

FOR LEASE

Prime Retail/Office Space on Henderson Highway

Boardwalk Mall, 1411-1423 Henderson Highway, Winnipeg, Manitoba

TENANT RELOCATING



**STRONG
RETAIL AREA**



**AMPLE
PARKING**



**DENSE
RESIDENTIAL**

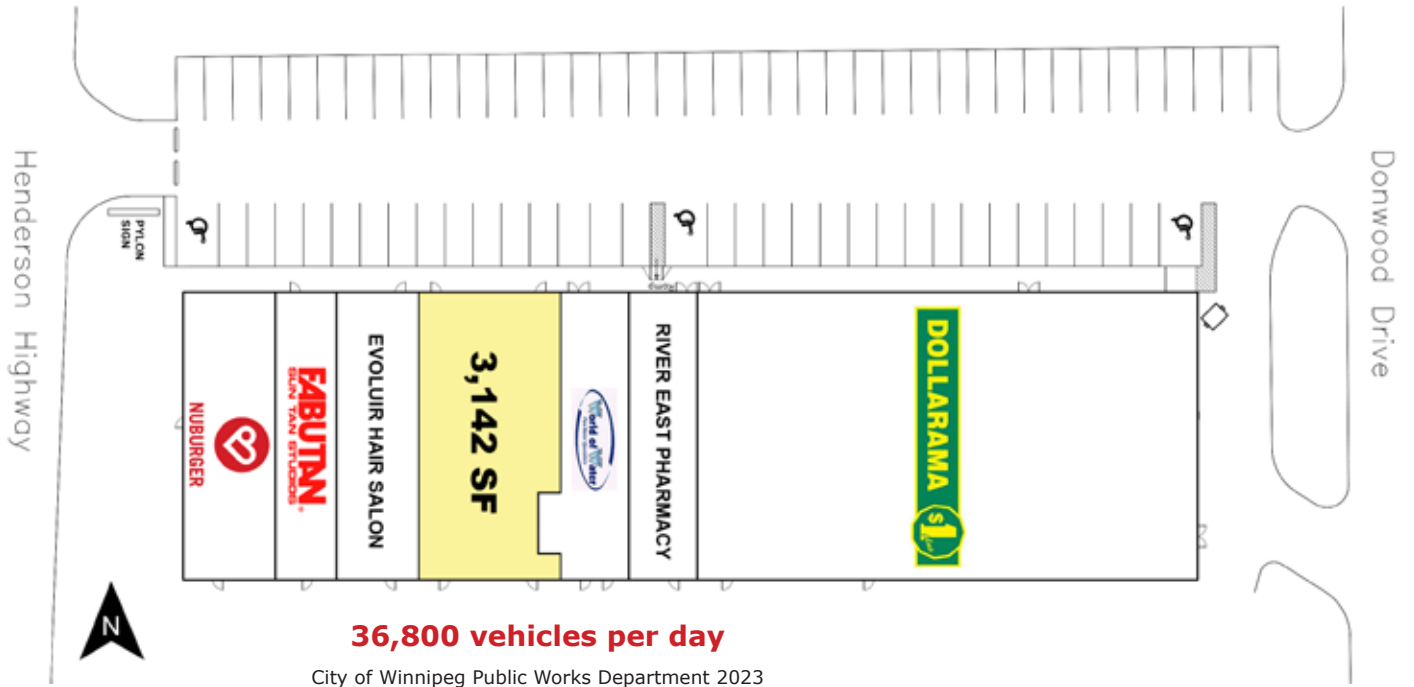
www.shindico.com

Shindico

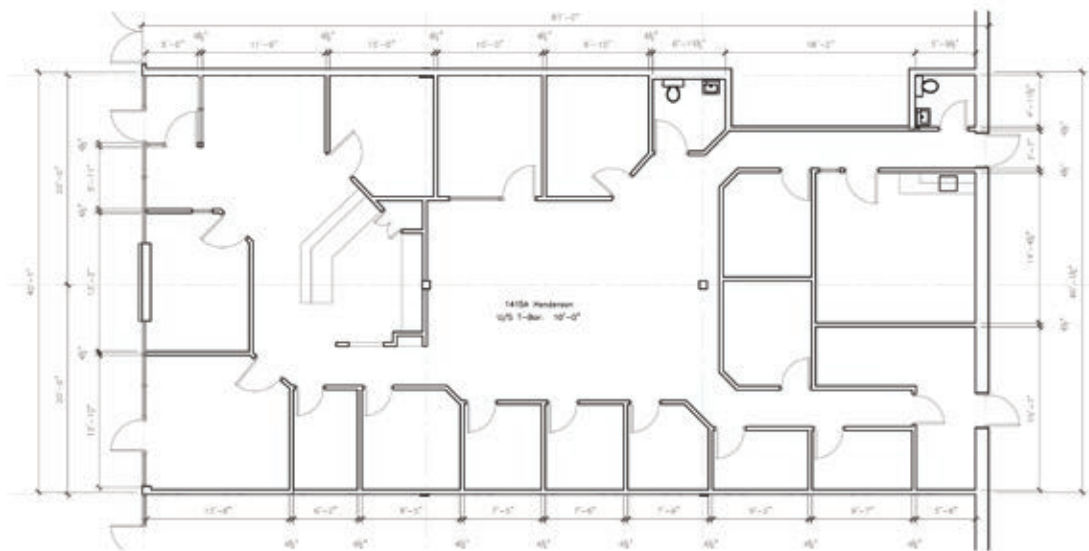
FOR LEASE

Boardwalk Mall, 1411-1423 Henderson Highway, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



 [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

204.474.2000

Shindico

FOR LEASE

Boardwalk Mall, 1411-1423 Henderson Highway, Winnipeg, Manitoba



PROPERTY SUMMARY

Available	3,142 SF
Possession Date	March 1, 2026
Possession may occur earlier by mutual agreement between the parties	
Property Taxes (2025 est.)	\$4.55/SF
CAM* (2025 est.)	\$6.38/SF
Zoning	C4
Parking	75 stalls

*plus management fee

FEATURES

- Large pylon signage opportunity on newly constructed LED structure.
- Fully improved existing office layout.
- Directly south of River East Plaza, anchored by Safeway, CIBC and Boston Pizza.
- Excellent access from Henderson Highway and Donwood Drive.

LOCATION

- Situated along Henderson Highway's prime commercial strip, directly south of the Chief Peguis Trail.
- Surrounded by densely populated residential communities of North and East Kildonan.
- Close proximity to Kildonan Village, the Rossmere Golf & Country Club, Safeway, Boston Pizza, Sobeys, McDonalds, Popeye's Louisiana Kitchen, A&W and Goodyear Tire.
- Access to a large trade area, including East St. Paul, North Main, Riverbend/River Grove, and West St. Paul via Chief Peguis Trail.

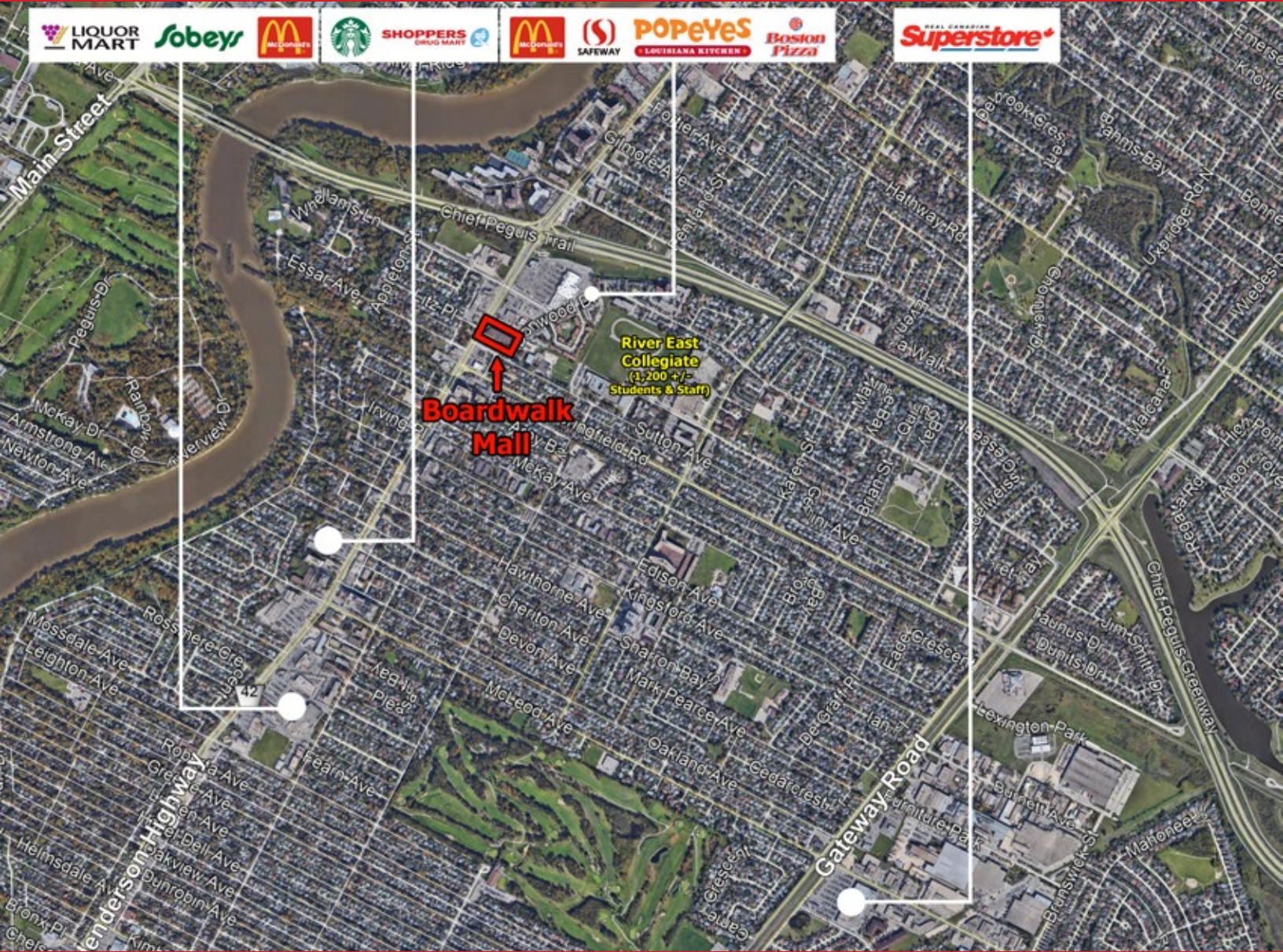
DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	168,378	466,190
Daytime Population	133,789	530,185
Households	66,750	186,727
Median Age	38.4	37.2
Avg. Household Income	\$103,393	\$98,185

Environics Analytics ©2024

FOR LEASE

Boardwalk Mall, 1411-1423 Henderson Highway, 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

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@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.020625