



**FOR LEASE**

# 915 Empress Street

## WINNIPEG, MB

Rennie Zegalski, Principal  
(204) 985-1368  
[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

Presley Bordian, Senior Advisor, Sales & Leasing  
(204) 985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)



# Property Details

AREA AVAILABLE (+/-) 4,936 sq. ft.

NET RENTAL RATE \$16.00 per sq. ft.

ADDITIONAL RENT (est. 2024)	CAM	\$7.78 per sq. ft.
	Taxes	\$7.61 per sq. ft.
	Total	\$15.39 per sq. ft.

## HIGHLIGHTS

- Walmart anchored retail centre
- Well located in the St. James retail node
- High traffic, high visibility location
- Ample on-site parking
- Signage opportunity on two pylon signs
- 15,700 (avg. Daily traffic count, 2022 City of Winnipeg Traffic Flow Map)



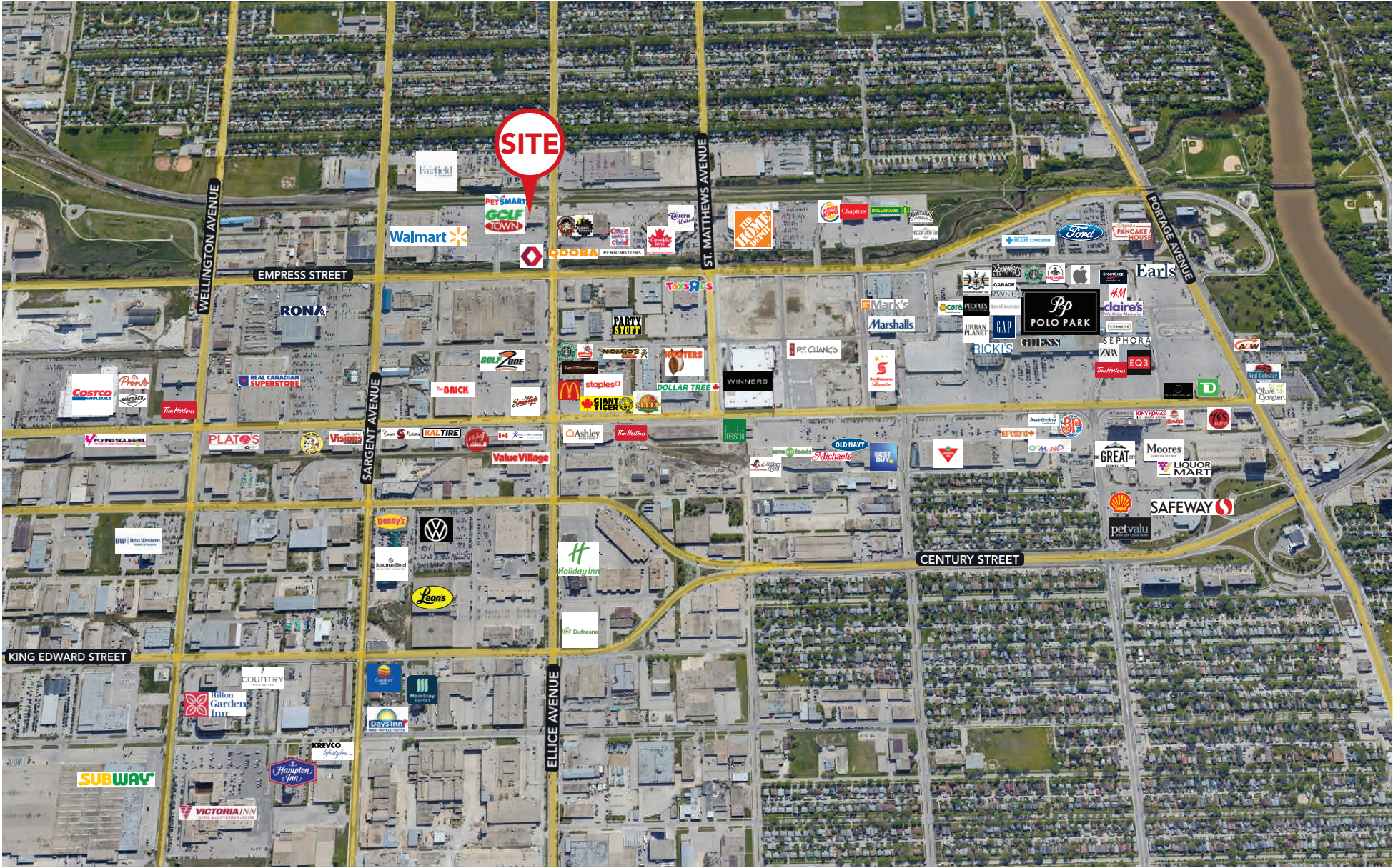


# Location Overview



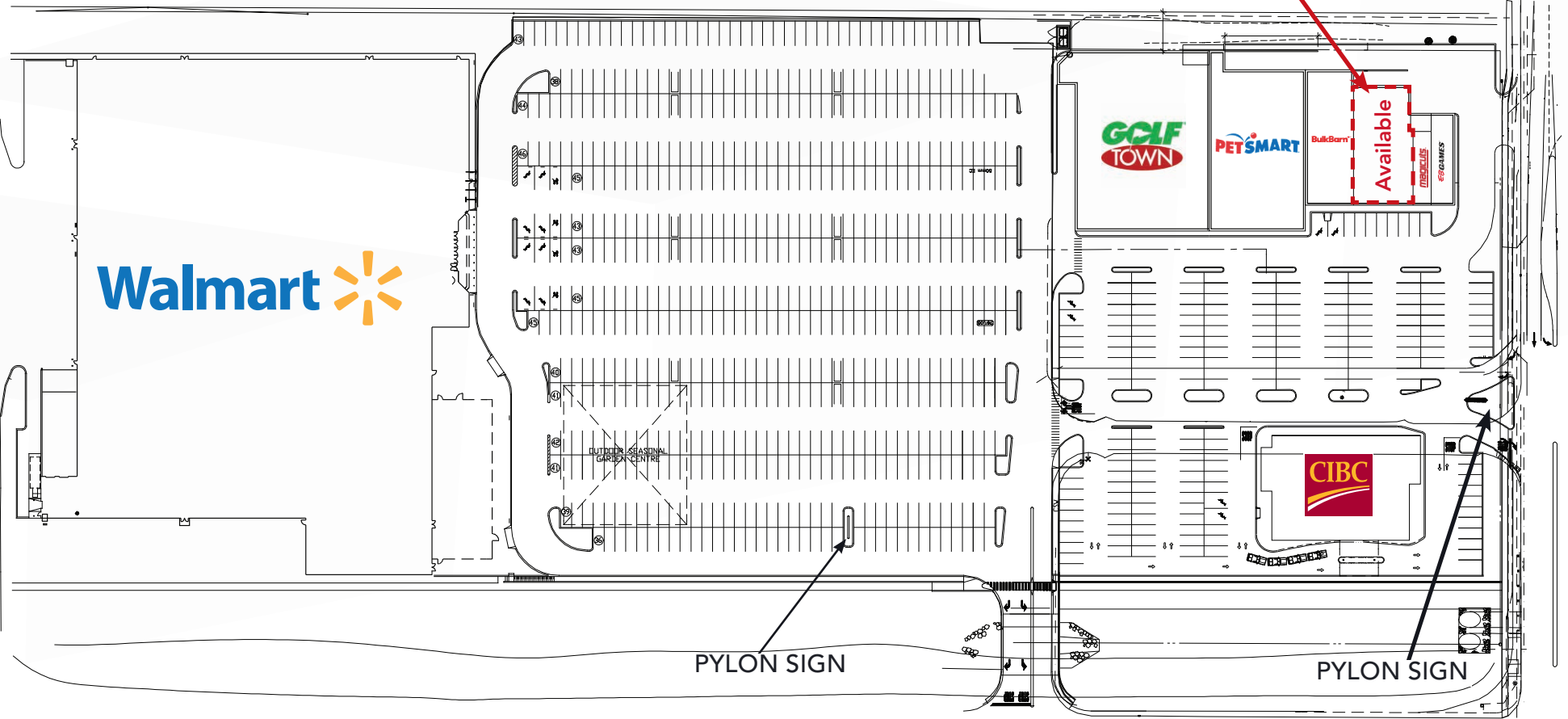


# Retail Aerial

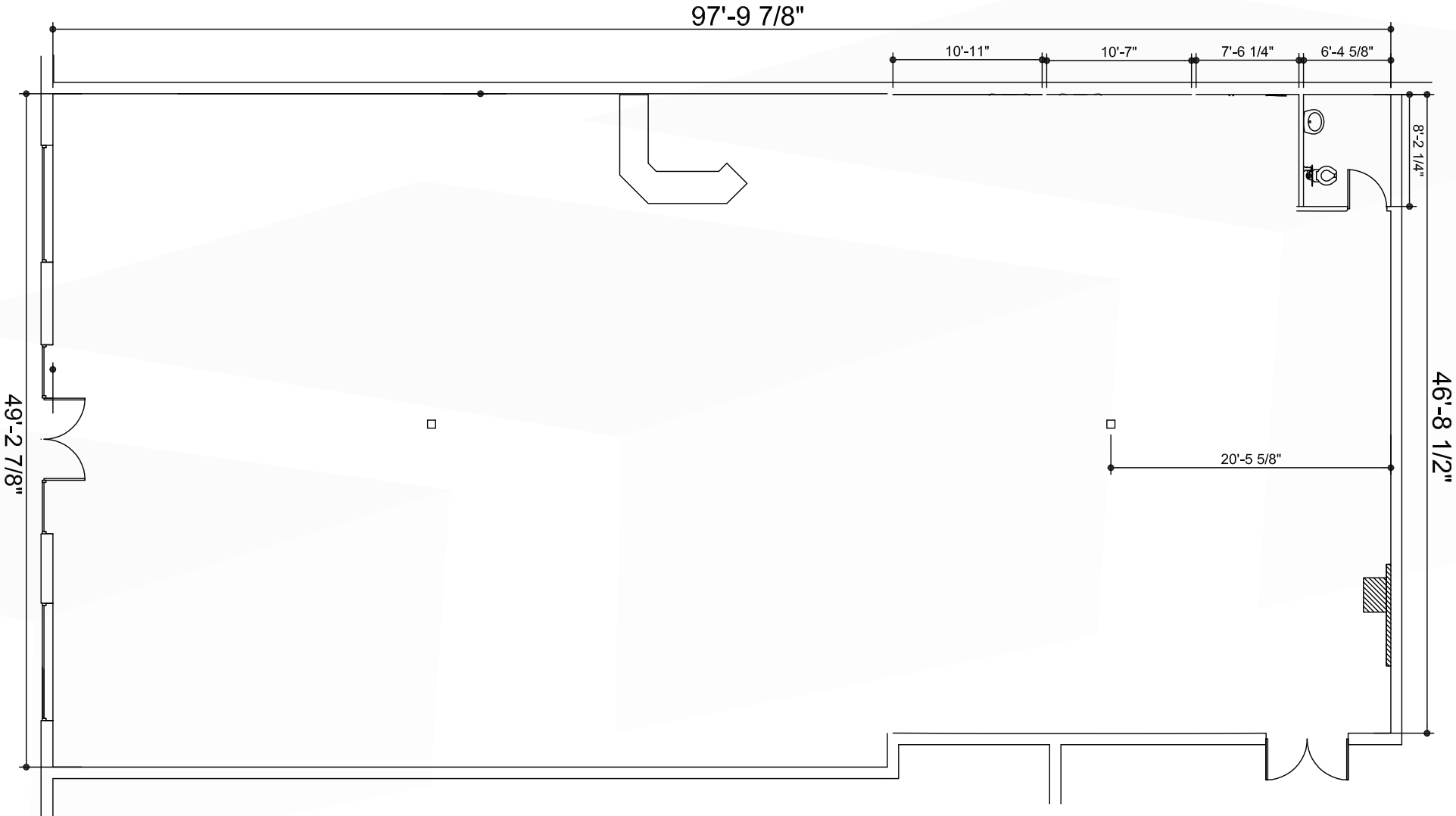




# Site Plan



# Floor Plan

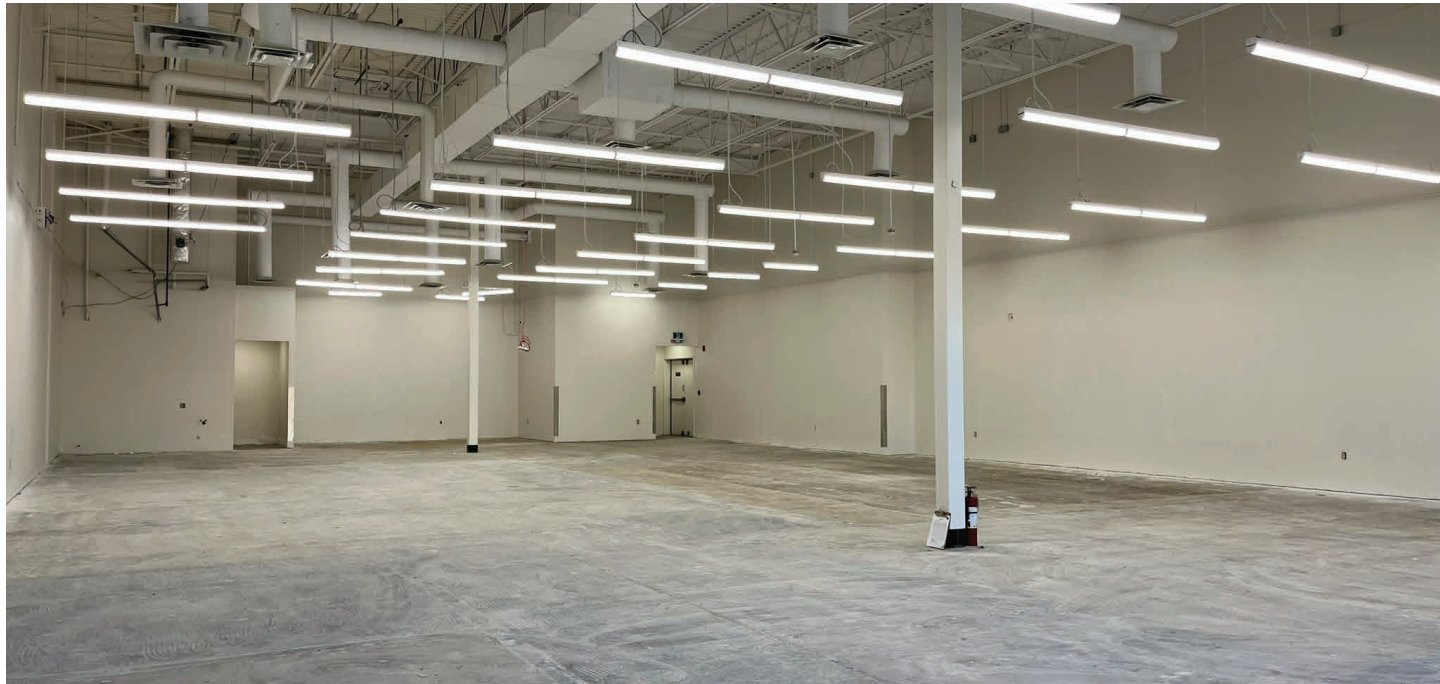


# Property Photographs





# *Interior Photographs*











COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

Walmart  
Rennie Zegalski, Principal  
(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

Presley Bordian, Senior Advisor, Sales & Leasing  
(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

*Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.*