

FOR LEASE

End Cap Unit At High Traffic Corner - Pembina Hwy. & Grant Ave.

675 Weatherdon Avenue, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



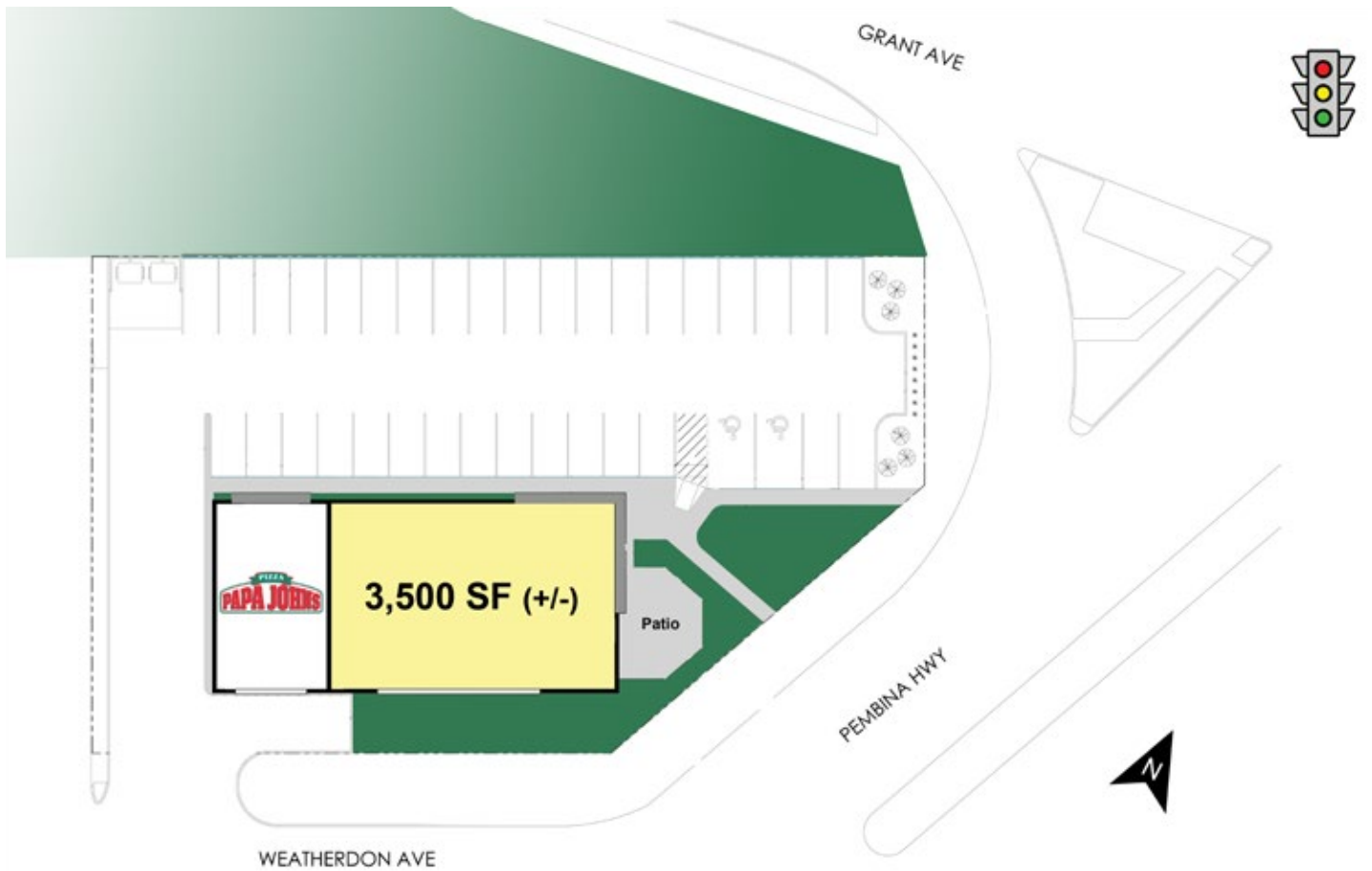
**HIGH
TRAFFIC**



**AMPLE
PARKING**

FOR LEASE

675 Weatherdon Avenue, Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	3,500 SF
Zoning	C2 - Commercial Community
Net Lease Rate	\$30.00/SF
Property Taxes (2021 est.)	\$8.01/SF
CAM* (2021 est.)	\$4.42/SF

*plus management fee

FEATURES

- End cap opportunity at a high traffic, signalized intersection in Southwest Winnipeg.
- Former restaurant previously licensed for 137 seats plus 36 on the patio.
- Pylon signage and digital readerboard available.
- Landlord will consider subdividing the space.

TRAFFIC

59,800 vehicles per day at Pembina Highway and Grant Avenue.

City of Winnipeg Public Works Department 2018

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	95,928	233,562
Daytime Population	117,069	318,042
Households	46,038	102,202
Median Age	37.3	37.8
Avg. Household Income	\$91,020	\$88,955

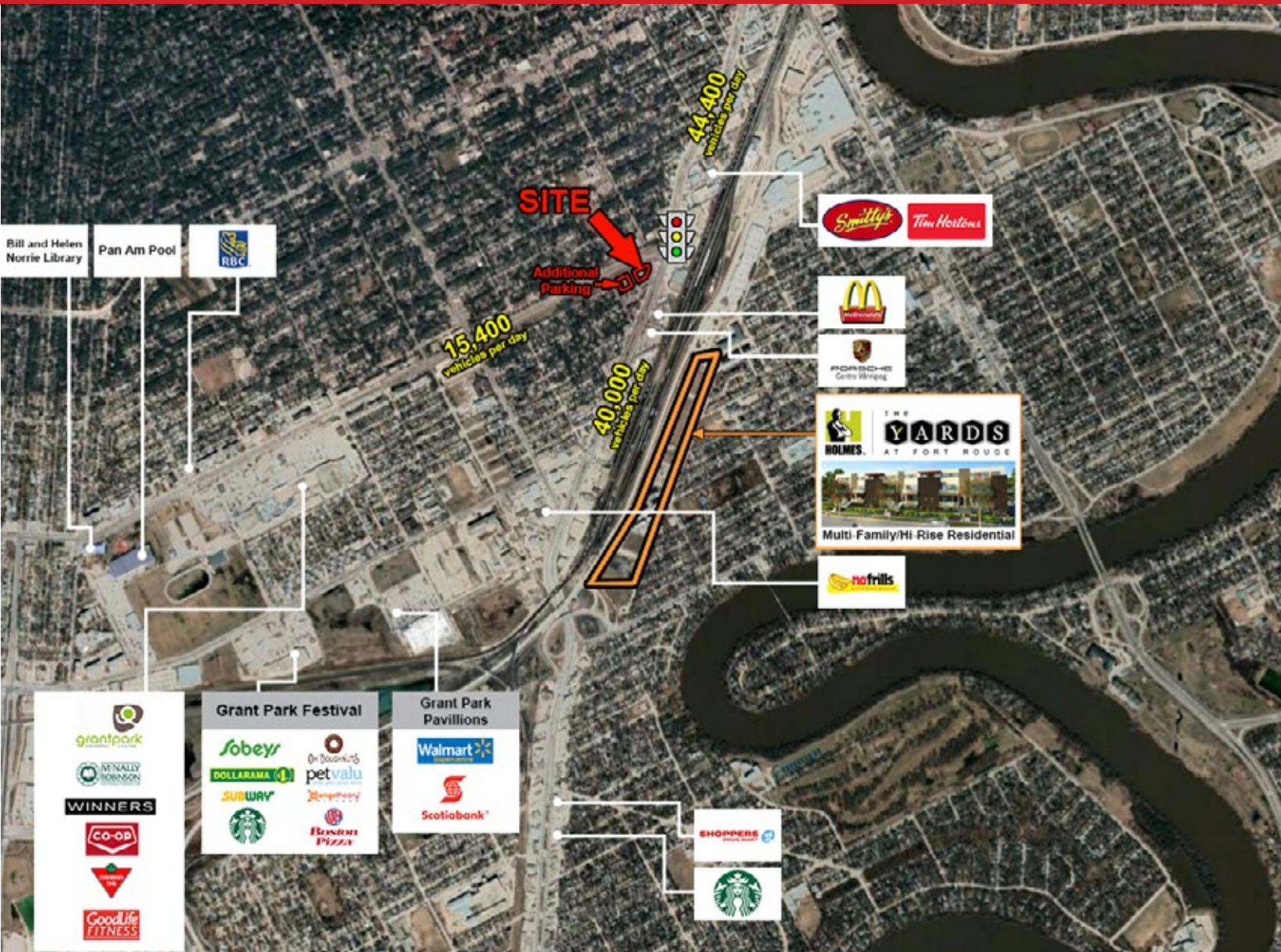
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LOCATION

- Southwest corner of Pembina Highway & Grant Avenue.
- Dominant exposure on the going-home side of Pembina Highway.
- Surrounded by vibrant residential communities including River Heights, Crescentwood, and Fort Rouge.
- Left-turn stacking lane at Weatherdon Avenue.
- Join Papa John's Pizza, Quality Inn (69 suites) and one of Winnipeg highest grossing beer vendors.

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FOR MORE INFORMATION, PLEASE CONTACT:

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