



Great location in the heart of St. James

- Located at the corner of Ness Ave and Heritage Blvd among hundreds of high income single family homes
- Current tenants include a pharmacy, podiatrist, hair salon, and other professional users
- Adjacent to brand new 117 unit, Heritage Park Apartment Complex
- Minutes away from multiple schools, Unicity shopping centre, Winnipeg Richardson International Airport, numerous grocery retailers and restaurants along Ness Avenue.
- Brand new exterior facade



Corner of Ness Avenue and Heritage Boulevard



Bus exposure along Ness Avenue



39,314 people live within a 5 minute driving distance



17,004 households within a 5 minute driving distance



\$92,000 – average household income

**Get more
information**

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avisonyoung.com

Retail or Office For Lease

3073A Ness Avenue
Winnipeg, MB

Space Details

Space available **Unit 3073A:** 1,418+/- sf. Nicely finished retail/office space.

Parking Abundant scramble parking for clients on large lot in front of property with employee parking at the rear of the building.

Lease rate \$16.95 psf

Additional rent \$9.03 psf (2026 est.)

Signage Pylon signage opportunity available



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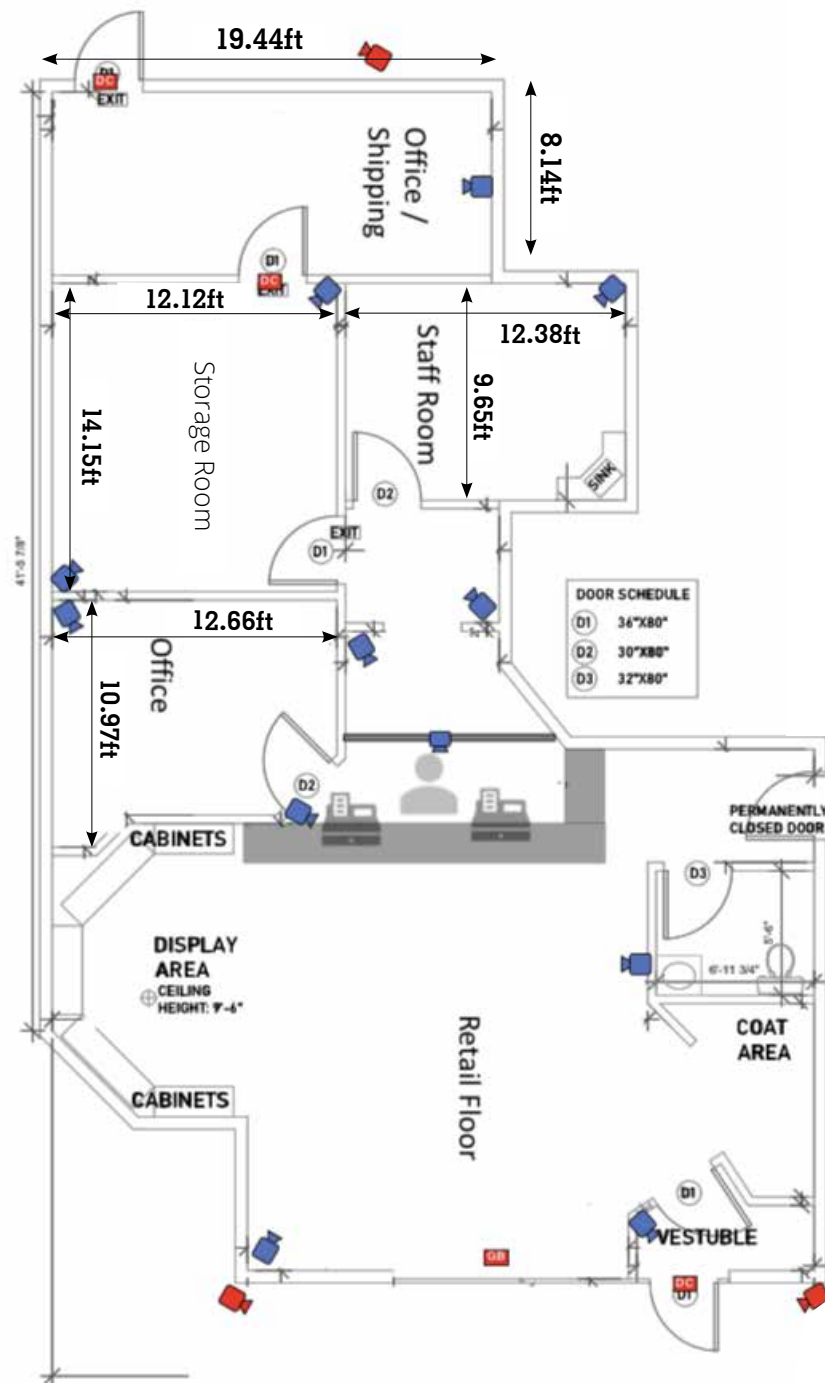
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Floor Plan with Dimensions



Ness Avenue

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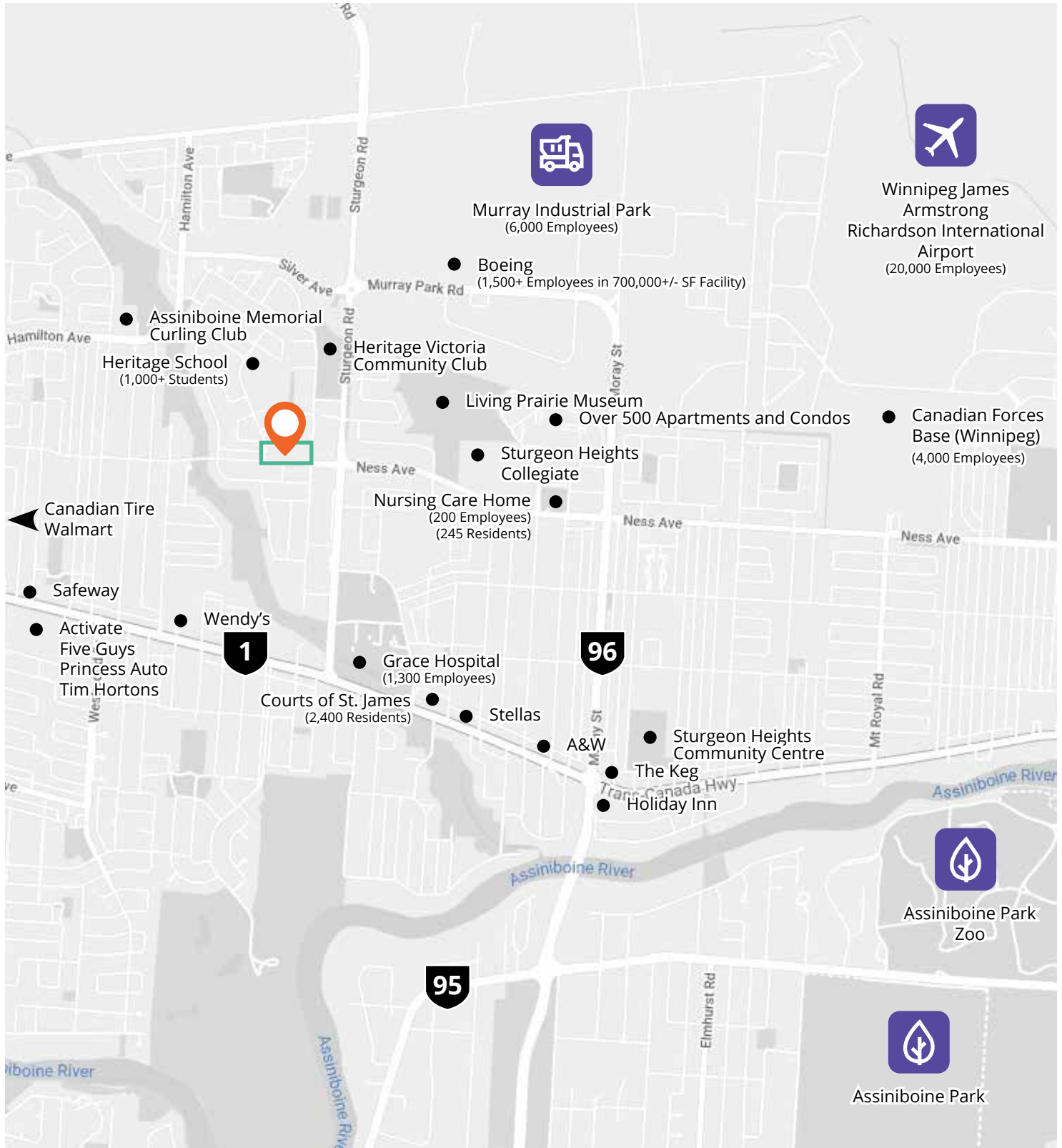
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