

FOR LEASE

Highly Visible Retail / Office Space on Major Arterial Route

877 Portage Avenue & 291 Arlington Street, Winnipeg, Manitoba



6 BUS ROUTES
NEARBY



PROMINENT
SIGNAGE



60,100 VEHICLES
PER DAY
Portage Ave. (2024)

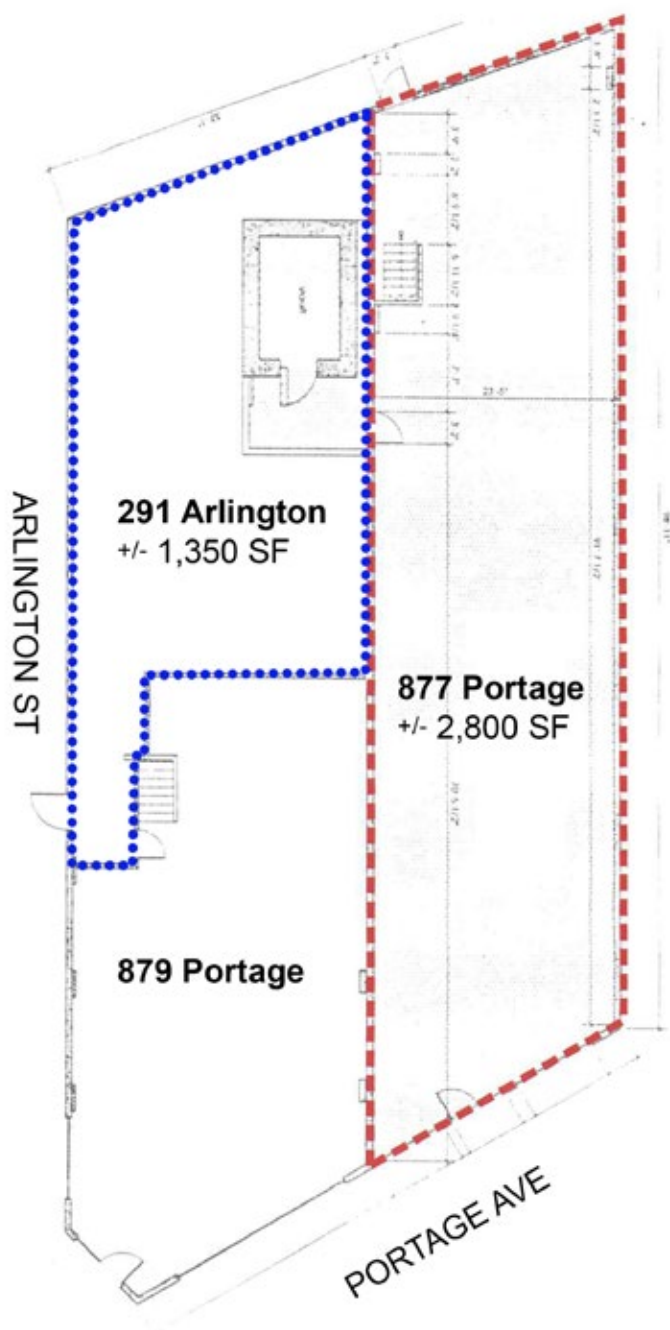


NEARBY
AMENITIES

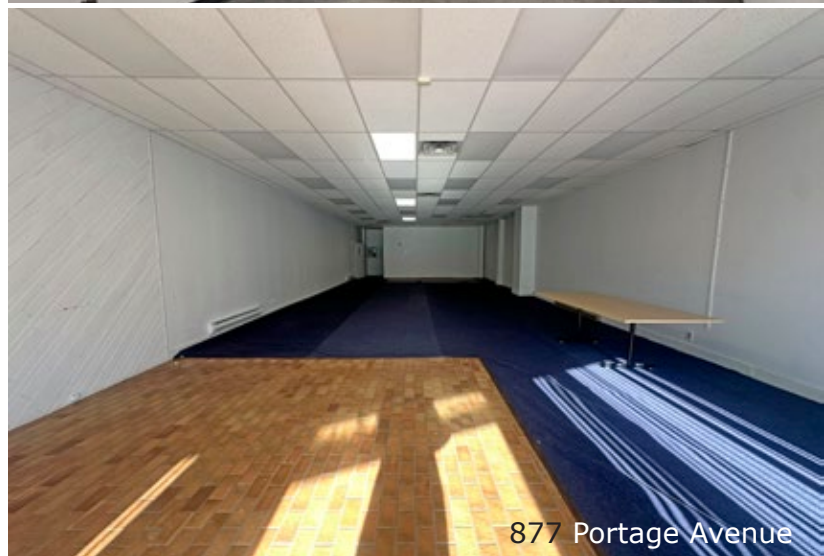
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FLOOR PLAN



291 Arlington Street



877 Portage Avenue



877 Portage Avenue

204.474.2000

Shindico

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877 PORTAGE AVENUE

| | |
|----------------------------|---------------------------|
| Available | +/- 2,800 SF |
| Net Rent | \$16.00/SF |
| Property Taxes (2025 est.) | \$4.50/SF |
| CAM* (2025 est.) | \$4.60/SF |
| Zoning | C2 - Commercial Community |

291 ARLINGTON STREET

| | |
|----------------------------|---------------------------|
| Available | +/- 1,350 SF |
| Net Rent | \$10.00/SF |
| Property Taxes (2025 est.) | \$4.50/SF |
| CAM* (2025 est.) | \$4.60/SF |
| Zoning | C2 - Commercial Community |

*plus management fee

LOCATION

- Highly visible corner building along Portage Avenue, one of the city's busiest transportation corridors.
- Excellent visibility with approximately 60,100 vehicles per day on Portage Avenue.
City of Winnipeg Public Works Department 2024
- Prominent signage opportunities.
- Strong transit connectivity (6 routes) and walkability (walkscore 90 - walker's paradise).
- Surrounded by restaurants, amenities, and services.
- Located just minutes from Winnipeg's Central Business District.
- Adjacent to Vimy Ridge Park.



DEMOGRAPHICS

| | 1 km. Radius | 3 km. Radius | 5 km. Radius |
|-----------------------|-----------------|-----------------|-----------------|
| Total Population | 20,454 | 123,121 | 242,163 |
| Daytime Population | 20,197 | 214,497 | 348,756 |
| Households | 8,781 | 56,547 | 105,426 |
| Median Age | 35.8 | 36.3 | 37.3 |
| Avg. Household Income | \$82,069 | \$91,334 | \$96,661 |

Environics Analytics ©2025

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FOR MORE INFORMATION, PLEASE CONTACT:

Kalvine Zinzombe
Leasing and Sales Associate
P (204) 306-9183
C (204) 805-1053
kzinzombe@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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SUCCEEDING BY HELPING OTHERS SUCCEED



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