

FOR SUBLEASE

Prominent End Cap with Great Exposure to Manitoba Avenue

1012 Manitoba Avenue, Selkirk, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING

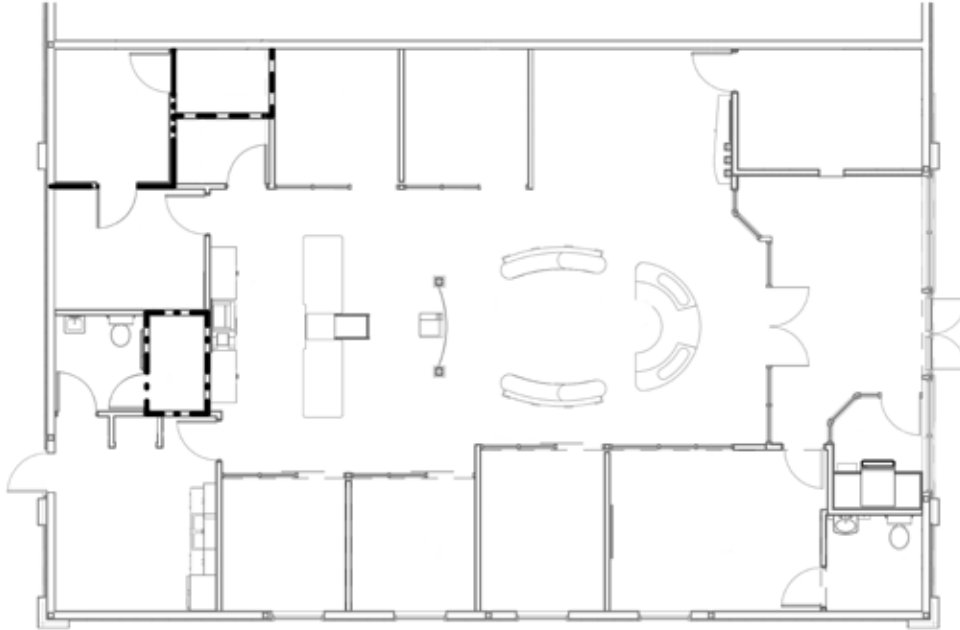


STRONG
TRADE AREA

FOR SUBLEASE

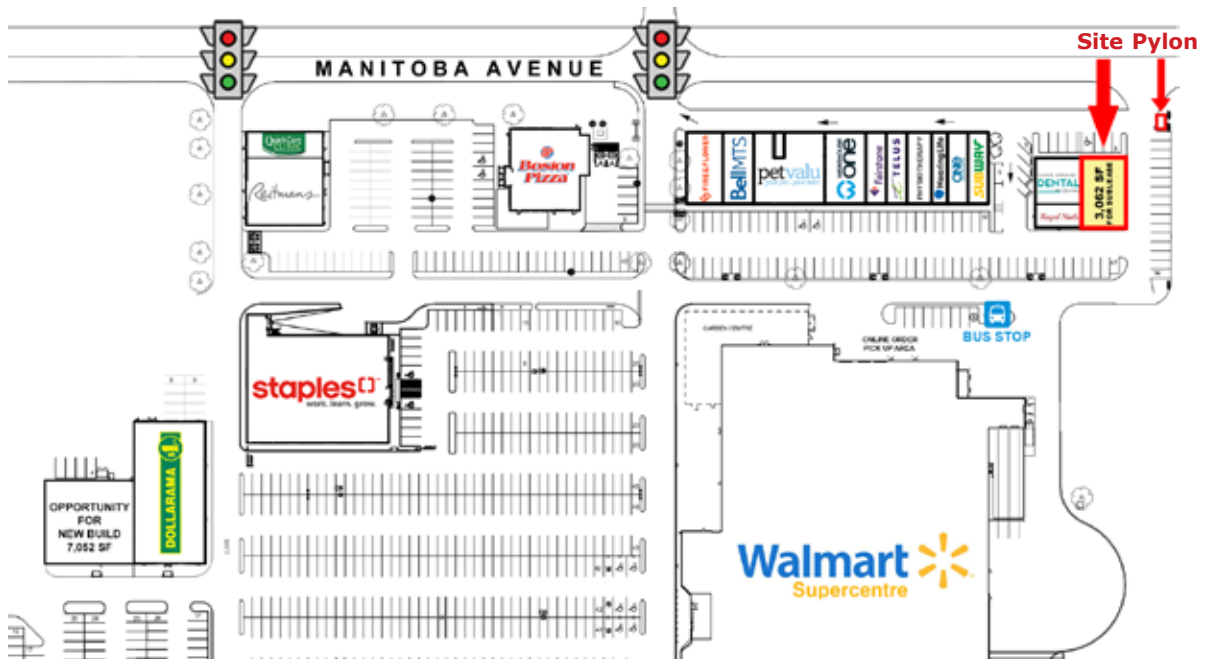
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FLOOR PLAN



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

SITE PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Premises	3,062 SF
Available	Feb 1, 2025
Lease Expiry	March 31, 3030
Net Rent	Contact Agents
Property Taxes 2025 (est.)	\$6.82/SF
CAM* 2025 (est.)	\$4.31/SF
Zoning	C3

*plus management fee

LOCATION

- All directions access via two signalized intersections.
- Excellent exposure to high-traffic Manitoba Avenue.
- Public transit stop located just a few metres south, within the Selkirk Crossing development.
- Opportunity to serve the new West End development with a projected 10,000 new residents.

FEATURES

- Mixed-use centre serving the Selkirk and South-Central Manitoba region.
- Anchored by Walmart Supercentre and shadow-anchored by Canadian Tire.
- Prominent end cap position with windows on two sides.
- Dominant pylon signage available including large programmable electronic readerboard display.
- Ample on-site parking.









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TRADE AREA DEMOGRAPHICS

 92,390 Total Population	 79,077 Daytime Population	 46.6 Median Age
 37,474 Total Households	 2.40 Avg. Household Size	 \$106,569 Avg. Household Income

FOR MORE INFORMATION, PLEASE CONTACT:

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