# ROBLIN PLAZA

Unique Space in Premium Charleswood Location

3505 - 3525 Roblin Boulevard, Winnipeg, Manitoba







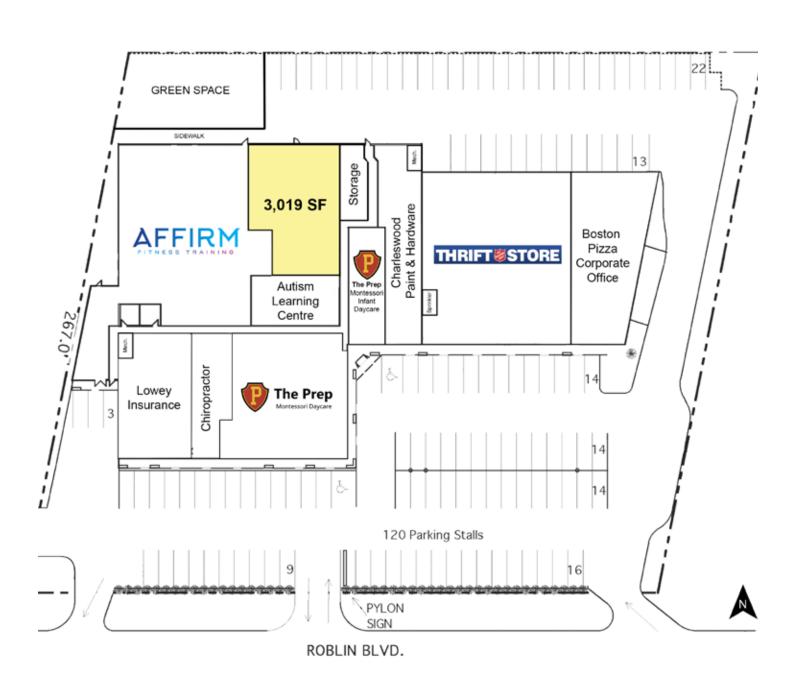






### **FOR LEASE**

Roblin Plaza, 3525 Roblin Boulevard, Winnipeg, Manitoba



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#### **PROPERTY SUMMARY**

| Available             |          | 3,019 SF           |
|-----------------------|----------|--------------------|
| Net Rate              |          | TBN                |
| Property Taxes (est.) |          | \$3.78/SF          |
| CAM* (est)            |          | \$4.31/SF          |
| Parking               |          | 120 +/- stalls     |
| Zoning                | C2 - Con | nmercial Community |

<sup>\*</sup>plus management fee

#### **FEATURES**

- Suitable for a variety of uses including office, medical, and specialty retail.
- Multiple entry points (front and back of building).
- Ample parking for customers and staff.
- Windows on north side.
- Prominent fascia signage opportunity.
- Co-tenants include: The Prep Montessori, Daye Chiropractic, Salvation Army Thrift Store, and Lowey Insurance.

#### LOCATION

- Nestled within the community of Charleswood, this busy neighbourhood centre is conveniently located on Roblin Boulevard, just east of the William R. Clement Parkway.
- All turns access and egress from Roblin Boulevard and Laxdal.
- Great access and exposure in strong retail community with high traffic volume.
- Surrounded by numerous amenities featuring retail, dining and recreational facilities.
- Just west of Assiniboine Park & Zoo, featuring the new Journey to Churchill exhibit. Assiniboine Park & Zoo receives 4,500,000 visitors annually.

#### **TRAFFIC**

• 49,400 vehicles per day at William R. Clement Parkway & Roblin Boulevard.

Reference: City of Winnipeg Public Works Department, 2022



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#### FOR MORE INFORMATION, PLEASE CONTACT:

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