

# FOR LEASE

Retail/Office Opportunity On St. Mary's Road

751 St. Mary's Road Winnipeg, Manitoba



**NEARBY**  
ST. VITAL CENTRE



**25,800 VEHICLES**  
PER DAY

St. Mary's Rd. (2024)



**5 BUS ROUTES**  
NEARBY

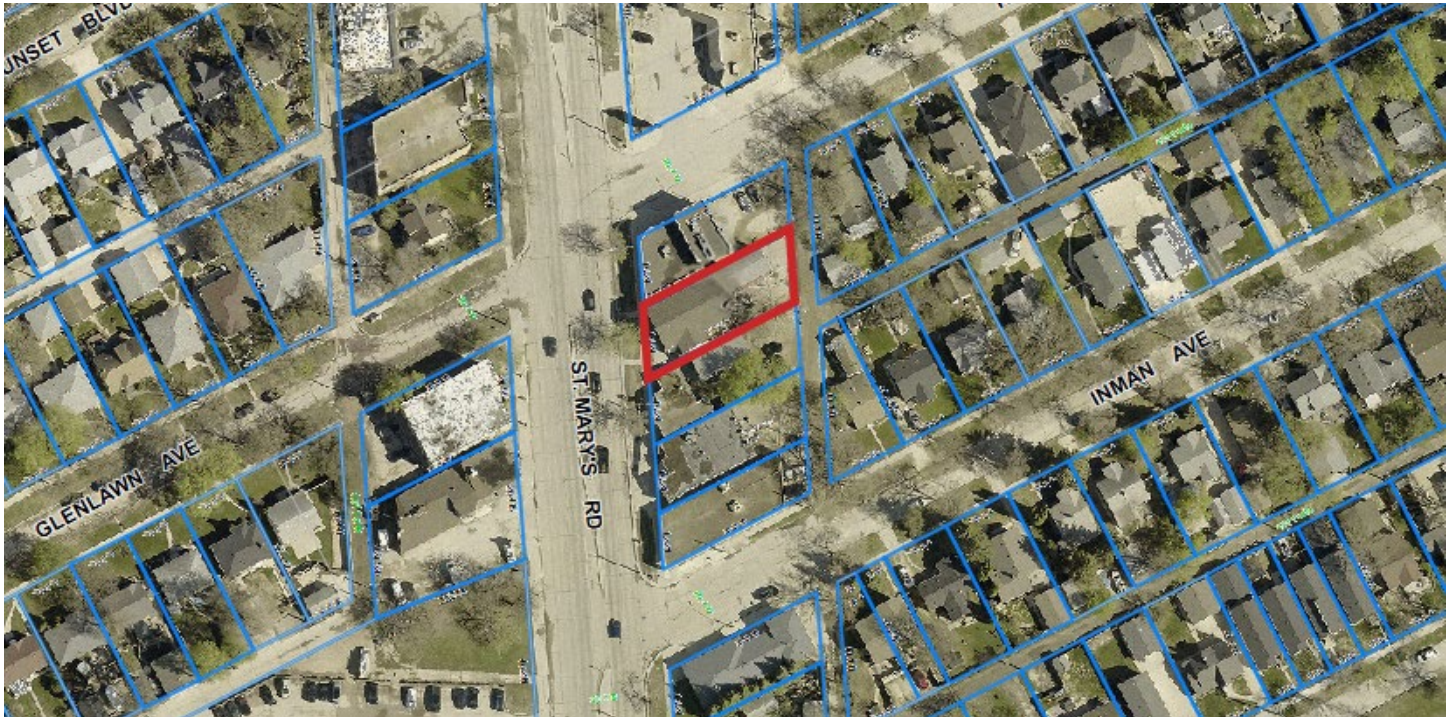
[www.shindico.com](http://www.shindico.com)

**Shindico**

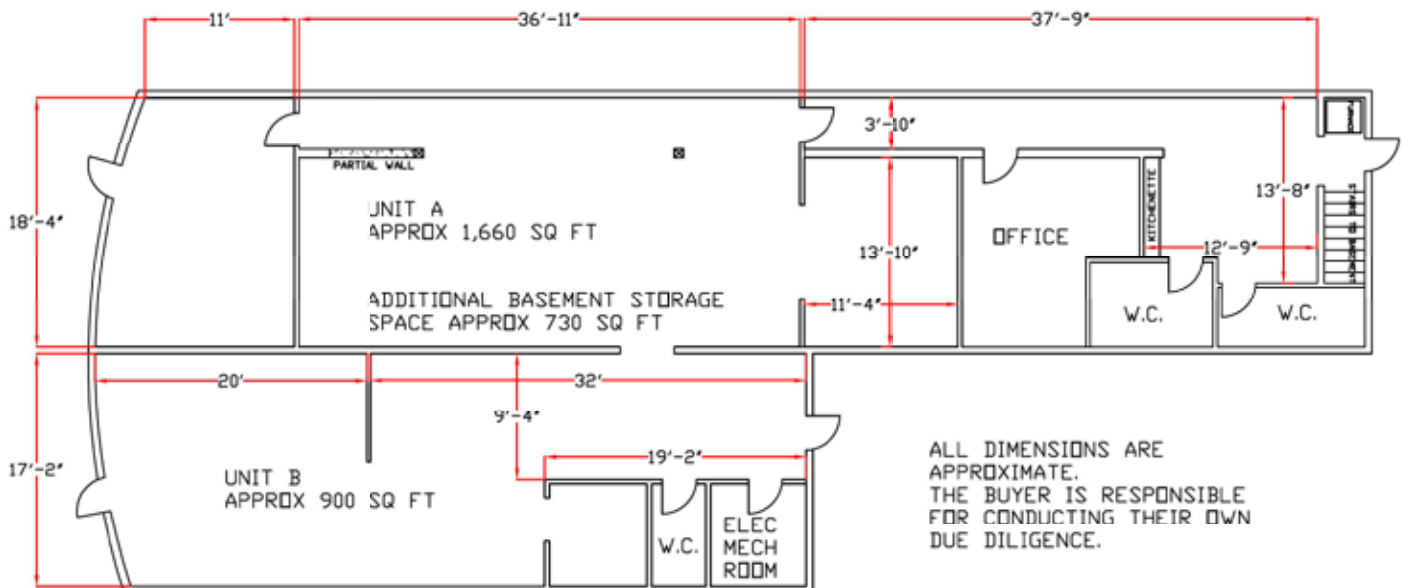
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## SITE PLAN



## FLOOR PLAN



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## PROPERTY SUMMARY

Unit A	+/- 1,660 SF
Unit B	+/- 900 SF
<b>Total</b>	<b>+/- 2,560 SF</b>

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Net Rent	\$19/SF
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Operating Cost (2026 est.)	\$7.03/SF
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Zoning	C2
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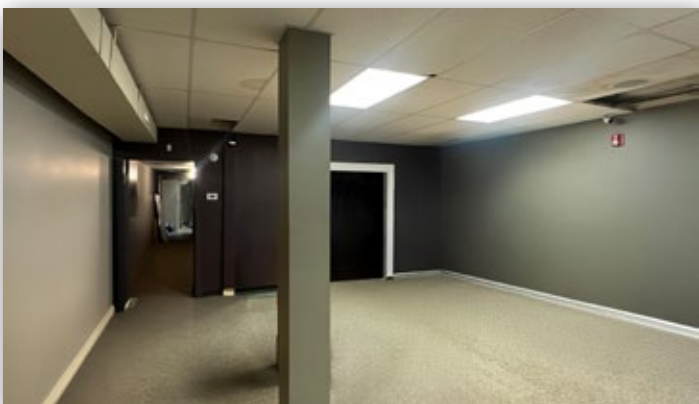
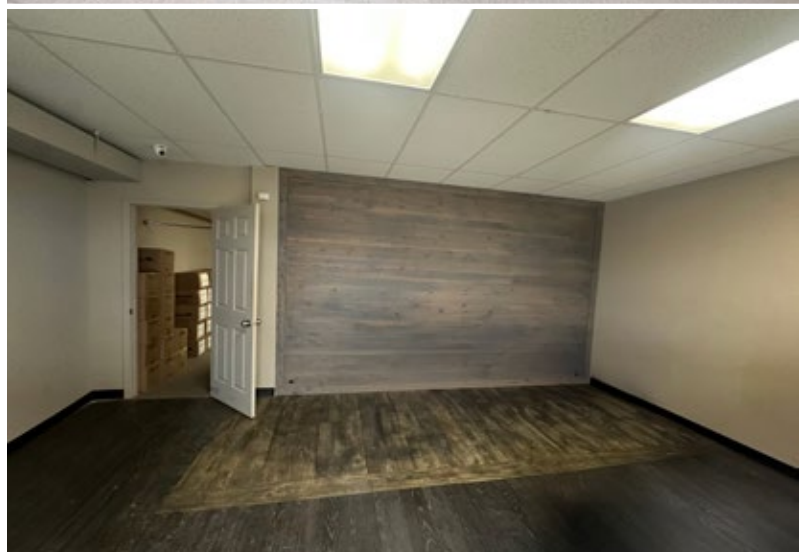
## FEATURES

- High-profile street-front retail/office opportunity
- Excellent exposure and visibility on St. Mary's Road
- Located in a well-established, mature neighborhood
- Consistent traffic flow providing great customer access
- Suitable for retail, showroom, or professional office users
- Surrounded by a mix of residential and commercial amenities and easy access to transit

## TRAFFIC

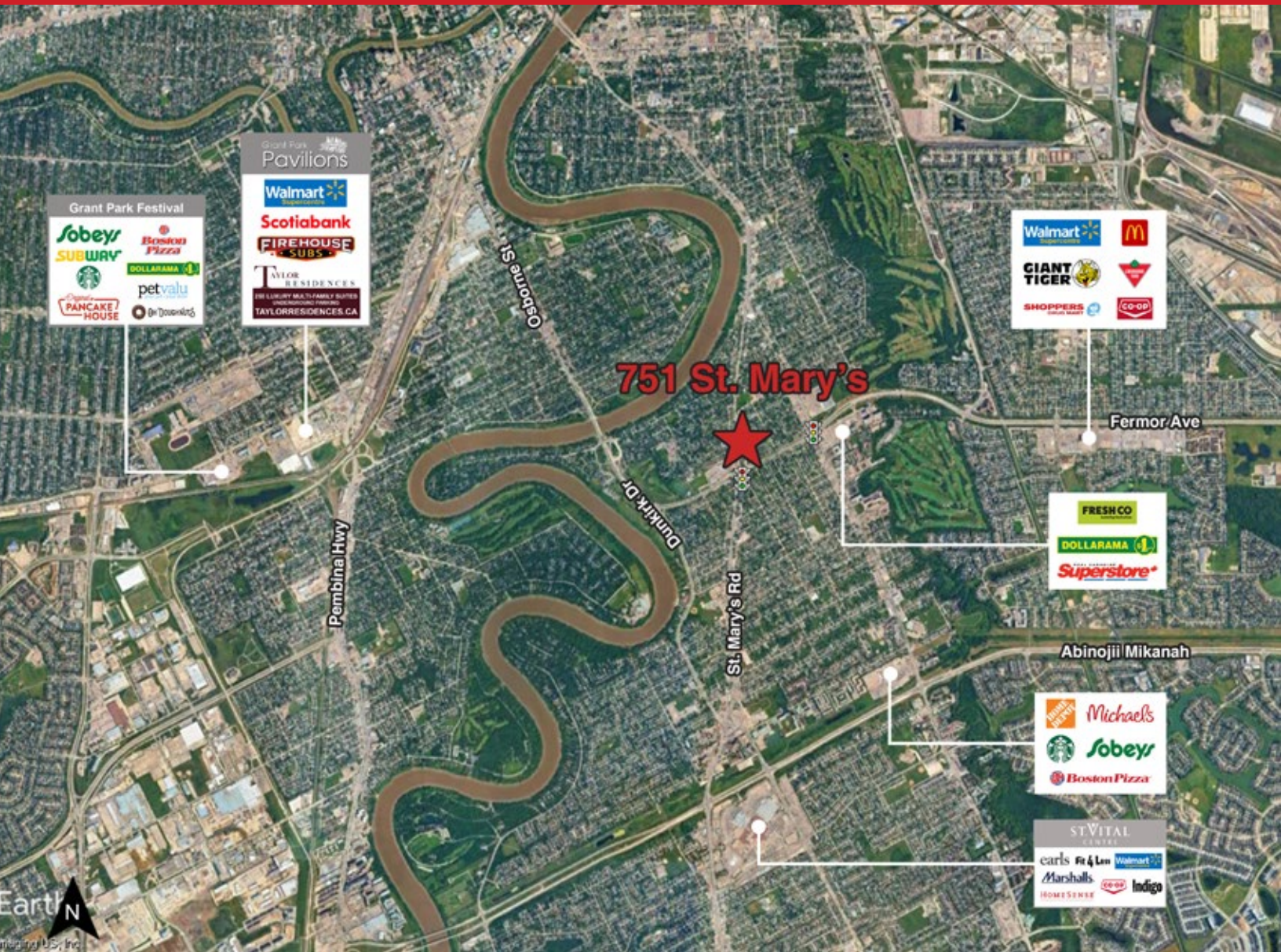
25,800 vehicles per day on St. Mary's Road between Fermor Avenue and St. Anne's Road.

City of Winnipeg Public Works Department 2024



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FOR MORE INFORMATION, PLEASE CONTACT:

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