

CRESTVIEW PLACE

Dental Clinic Opportunity at Key Intersection

3421 Portage Avenue, Winnipeg, Manitoba

NEW FACADE!



1,400 SF
AVAILABLE



DOMINANT
SIGNAGE



GREAT
ACCESS



180 +/-
STALLS



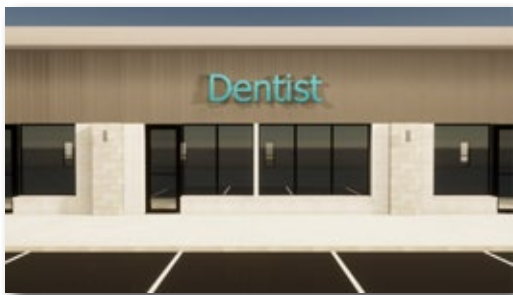
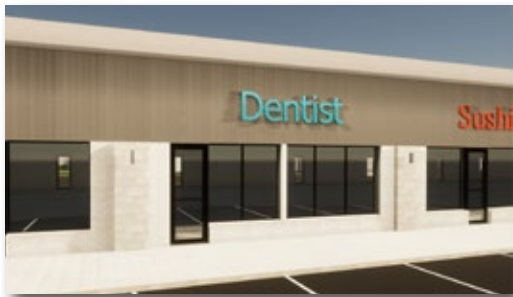
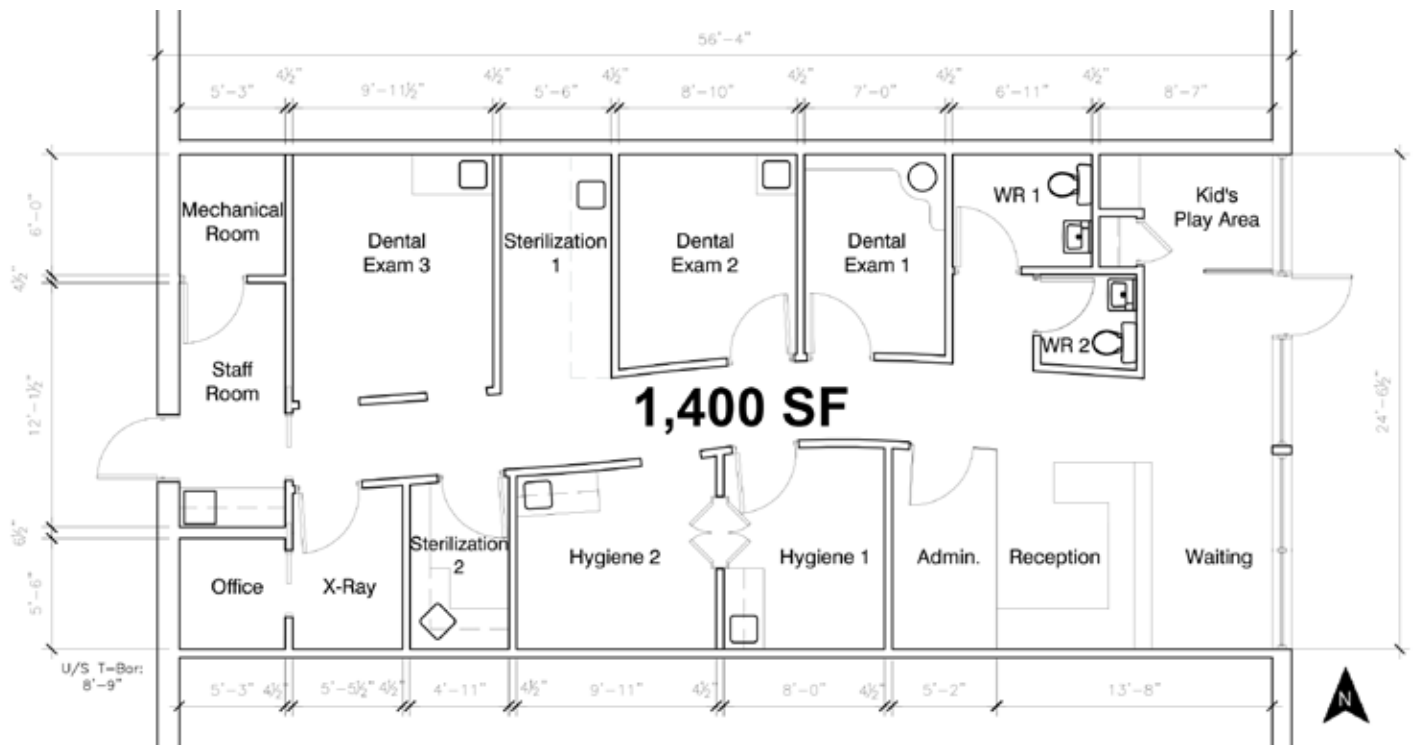
89,000+
POPULATION

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LOCATION

- Located at the northwest corner of Portage Avenue and Cavalier Drive, a key signalized intersection in West Winnipeg.
- Surrounded by high density residential neighbourhoods.
- 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.
- Great access and exposure to Portage Avenue (Trans-Canada Highway #1) with 47,000 vehicles per day on Portage Avenue between Cavalier Drive and David Street.

City of Winnipeg Public Works Department 2018

204.474.2000

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PROPERTY SUMMARY

Available	1,400 SF
Property Taxes (est.)	\$4.73/SF
CAM* (est.)	\$4.43/SF
Zoning	C4 - Commercial
Parking	180 +/- stalls

*plus management fee

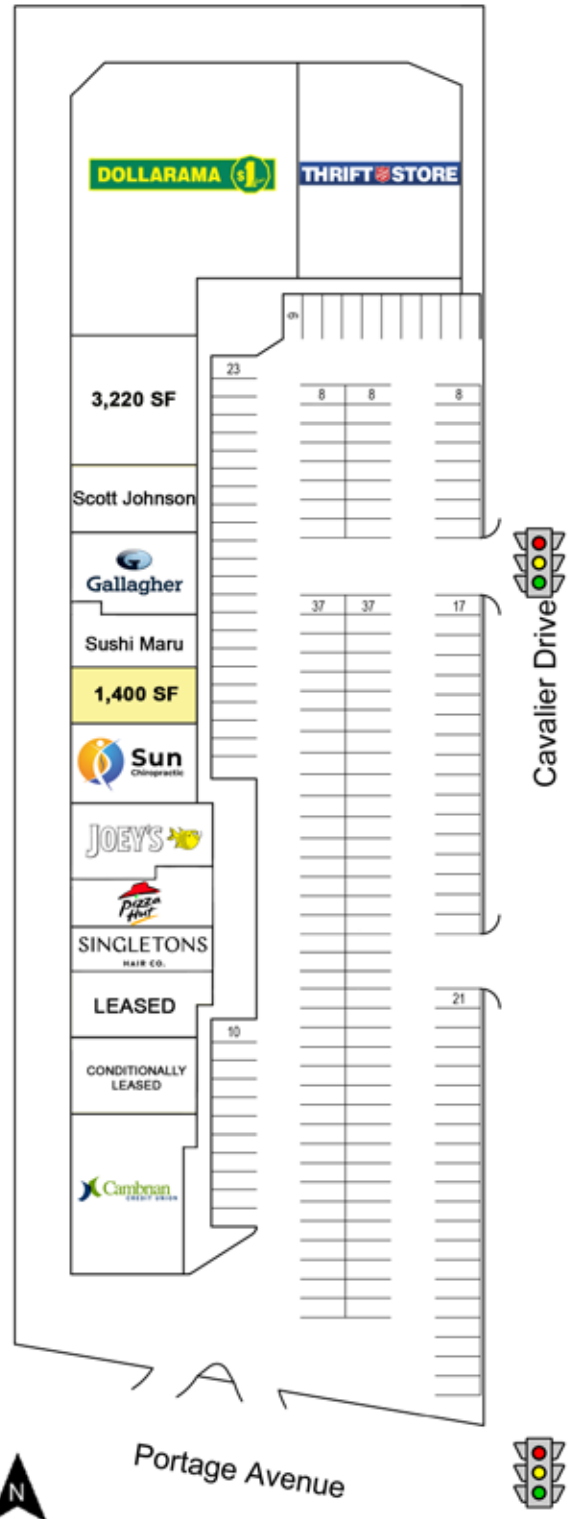
FEATURES

- Existing dental office available for lease, makes for excellent clinic space or satellite office.
- **Limited common touchpoints** - Private and secure entrance.
- Excellent access from Portage Avenue and Cavalier Drive.
- Ample parking.
- Prominent pylon signage available.
- Diverse tenant mix including financial, medical, retail, service and restaurants.
- In close proximity to Murray Industrial Park - **home to approximately 50 companies and 6,000+ employees** (including Boeing, MacDon, Winpak and North West Company).

DRIVE TIME DEMOGRAPHICS

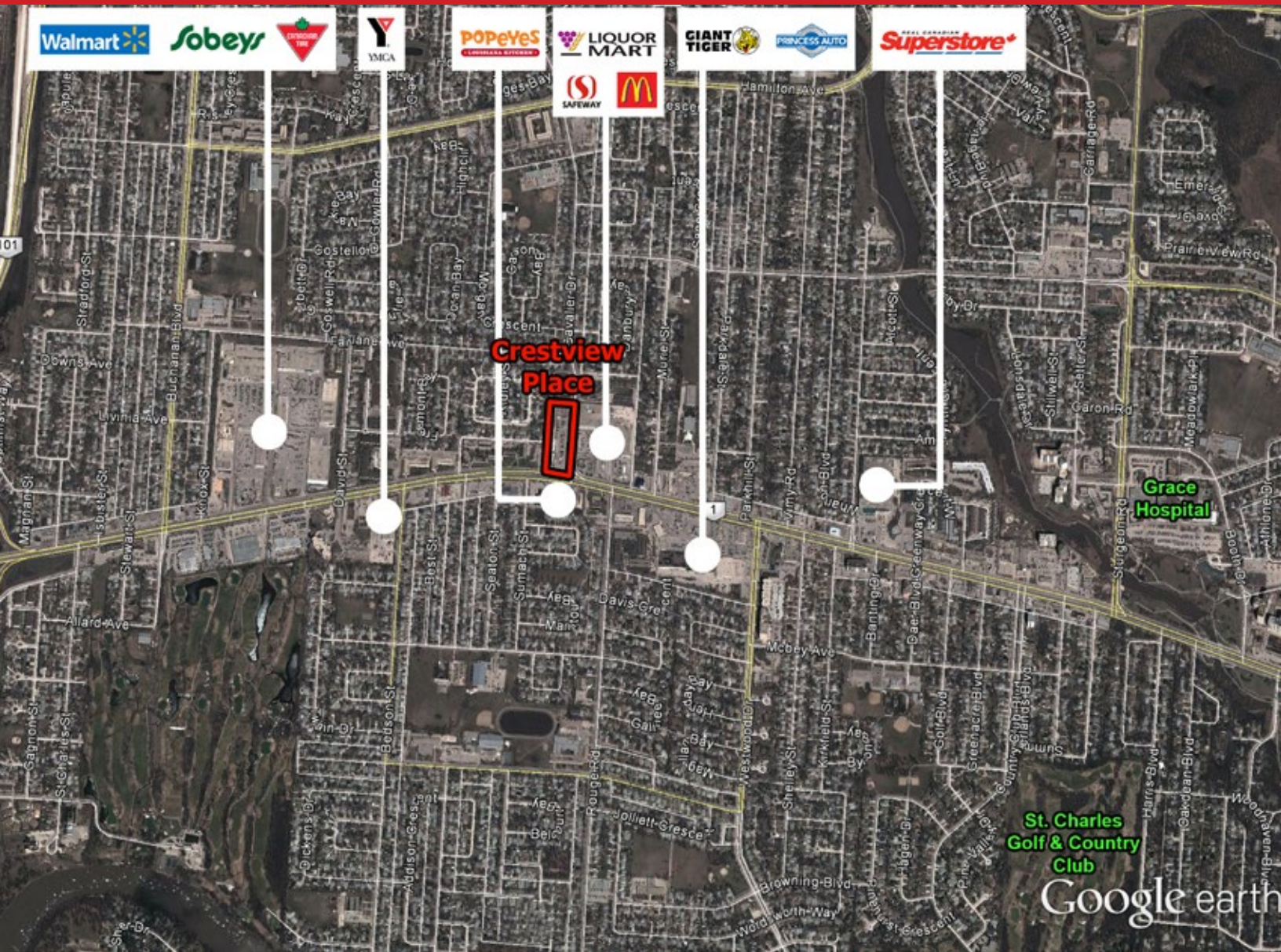
	5 min.	10 min.
Total Population	31,359	89,449
Daytime Population	25,308	86,510
Households	13,181	36,295
Median Age	44.2	42.9
Avg. Household Income	\$106,798	\$113,050

Environics Analytics ©2020



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FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Succeeding by Helping Others Succeed



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