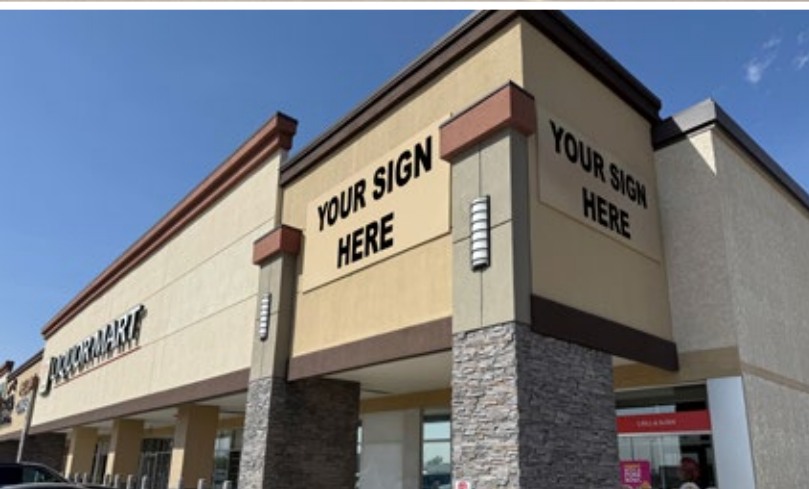


FOR SUBLEASE

Prime End Cap at Grocery Anchored Development

Kenaston Crossing, 1650 Kenaston Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ON SITE
PARKING**

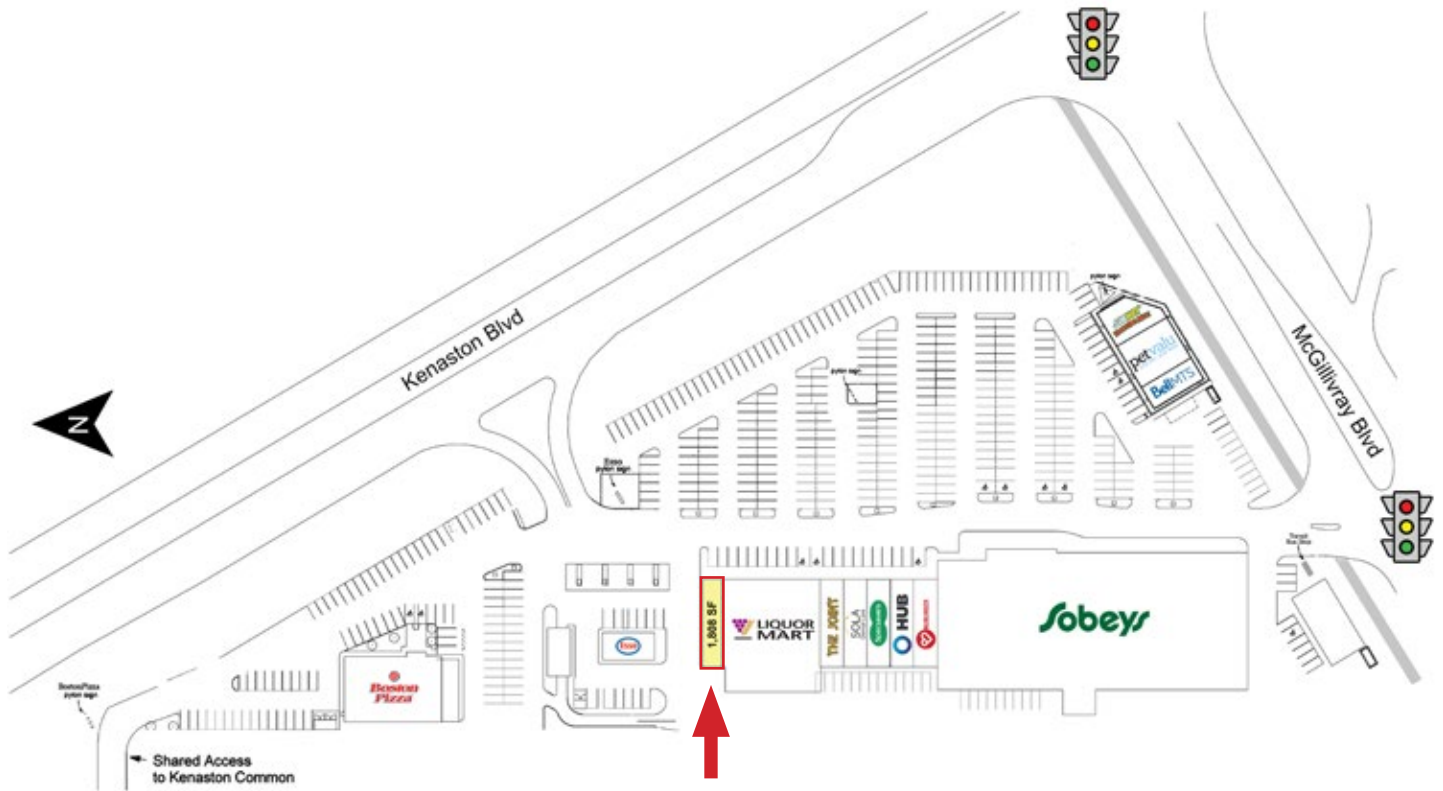


**STRONG
DAYTIME POPULATION**

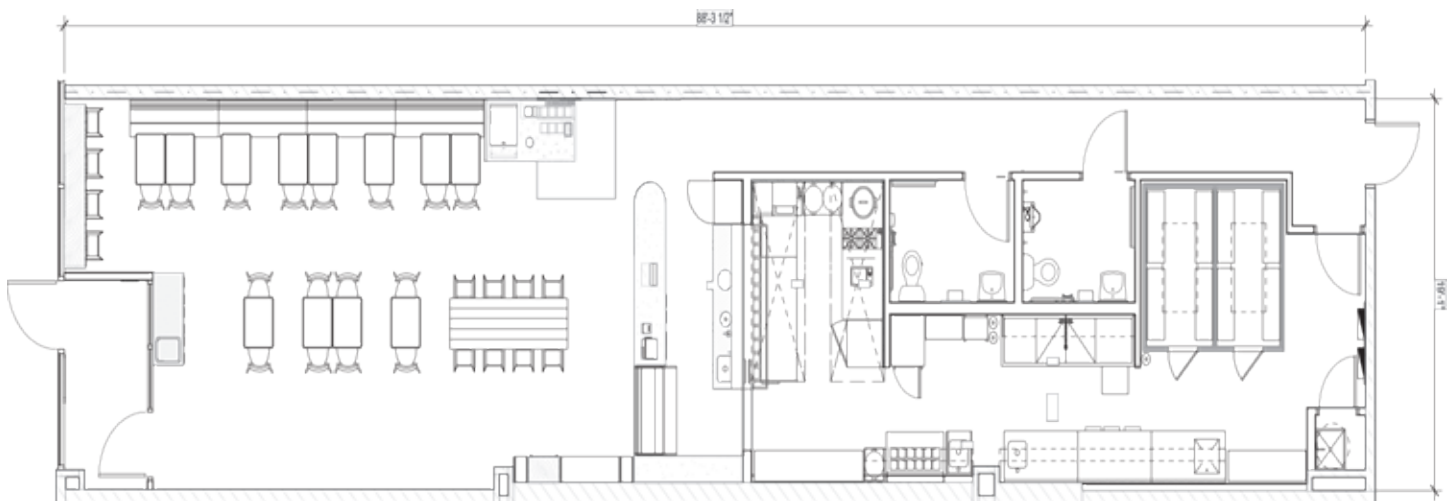
FOR SUBLEASE

Kenaston Crossing, 1650 Kenaston Boulevard, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



204.474.2000

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FOR SUBLEASE

Kenaston Crossing, 1650 Kenaston Boulevard, Winnipeg, Manitoba



PROPERTY SUMMARY

Available	1,808 SF
Net Lease Rate	Contact Agent
Lease Expiry	October 31, 2029
Property Taxes (2025 est.)	\$7.41/SF
CAM* (2025 est.)	\$4.70/SF
Zoning	C4 - Commercial

*plus 5% management fee

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	116,713	450,925
Daytime Population	108,063	504,941
Households	44,818	190,756
Avg. Household Income	\$143,204	\$115,749

Environics Analytics ©2024

FEATURES

- Anchored by Sobeys (newly renovated), Manitoba Liquor Mart, and Boston Pizza.
- Shadow anchored by Costco with cross access.
- Great visibility on Kenaston Boulevard.
- Ample parking.
- Dominant pylon signage with top panel available.

LOCATION

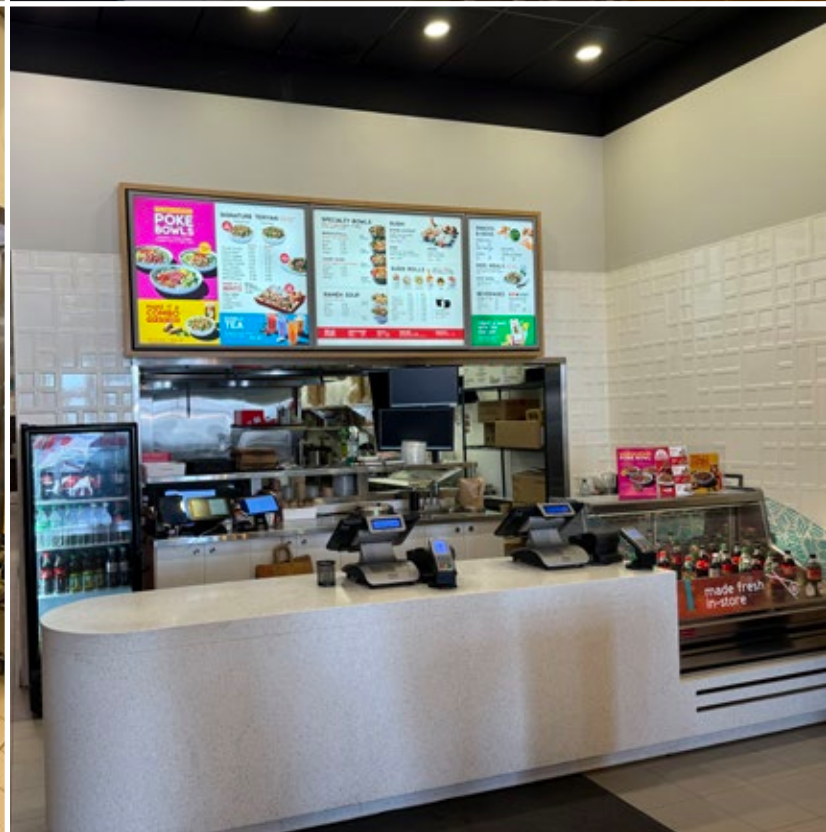
- Situated on the northwest corner of Kenaston Blvd. (Rte 90) & McGillivray Blvd. (Rte 155), a major retail node, drawing customers from all of South Winnipeg, and the rural communities of Sanford, Oak Bluff, Carman, and La Salle.
- Access from signalized intersection on McGillivray Boulevard along with right-in/right-out on Kenaston Boulevard.
- Surrounded by vibrant residential communities featuring multi-family and high quality single family dwellings.

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TRAFFIC

72,000 vehicles per day at Kenaston Boulevard & McGillivray Boulevard.

City of Winnipeg Public Works Department 2023

FOR MORE INFORMATION, PLEASE CONTACT:

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