Join Salisbury House at Prime Corner

759 Pembina Highway, Winnipeg, Manitoba









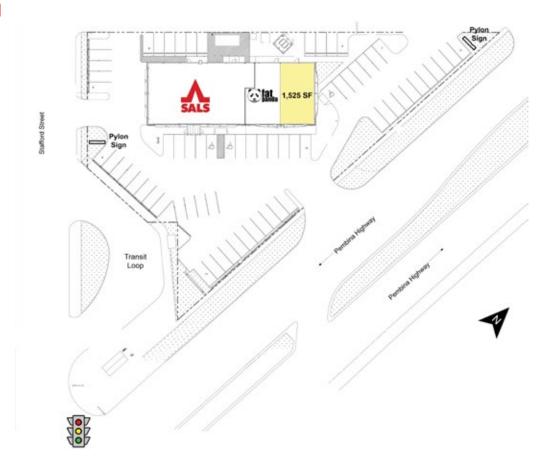




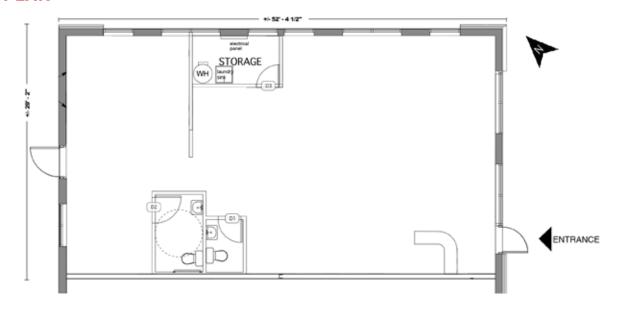


### 759 Pembina Highway, Winnipeg, Manitoba

#### **SITE PLAN**



### **FLOOR PLAN**



### 759 Pembina Highway, Winnipeg, Manitoba

#### PROPERTY SUMMARY

Available (March	15, 2026)	1,525 +/- SF
Net Lease Rate		\$29.00/SF
Additional Rent (est.)		\$13.00/SF*
Zoning	C2 - Comme	ercial Communiity
Parking		70 +/- Stalls

<sup>\*</sup>plus management fee

#### LOCATION

- Located at the northwest corner of Pembina Highway and Stafford Street, a signalized intersection.
- Great access from Pembina Highway, Stafford Street and public lane.
- Pembina Highway is one of Winnipeg's busiest north/south thoroughfares, and a major linkage to and from the Central Business District (less than a 10 minute drive).
- Adjacent to the Blue Line (Southwest Rapid Transitway).

#### **TRAFFIC**

• 56,800 vehicles per day on Pembina Highway between Jubilee Avenue & Taylor Avenue.

Reference: City of Winnipeg Public Works Department, 2023

#### **FEATURES**

- High profile end cap unit with signage and windows on two sides.
- Prominent opportunities on two pylon signs.
- Convenient on-site parking for customers and staff.
- Incredible exposure on the going home side of Pembina Highway and northbound on Stafford Street.
- Adjacent to No Frills, Dollar Tree, Brazen Hall, and Red River Co-op.
- Dense residential neighbourhood with several new multifamily developments nearby.
- Directly adjacent to major transit stop at Pembina and Stafford.

#### **DEMOGRAPHICS**

	3 km. Radius	5 km. Radius
Total Population	77,262	235,349
Daytime Population	77,260	302,333
Households	36,665	108,958
Median Age	39.1	38.1
Avg. Household Income	\$115,073	\$101,981

Source: Environics Analytics ©2024



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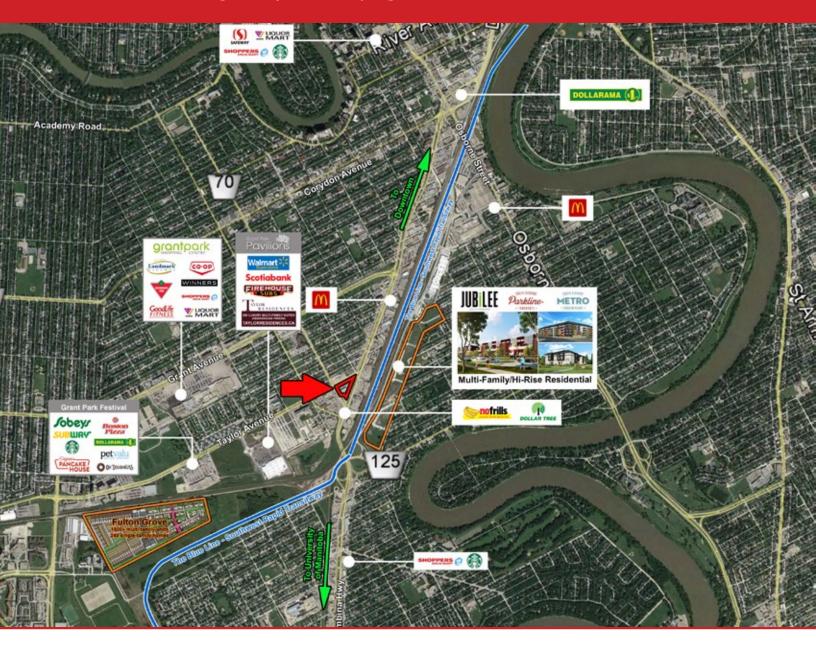






**Shindico** 

759 Pembina Highway, Winnipeg, Manitoba



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