

~ High-Profile Retail Opportunity Along Portage Avenue ~



FOR LEASE

1857 Portage Avenue

WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

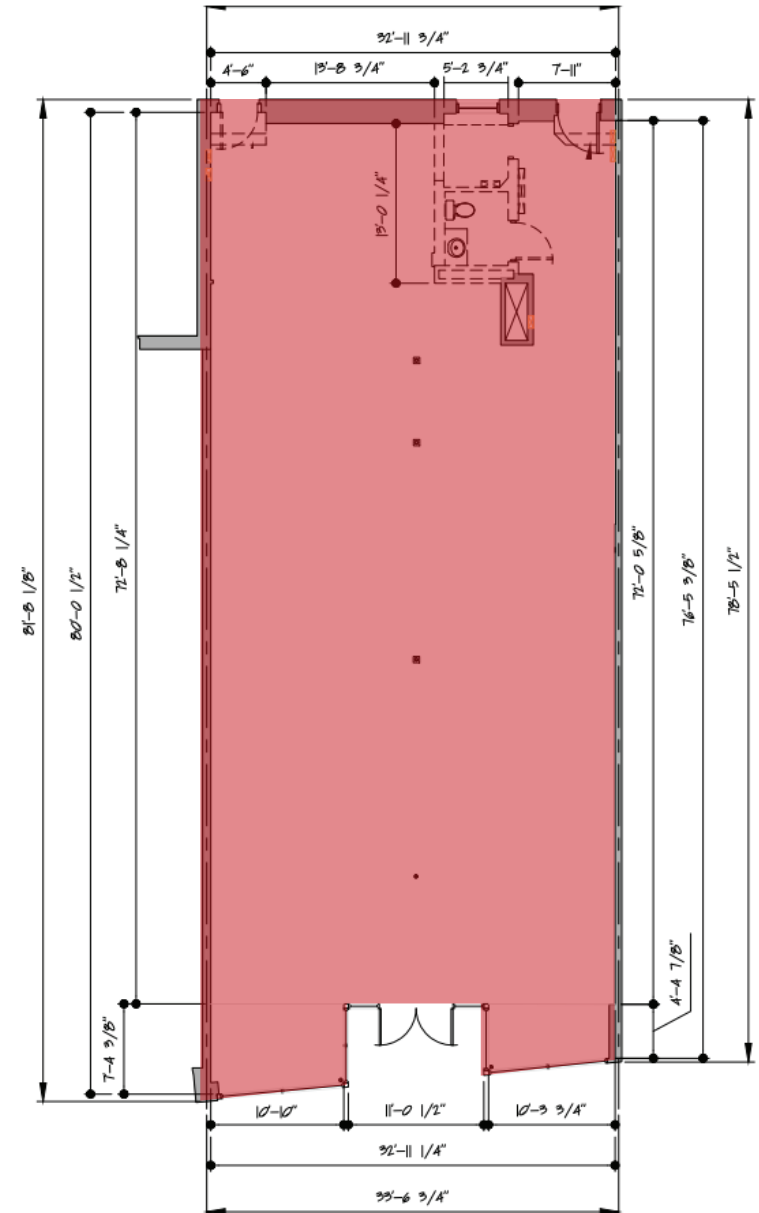
AREA AVAILABLE (+/-)	2,700 sq. ft.
NET RENTAL RATE	\$14.00 per sq. ft.
ADDITIONAL RENT	\$8.93 per sq. ft. plus 5% mgmt. Fee (2024)
ZONING	C2 - COM - COMMUNITY
PARKING	Four stalls in the rear of the premises; additional street parking available
AVAILABILITY	Immediately

HIGHLIGHTS

- Recent interior and exterior improvements in place
- High traffic, high exposure location
- On-site parking and ample surrounding street parking available



FLOOR PLAN



Interior Photos



Site Aerial



General Area Overview

WEST PORTAGE

The Property is well-located within a Neighborhood called King Edward. The neighborhood of King Edward is bounded on the south by the Portage Avenue, on the west by Sackville Street, on the north by St. Matthews Avenue and on the east by Century Street. King Edward is a mature residential neighborhood that benefits from its proximity to the St. James retail node and established parks and school amenities. This culturally diverse and growing area is populated primarily families, students, and recent immigrants. The Property benefits from direct access to major vehicular St. James arteries, retail, and shopping amenities near Winnipeg's largest enclosed shopping mall, Polo Park Shopping Centre, and is well serviced by Winnipeg Transit. The site offers second-to-none exposure to some of the City's highest vehicular traffic counts with unencumbered at the rear of the asset and along Portage Avenue outside of 3:30pm to 5:30pm on weekdays.

TRADE AREA DEMOGRAPHICS





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Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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