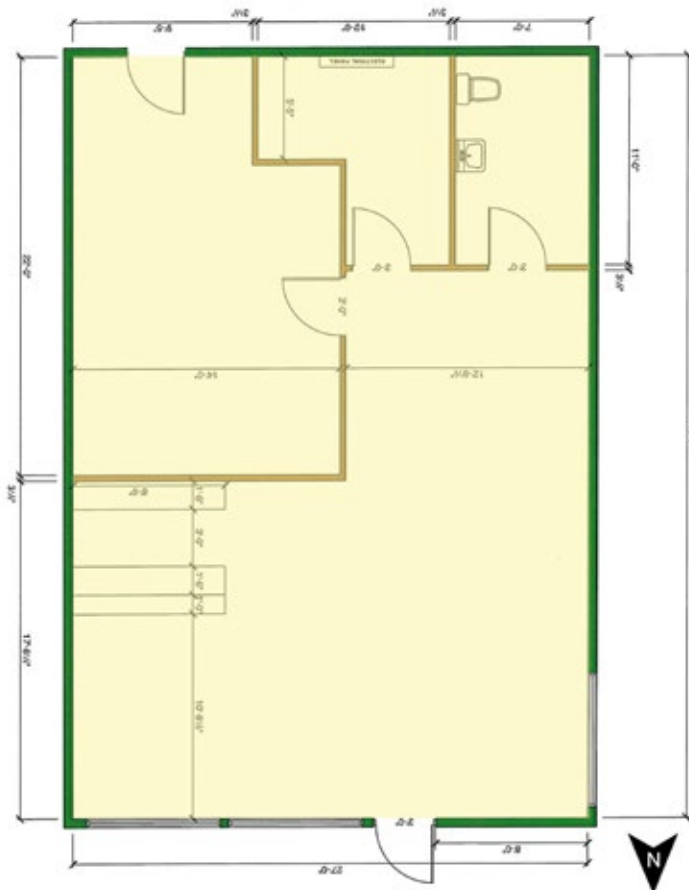
FOR LEASE

600 St. Anne's Road, Winnipeg, Manitoba

PROPERTY SUMMARY

Available (Main Level)	1,110 SF
Net Rent	\$27.00/SF
Property Tax (est.)	\$5.95/SF
CAM (est.)	\$7.35/SF*
Zoning	C2 - Commercial District

*includes management fee



LOCATION

- Just south of Meadowood Drive, in close proximity to St. Vital Shopping Centre, Winnipeg's 2nd largest shopping mall.
- A few blocks north of Southglen Bridge, providing access to the affluent community of Royalwood.

FEATURES

- Professional office building, built in 2010.
- Access from parking lot & building lobby.
- Ample on-site parking.
- Endcap unit with windows on two sides.
- Excellent signage opportunity on building and pylon.
- Suitable for a variety of uses including boutique retail, professional office and various medical specialties.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	77,951	146,242
Households	31,231	58,573
Median Age	41.6	40.0
Avg. Household Income	\$115,095	\$116,141

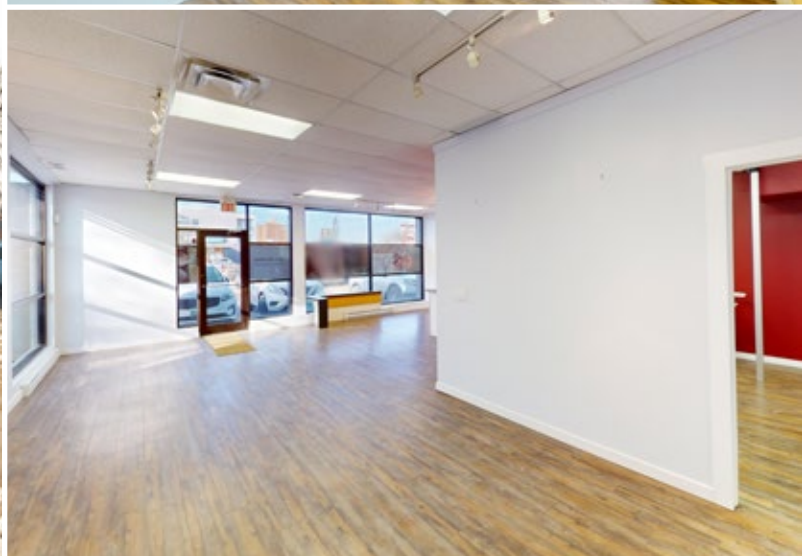
Source: Environics Analytics ©2023

TRAFFIC

- 20,500 vehicles per day on St. Anne's Road between Forrester Avenue and Novavista Drive.
- City of Winnipeg Public Works Department 2022

FOR LEASE

600 St. Anne's Road, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

600 St. Anne's Road, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Michael Stronger

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

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.022124