

CRESTVIEW PLACE

Join Dollarama & Cambrian Credit Union at Key Intersection

3421 Portage Avenue, Winnipeg, Manitoba

NEW FACADE!



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
PARKING



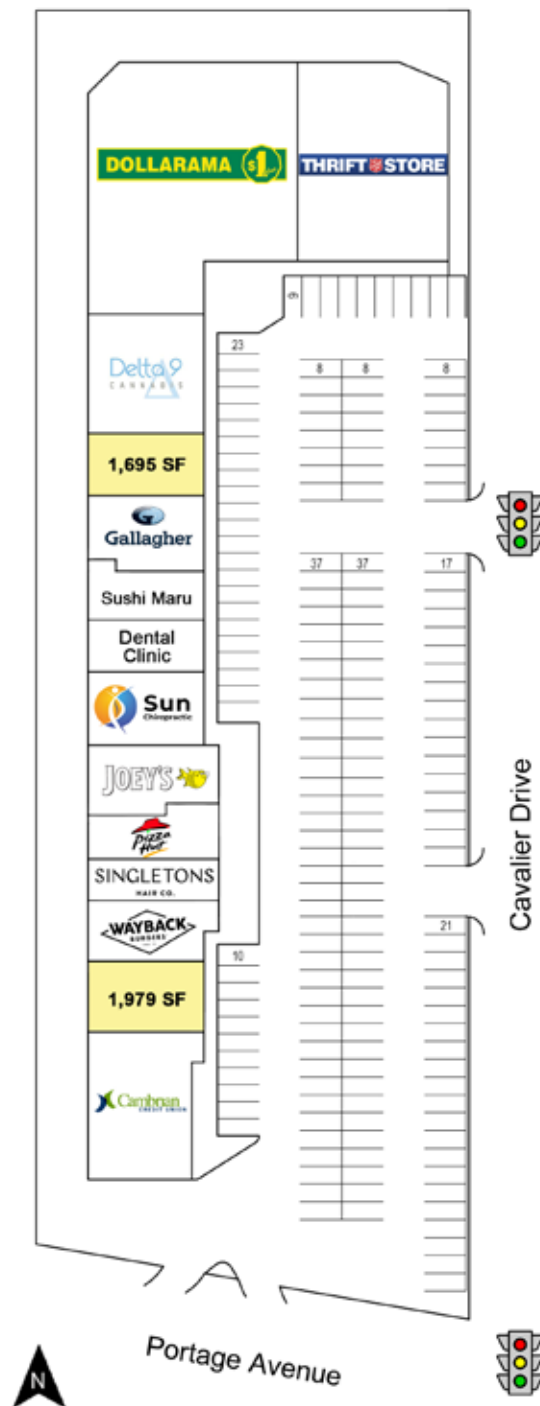
89,000+
POPULATION

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3421 Portage Avenue, Winnipeg, Manitoba



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PROPERTY SUMMARY

Available	1,695 & 1,979 SF
Net Rent	TBD
Property Taxes (est.)	\$4.28/SF
CAM* (est.)	\$8.01/SF
Zoning	C4 - Commercial
Parking	180 +/- stalls

*plus management fee



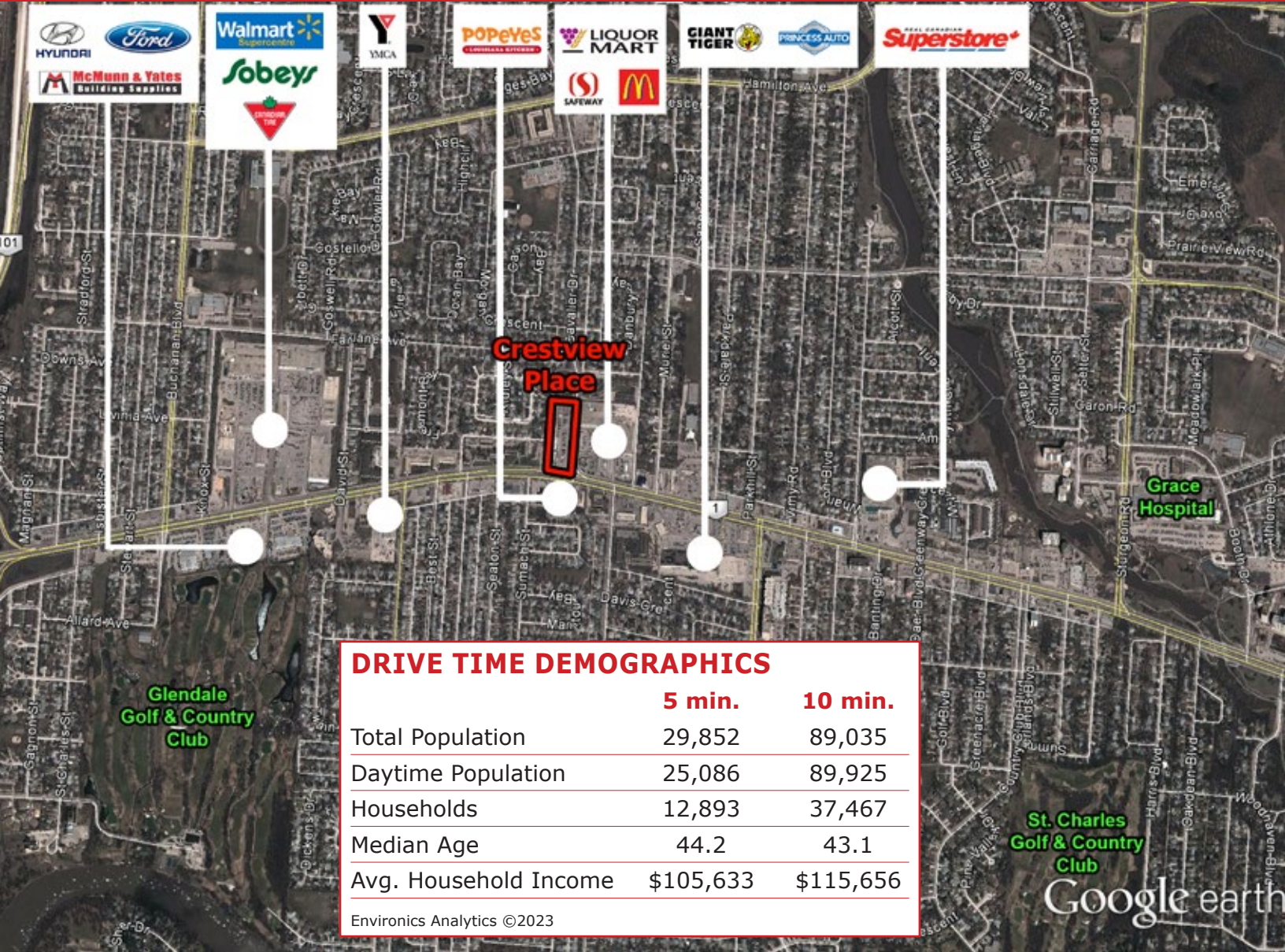
LOCATION

- Located at the northwest corner of Portage Avenue and Cavalier Drive, a key signalized intersection in West Winnipeg.
- Shadow anchored by Safeway and Manitoba Liquor Mart, with direct access via signalized intersection.
- Excellent transit service, with 9 routes, all within easy walking distance.
- Diverse tenant mix including financial, medical, retail, service and restaurants.
- Surrounded by high density residential neighbourhoods.
- Great access and exposure to Portage Avenue (Trans-Canada Highway #1) with **41,200 vehicles per day** on Portage Avenue between Cavalier Drive and Buchanan Boulevard.

City of Winnipeg Public Works Department 2022

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	5 min.	10 min.
Total Population	29,852	89,035
Daytime Population	25,086	89,925
Households	12,893	37,467
Median Age	44.2	43.1
Avg. Household Income	\$105,633	\$115,656

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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