

# FOR LEASE

Rare Opportunity On Academy Road

612-620 Academy Road, Winnipeg, Manitoba

## NEW FACADE COMING IN 2025!



**6 TRANSIT**  
ROUTES  
NEARBY



**AFFLUENT**  
NEIGHBOURHOOD



**GREAT**  
EXPOSURE



**28 ON-SITE**  
PARKING  
STALLS



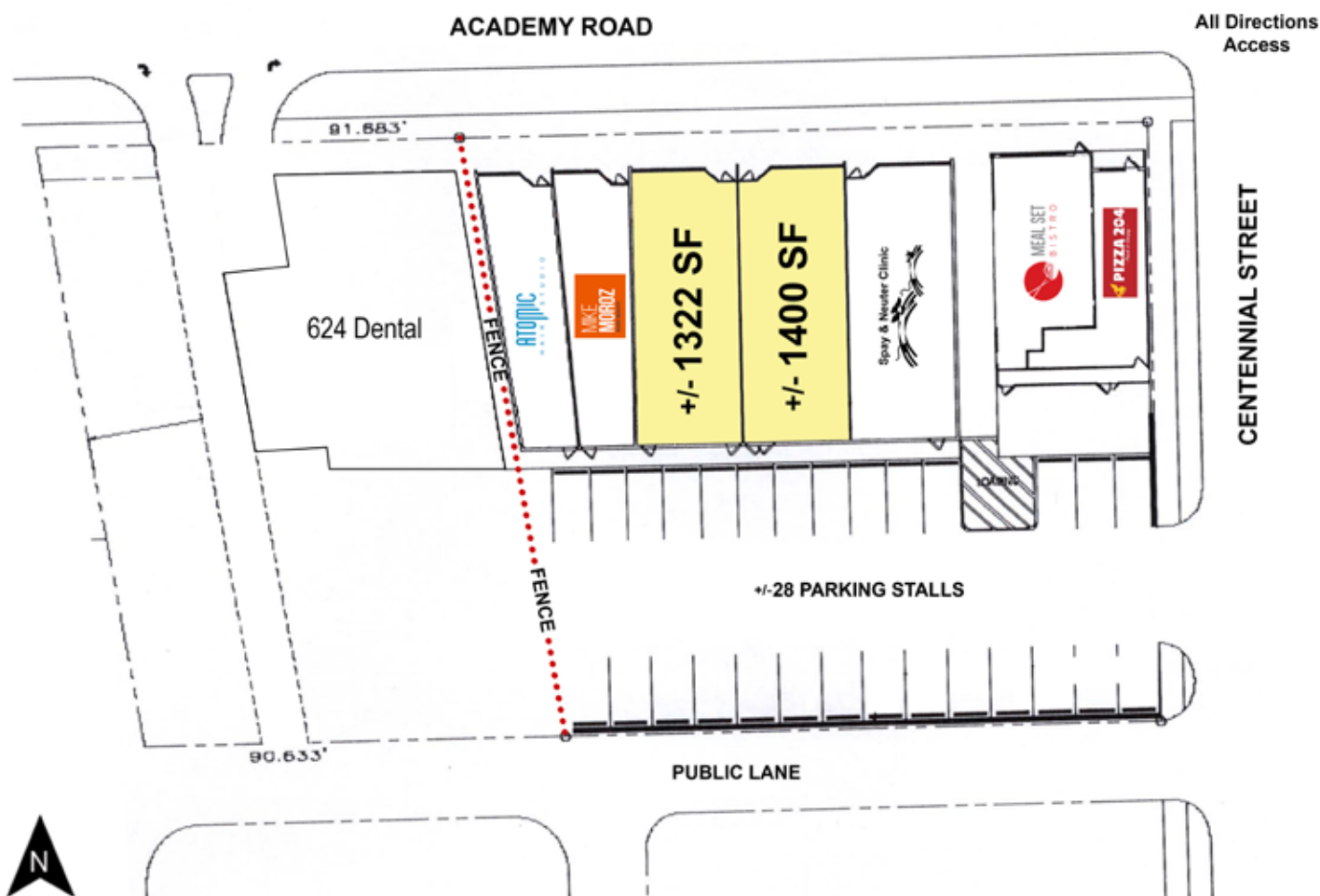
**17,200**  
VEHICLES PER  
DAY

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**Shindico**

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## DEMOGRAPHICS

	5 Min. Drive Time	10 Min. Drive Time	15 Min. Drive Time
Total Population	32,743	164,742	338,039
Daytime Population	37,455	218,975	457,143
Households	13,971	75,041	146,567
Median Age	39.6	39.0	39.0
Avg. Household Income	\$145,058	\$107,396	\$108,530

Environics Analytics ©2024

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## PROPERTY SUMMARY

Available	+/- 1,322 SF
	+/- 1,400 SF
Can be combined for a total of	+/- 2,722 SF
Net Rent	\$30.00/SF
Property Taxes (2025 est.)	\$7.43/SF
CAM* (2025 est.)	\$4.58/SF
Zoning	C1

\*plus 5% management fee

## FEATURES

- The property uniquely offers ample on-site parking, providing convenience for both tenants and customers.
- Prominent street-front signage with desirable Academy Road exposure.
- **Facade replacement planned for 2025 to improve signage opportunities and curb appeal.**

## LOCATION

- Located in one of Winnipeg's most desirable neighbourhoods, River Heights, within Academy Road's boutique shopping district.
- Surrounded by Winnipeg's most affluent trade area, including Wellington Crescent, Tuxedo & Crescentwood.
- Nearby Manitoba's most prominent retail node, Polo Park.

## TRAFFIC

- 17,200 vehicles per day on Academy Road east of Kenaston Boulevard.

City of Winnipeg Public Works Department 2023



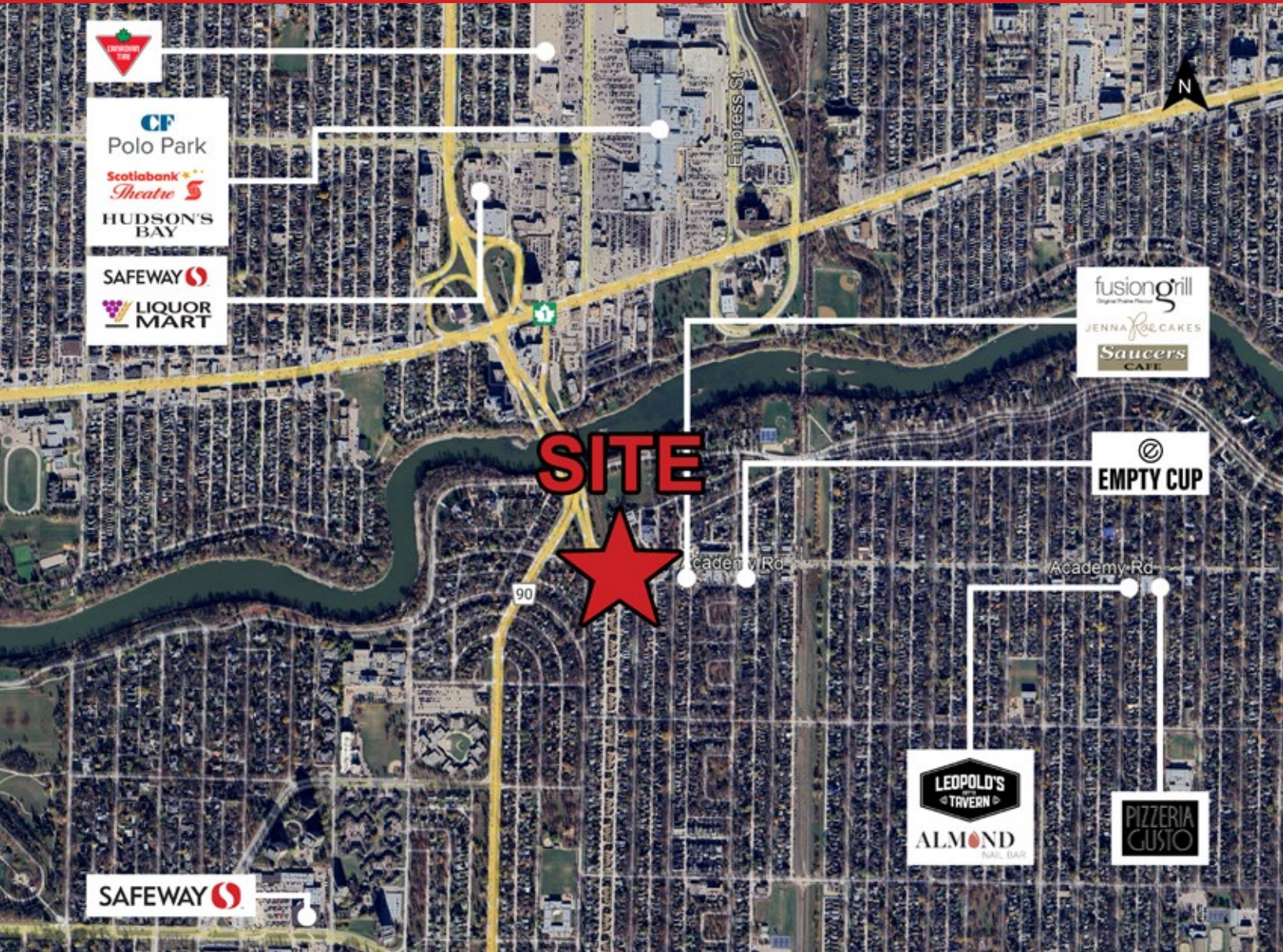
New Dental Clinic - Adjacent to property



Parking at rear

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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](mailto:dalevizos@shindico.com)

**Kathryn Comeault**

P (204) 928-8227

C (204) 688-1089

[kcomeault@shindico.com](mailto:kcomeault@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



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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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