

WAVERLEY PLAZA

Excellent Exposure on Waverley Street

840-860 Waverley Street, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



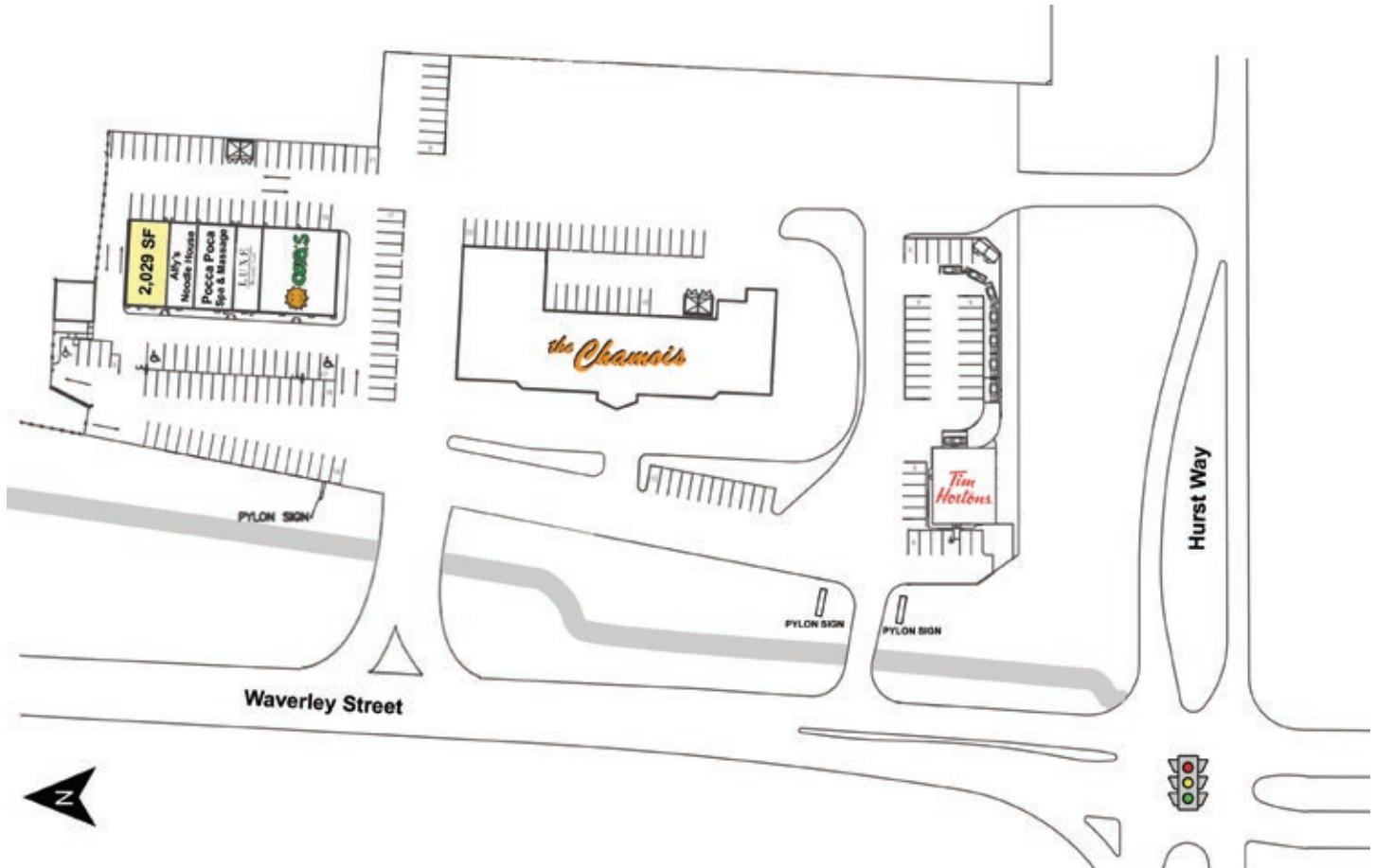
**GREAT
ACCESS**



**AMPLE
ONSITE PARKING**

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FEATURES

- Mix of tenants include: Cora's Restaurant, Luxe Beauty Lab, PoCCA PoCA Spa & Massage, StorageVille, The Chamois and Tim Hortons.
- Surrounded by the residential communities of River Heights, Tuxedo, Linden Woods, Whyte Ridge, Fort Garry and Fort Rouge.
- Close proximity to restaurants, retail, office, education and recreation centres including Walmart Supercentre, Grant Park Festival, Grant Park Shopping Centre, Pan Am Pool & Clinic, Refit Centre and many more.
- South of Piazza De Nardi - a speciality wine and food centre and adjacent to the Winnipeg Humane Society.
- New multi-family residential developments nearby.
- Transit-Oriented: The Blue Line - Southwest Rapid Transitway is one block east.

204.474.2000

Shindico

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PROPERTY SUMMARY

| | |
|-------------------------------------|-----------------|
| Available (Aug. 1, 2021) | 2,029 SF |
| Property Taxes (est.) | \$4.09/SF |
| CAM (est.) (plus management fee) | \$7.08/SF |
| Zoning | C3 - Commercial |
| Parking | Over 100 Stalls |

LOCATION

- Located in Southwest Winnipeg at the northeast corner of Waverley Street (Route 80) & Hurst Way.
- Easy and convenient access to all major routes and arteries including Kenaston Blvd. (Route 90) via the newly completed Sterling Lyon Parkway.
- Strong daytime population, immediately north of Fort Garry Business Park.

DEMOGRAPHICS

| | 5 km. Radius | 10 km. Radius |
|-----------------------|-----------------|------------------|
| Total Population | 173,500 | 546,308 |
| Daytime Population | 176,807 | 610,936 |
| Households | 73,283 | 216,758 |
| Median Age | 38.1 | 37.9 |
| Avg. Household Income | \$110,357 | \$97,810 |

Source: Environics Analytics ©2020

TRAFFIC

- 36,900 vehicles per day at Waverley Street & Wilkes Avenue.
- 54,600 vehicles per day at Waverley Street & Taylor Avenue.

Reference: City of Winnipeg Public Works Department, 2018



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FOR MORE INFORMATION, PLEASE CONTACT:

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