

FOR SALE/LEASE

Automotive Property on Major Thoroughfare

810 Regent Ave. W. & 811 Pandora Ave. W., Winnipeg, Manitoba



SIGNAGE
OPPORTUNITIES



GREAT
ACCESS



85,000+
POPULATION



AMPLE
PARKING

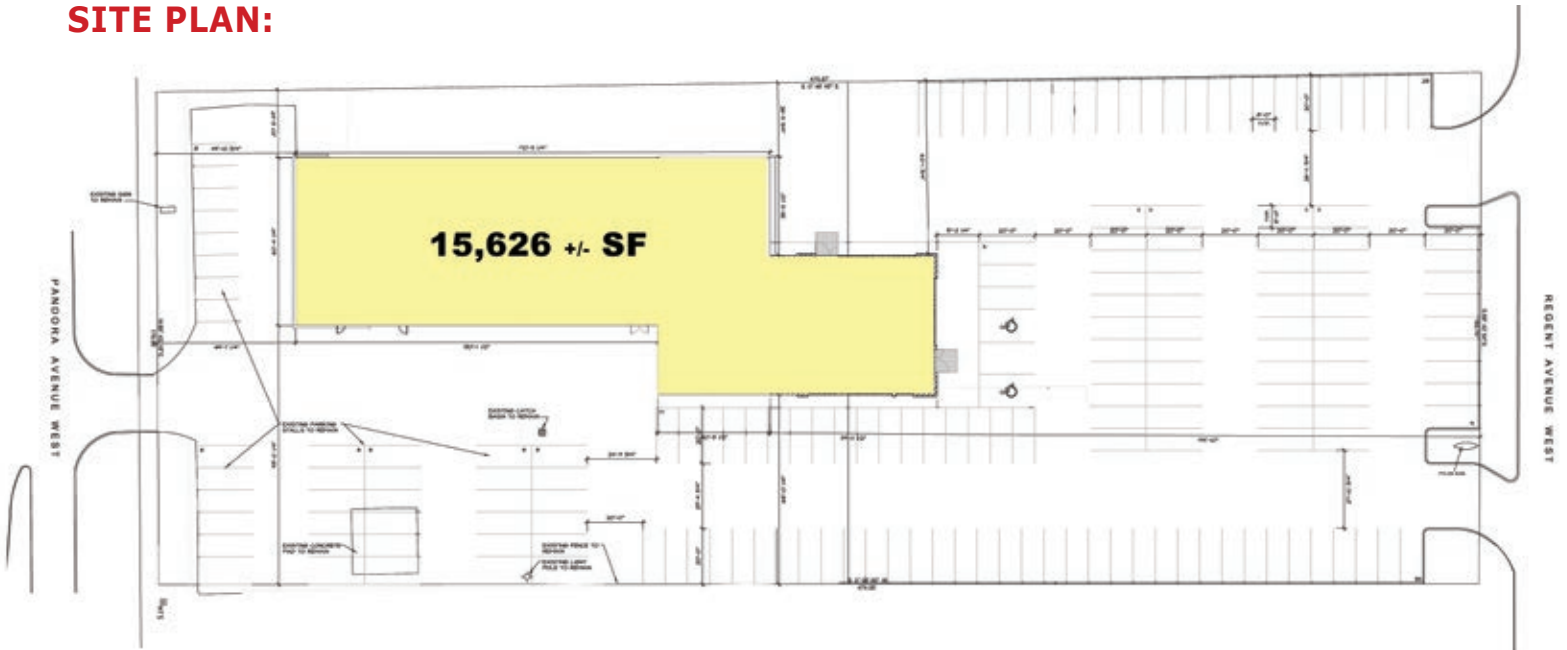
www.shindico.com

Shindico

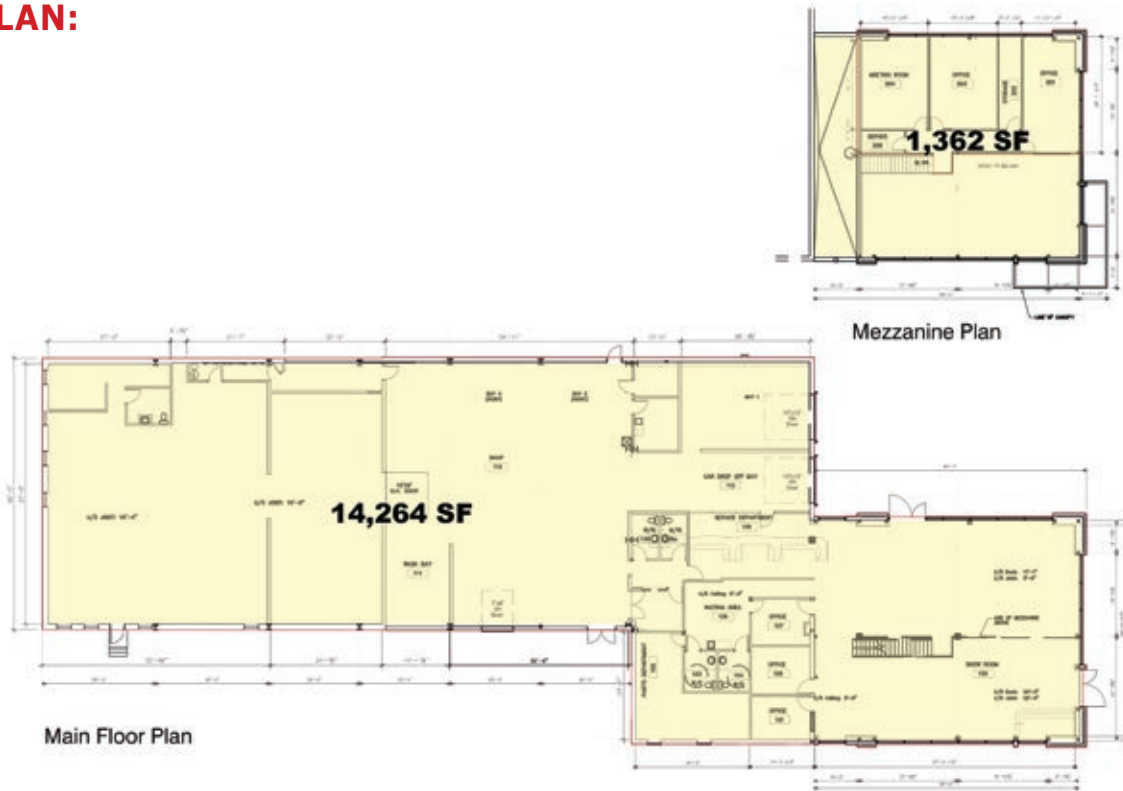
FOR SALE/LEASE

810 Regent Ave. W. & 811 Pandora Ave. W., Winnipeg, Manitoba

SITE PLAN:



FLOORPLAN:



TRAFFIC

- 57,200 vehicles per day at Regent Avenue and Plessis Road
(City of Winnipeg Public Works Department 2018)

204.474.2000

Shindico

FOR SALE/LEASE

810 Regent Ave. W. & 811 Pandora Ave. W., Winnipeg, Manitoba

PROPERTY SUMMARY

Building Size:

Main Floor 14,264 +/- SF

Mezzanine 1,362 +/- SF

Total Area: 15,626 +/- SF

Land Area 2.0 Acres

Sale Price \$4,300,000

Net Lease Rate \$250,000/Annum
(Available Nov 1, 2021)

Property Taxes (2020) \$56,672.02

Parking 175 Stalls

Zoning C3 - Commercial

FEATURES

- Impressive showroom with high ceilings (24 feet to the underside of deck) and windows on 3 sides.
- Over 240 vehicles can be parked as automotive inventory.
- Developed office on mezzanine level.
- 7 shops bays, 5 above ground hoists, 5 wash bays (including pressure wash system), automotive photo booth & detailing area
- Three grade level overhead doors.
- Freestanding pylon signs on Regent & Pandora.
- *Tenant in place until October 31, 2021.*

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	35,507	85,583
Daytime Population	39,353	88,340
Households	12,716	31,345
Median Age	37.4	37.2
Avg. Household Income	\$100,117	\$97,616

Environics Analytics ©2020

LOCATION

- Property occupies a full city block with access and exposure to both Regent & Pandora.
- Potential to operate or lease to separate businesses with Regent & Pandora addresses.
- Directly east of the recently expanded Canad Inns Destination Centre with 101 hotel rooms.
- Located on the Regent Avenue Automotive Strip with 10 major dealerships including Chevrolet, Ford, Toyota, Honda & Nissan.
- Newly constructed Plessis Rd. underpass has dramatically improved traffic flow in the area.



FOR SALE/LEASE

810 Regent Ave. W. & 811 Pandora Ave. W., Winnipeg, Manitoba



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

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.041221