

FOR SALE

Freestanding Building on Busy North/South Thoroughfare

715 Pembina Highway, Winnipeg, MB

TENANT RELOCATING



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



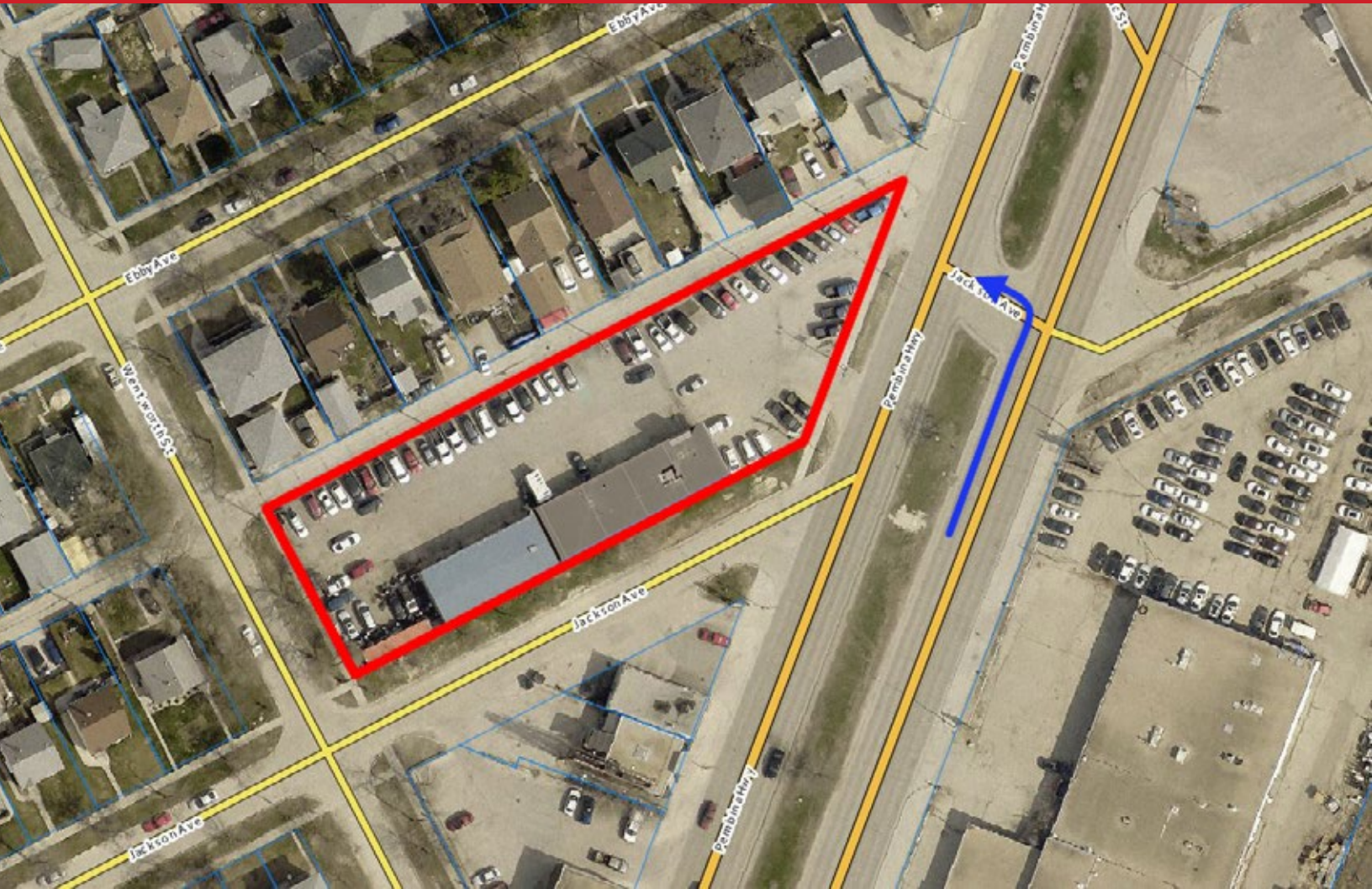
**AMPLE
PARKING**



**230,000+
POPULATION**

FOR SALE

715 Pembina Highway, Winnipeg, MB



204.474.2000

Shindico

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PROPERTY SUMMARY

Building Size	5,375 +/- SF
Land Area	32,933 +/- SF
Sale Price	\$2,800,000
Property Taxes (2023)	\$25,878.78
Zoning	C2 - Commercial Community

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

TRAFFIC LINKS/ACCESS

Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (Less than 10 minutes to Downtown).

63,500 vehicles per day on Pembina Highway between Jubilee Avenue and Grant Avenue.

City of Winnipeg Public Works Department 2022



FEATURES

- Large parking lot.
- Signage opportunities on three sides.
- Freestanding pylon sign.
- 5 grade-level overhead doors.
- Large fenced compound area.
- Suitable for automotive, medical, financial and other retail uses.
- **Excellent redevelopment opportunity!**

LOCATION

- Located on the going-home side of Pembina Highway, just north of Taylor Avenue.
- Rare left-turn access from Pembina Highway.
- Neighbours include No Frills, Dollar Tree, Royal Sports and Salisbury House.
- Just a short walk to the Blue Line (Southwest Rapid Transitway). There are also 9 regular transits within easy walking distance.
- Three new transit-oriented residential developments nearby with over 1,000 multi-family and high rise units.

DEMOGRAPHICS

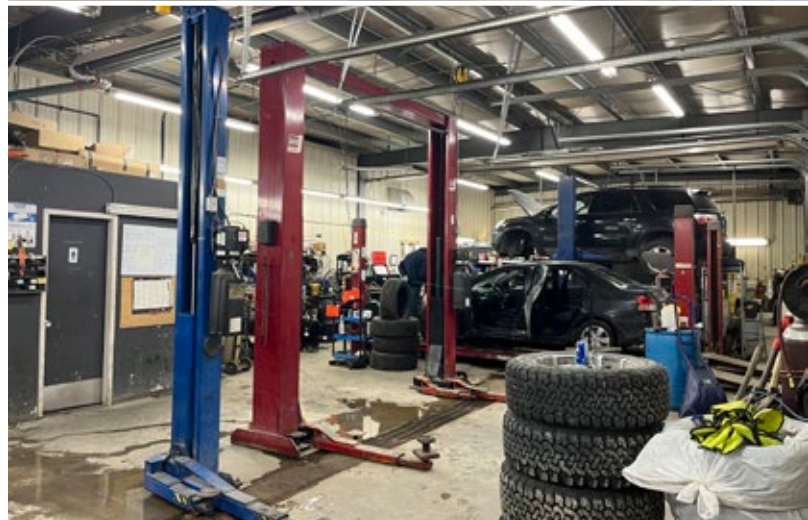
	3 km. Radius	5 km. Radius
Total Population	82,720	230,926
Daytime Population	98,863	308,376
Households	40,168	106,819
Median Age	38.7	38.5
Avg. Household Income	\$103,900	\$97,243

Environics Analytics ©2023

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LAYOUT PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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