

FOR LEASE

Freestanding Building for Lease at Prominent Neighbourhood Centre
Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



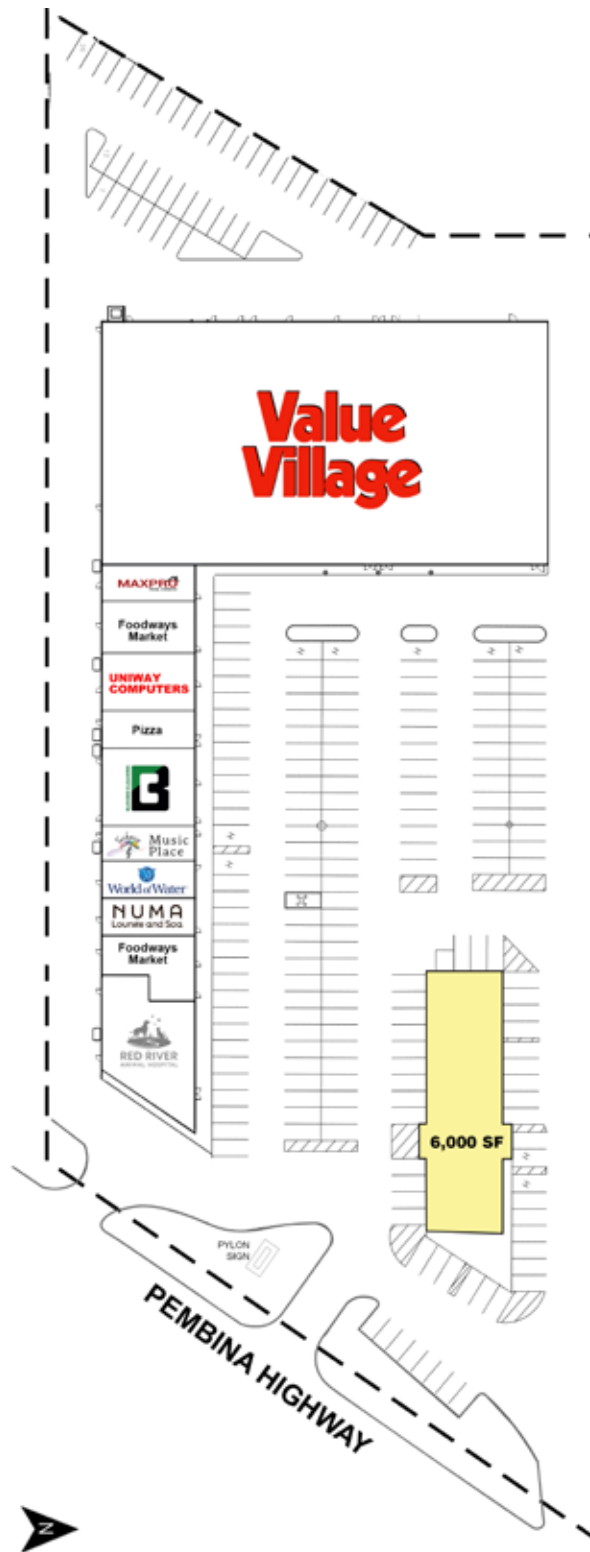
GREAT
ACCESS



AMPLE
ON-SITE PARKING

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Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



204.474.2000

Shindico

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PROPERTY SUMMARY

Available (Oct 1, 2026)	6,000 SF
Net Rent	Contact Agent
Property Taxes (2026 est.)	\$3.74/SF
CAM* (2026 est.)	\$6.21/SF
Zoning	C3 - Commercial Corridor

*plus management fee

FEATURES

- Dominant exposure to Pembina Highway.
- Prominent pylon signage available.
- Newly constructed parking lot! (2024)
- Potential drive thru opportunity.

LOCATION

- Neighbours include 2 hotels, multi-family, Pony Corral and Pembina Crossing featuring Save On Foods, Staples, Best Buy, and Dollarama.
- One kilometer north of the University of Manitoba with over 42,000 students and staff and Princess Auto Stadium, home to the Winnipeg Blue Bombers.
- Strong daytime population at the nearby Fort Garry Industrial Park.
- Just north of Abinojii Mikanah which connects to St. Vital and Bridgwater neighbourhoods.

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
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Total Population	35,027	228,481
Daytime Population	39,735	194,427
Households	13,968	91,254
Avg. Household Income	\$112,155	\$124,194

Source: Environics Analytics ©2025



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FOR MORE INFORMATION, PLEASE CONTACT:

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