High Profile Neighborhood Centre in Northwest Winnipeg

1353 McPhillips Street, Winnipeg, MB

# **NEW FAÇADE COMING SOON!**















1353 McPhillips Street, Winnipeg, MB

#### **SITE PLAN**



#### **OVERALL SITE PLAN**



### 1353 McPhillips Street, Winnipeg, MB

#### **PROPERTY SUMMARY**

Available		1,276 SF
Net Rent		TBD
Property Taxes (2025 est.)		\$5.07/SF
CAM* (2025 est.)		\$7.64/SF
Zoning	C2 - Commercial Community	

<sup>\*</sup>plus management fee

#### **FEATURES**

- High profile neighbourhood centre, on busy thoroughfare.
- Shadow anchored by Save On Foods, Cinema City and Dollarama.
- Prominent pylon signage available.
- Overflow parking available at Moore Centre with cross access.

#### **LOCATION**

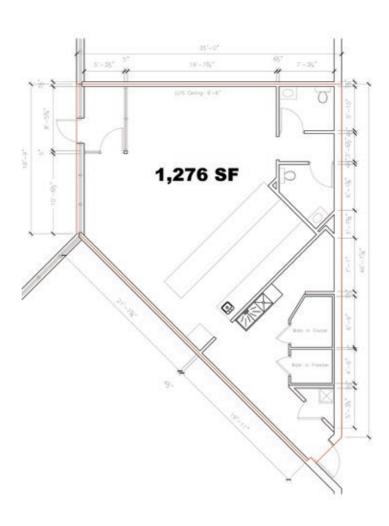
- Located at the northeast corner of McPhillips Street & Landsdowne Avenue, just north of Inkster Boulevard.
- Cross access to adjacent Moore Centre (Dollar Tree & TD Bank) and Northgate Shopping Centre (Save On Foods & Cinema City).
- Just east of Winnipeg's largest industrial park, *Inkster Park*, with significant daytime population.

#### **TRAFFIC**

• 38,800 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2023

#### **FLOOR PLAN**



#### **DEMOGRAPHICS**

	5 min. Drive Time	10 min. Drive Time
Total Population	44,051	174,394
Daytime Population	38,141	172,694
Households	15,250	59,461
Median Age	36.7	35.6
Avg. Household Income	\$97,710	\$96,497

Environics Analytics ©2024



### 1353 McPhillips Street, Winnipeg, MB



FOR MORE INFORMATION, PLEASE CONTACT:

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