

FOR LEASE

Join Salisbury House at Prime Corner

759 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**



**235,000+
POPULATION**

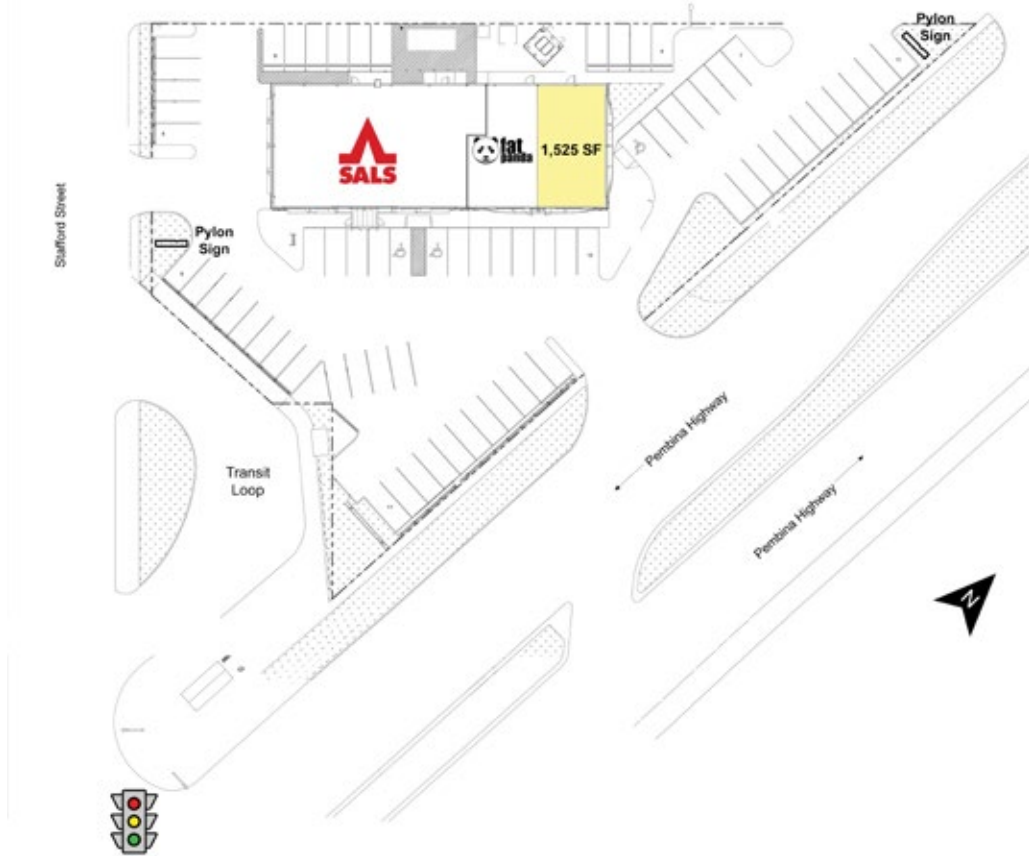
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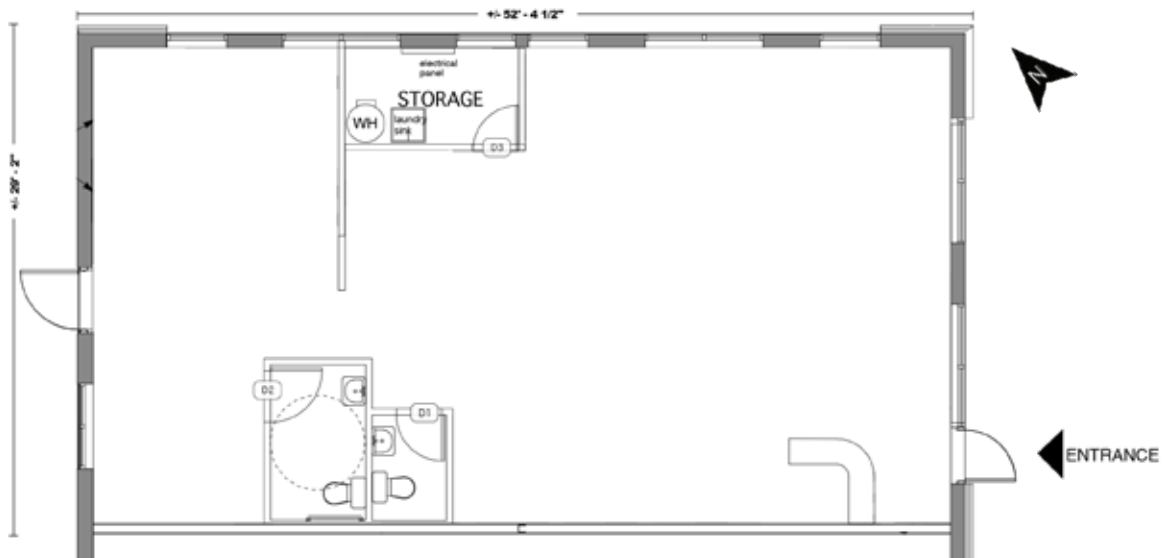
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759 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



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PROPERTY SUMMARY

Available	1,525 +/- SF
Net Lease Rate	\$29.00/SF
Additional Rent (est.)	\$13.00/SF*
Zoning	C2 - Commercial Community
Parking	70 +/- Stalls

*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

- 57,500 vehicles per day on Pembina Highway between Jubilee Avenue & Taylor Avenue.

Reference: City of Winnipeg Public Works Department, 2024

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

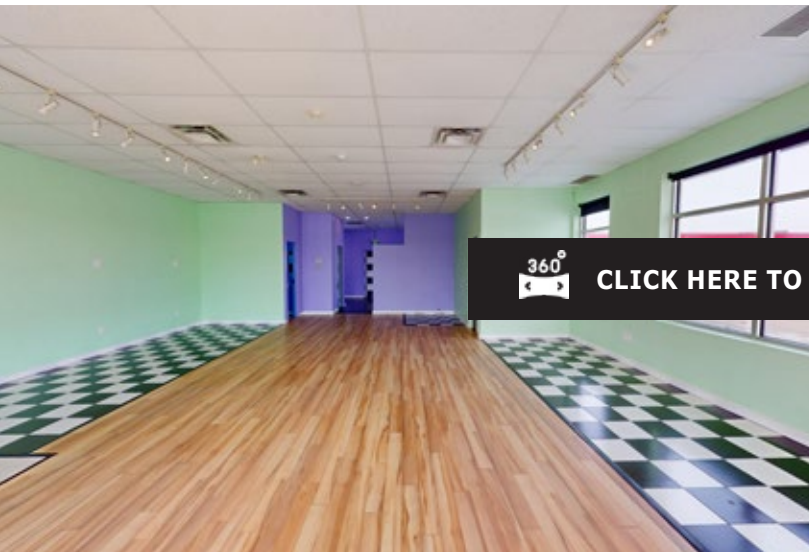
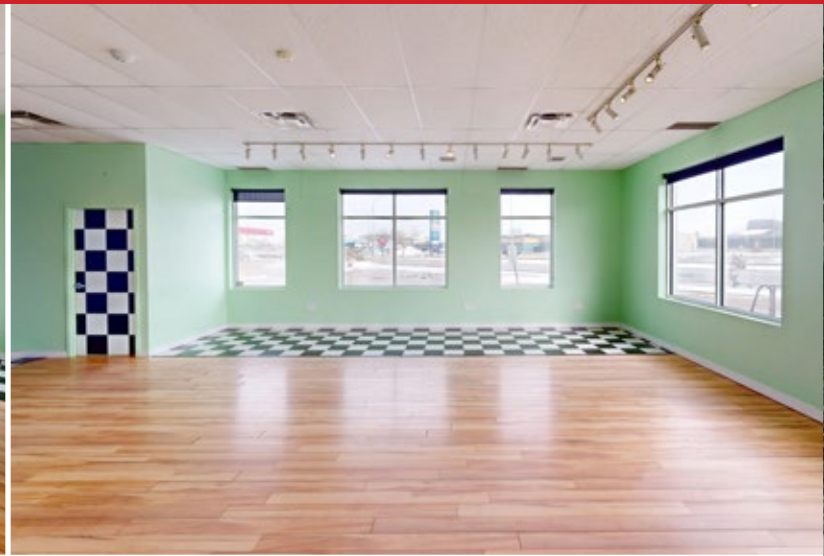
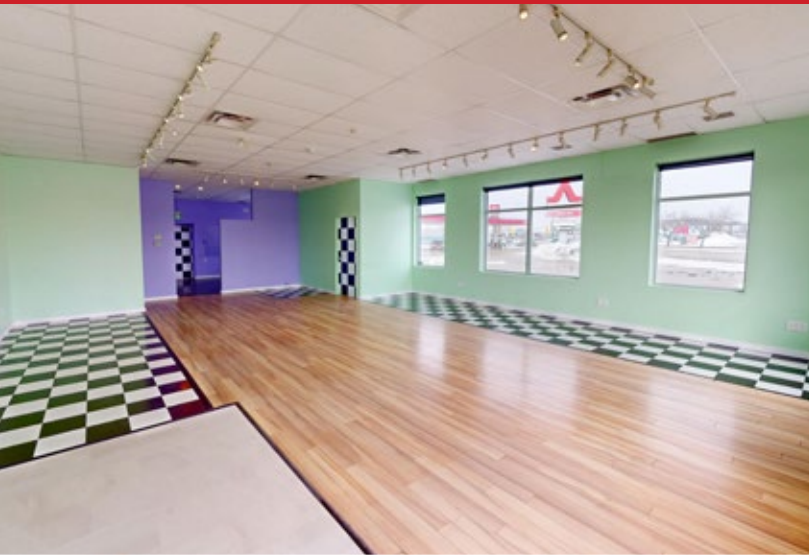
	3 km. Radius	5 km. Radius
Total Population	79,762	242,962
Daytime Population	80,847	312,998
Households	36,655	109,072
Median Age	38.8	37.8
Avg. Household Income	\$119,441	\$104,787

Source: Environics Analytics ©2025

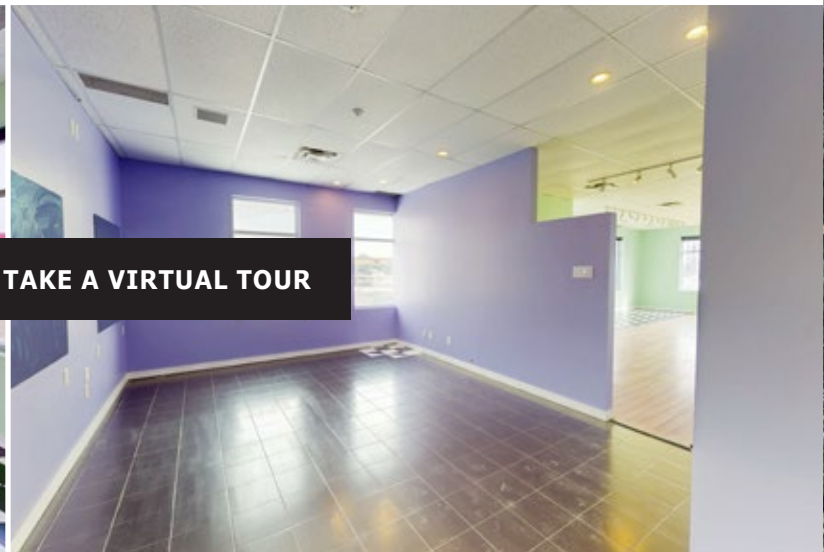


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FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger*

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers
P (204) 928-8237
C (204) 793-3448
mstronger@shindico.com

Kathryn Comeault

P (204) 928-8227
C (204) 688-1089
kcomeault@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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