

BIRCHWOOD PLAZA

Great Opportunity on Busy Portage Avenue

2517-2525 Portage Avenue, Winnipeg Manitoba

New Facade Coming Soon!



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ON-SITE
PARKING**



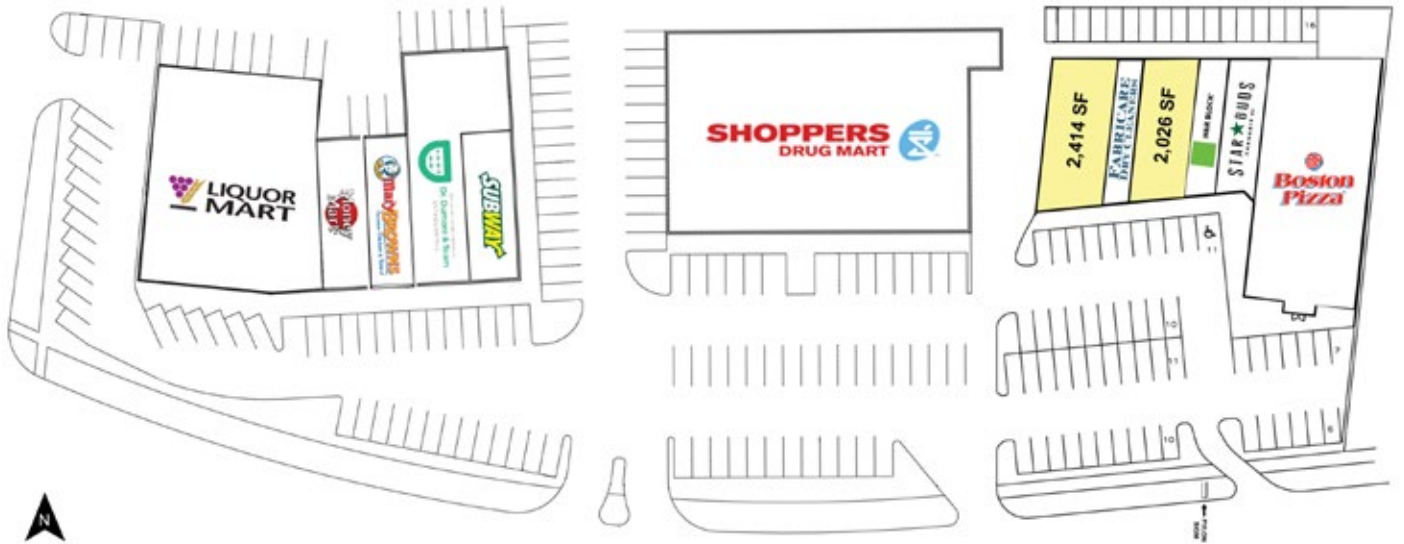
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Birchwood Plaza, 2517-2525 Portage Avenue, Winnipeg Manitoba



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PROPERTY SUMMARY

| | |
|-----------------------|------------------------------------|
| Available | 2,026 & 2,414 SF |
| Property Taxes (est.) | \$6.50/SF |
| CAM (est.) | \$6.71/SF (plus management fee) |
| Zoning | C2 - Commercial District |

FEATURES

- **Surrounded by essential services including Shopper Drug Mart, Manitoba Liquor Mart, medical services in addition to being anchored by one of the busiest Boston Pizza's in Manitoba.**
- High traffic intersection on Portage Avenue.
- Directly across from Holiday Inn Airport West, Parts Source and the Keg.

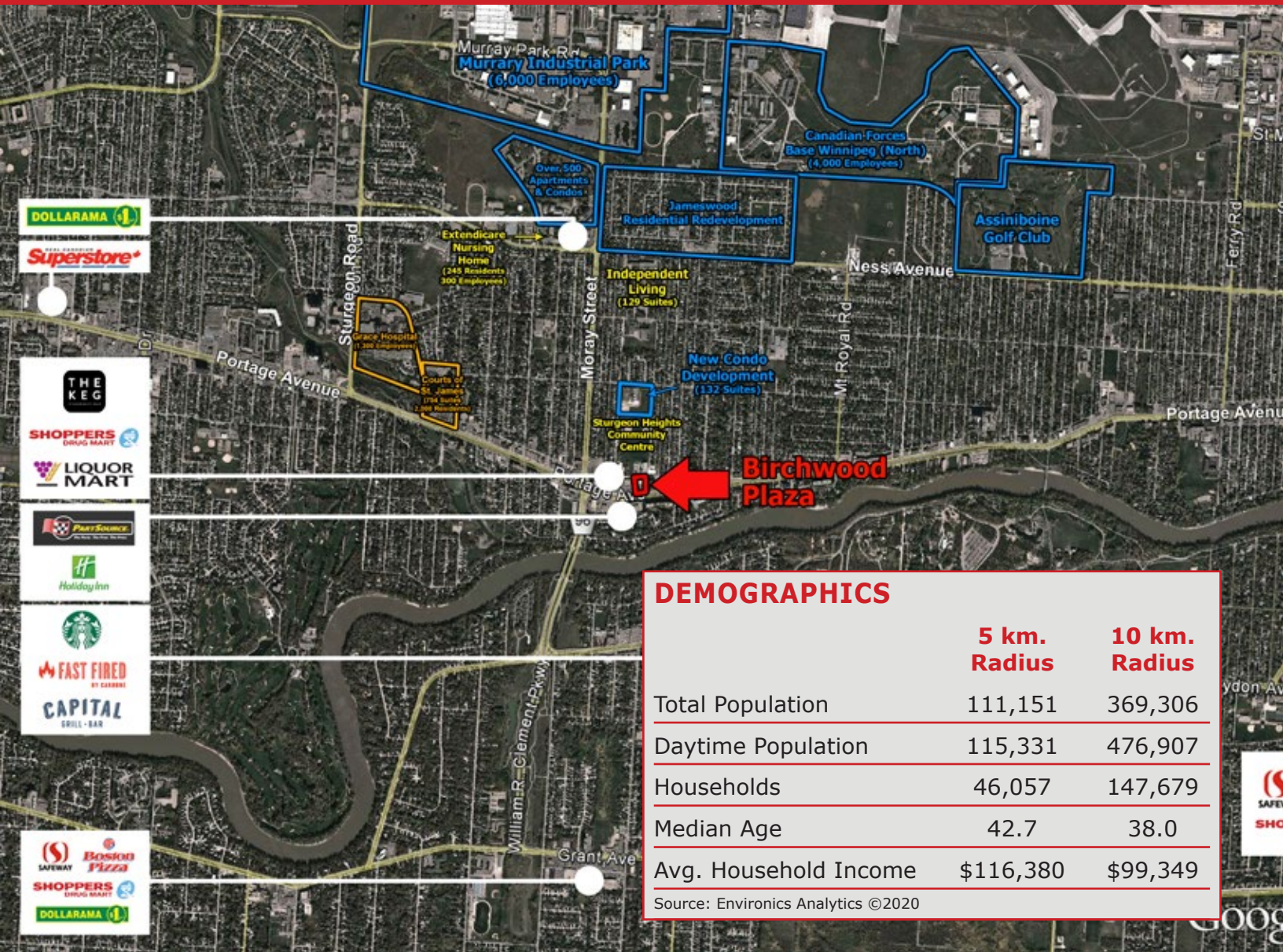
LOCATION

- Located on the northeast corner of Portage Avenue and Ainslie Street.
- **Only minutes away from Murray Industrial Park (over 6,000 employees).**
- Close proximity to densely populated and affluent communities of St. James, Charleswood and Tuxedo.
- **Just east of Moray Street/Charleswood Bridge where 105,700 vehicles pass through daily.**
- 18,000 sq. ft. Sturgeon Heights Community Centre located directly north of Birchwood Plaza.
- 118,693 people live within a 10 minute drive time.

Source: Environics Analytics ©2018

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