

FOR LEASE

Highly Visible Retail / Office Space on Major Arterial Route

877 Portage Avenue & 291 Arlington Street, Winnipeg, Manitoba



877 Portage Avenue



291 Arlington Street



6 BUS ROUTES
NEARBY



PROMINENT
SIGNAGE



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

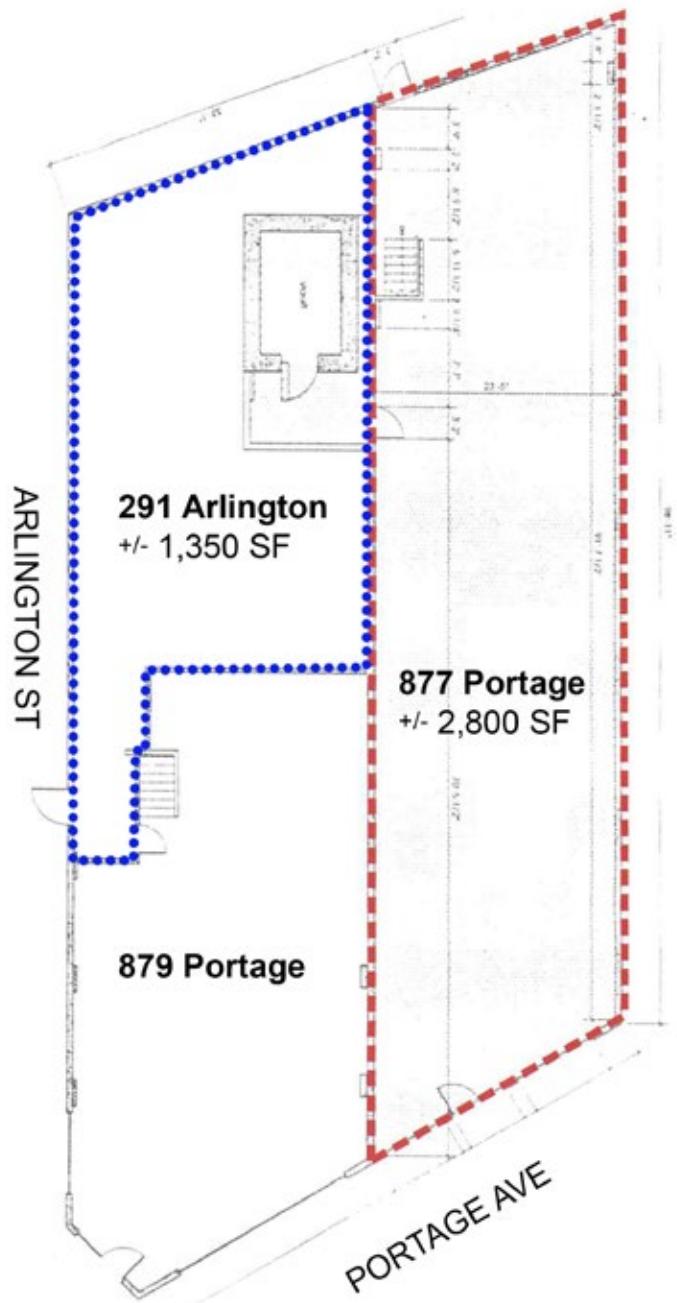


NEARBY
AMENITIES

FOR LEASE

877 Portage Avenue & 291 Arlington Street, Winnipeg, Manitoba

FLOOR PLAN



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.

877 Portage Avenue Walker's Paradise



Explore Winnipeg on Walk Score

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:

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