

FOR SALE

**YOUR SIGN
HERE**

754 St. Mary's Road, Winnipeg

**Retail Location Available
For Sale**

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Property Highlights

This mixed-use property presents a value-add opportunity along the high-traffic St. Mary's Road corridor. The main floor is configured for two restaurant operations with existing kitchen infrastructure, featuring a full-service layout at the rear and a quick-service counter at the front. The upper level is configured as a three-bedroom residential unit and is currently vacant. The lower level provides additional storage and back-of-house space.

The building offers a solid foundation for renovation, allowing a purchaser to modernize and tailor the asset to their specific vision. Offered on an as-is, where-is basis, this is an opportunity to acquire a well-located property with strong exposure and long-term repositioning potential.

Current Tenancy

The existing commercial tenant's lease is scheduled to expire in Q3 2026, providing near-term flexibility for a purchaser. The defined expiry timeline presents a potential opportunity for future owner-occupancy, while the tenant has also expressed openness to renew the lease, offering income continuity for investors.

2025 Demographics Snapshot	0-1 KM	1-3 KM	3-5 KM
Current Population	9,609	72,633	203,807
Median Age	37.4	38.8	38.2
2025 Households	4,199	31,132	90,730
Median Household Income	\$84,683	\$85,105	\$92,007
Owned Dwellings	2,407 (57.3%)	19,052 (61.2%)	47,341 (52.2%)



Space Details

- Size: Main floor - 3,678 sf
2nd floor suite 1,448 sf (3 Bedrooms)
Basement - 2,750 sf
- Lot size: 93 ft x120 ft
- Zoning: C2
- Parking :15+
- Property tax: \$14,043.02 (2024)
- Offered at: \$1,795,000



Interior Gallery Images



Back Restaurant Kitchen



Back Restaurant Kitchen



Back Restaurant Waiting Area

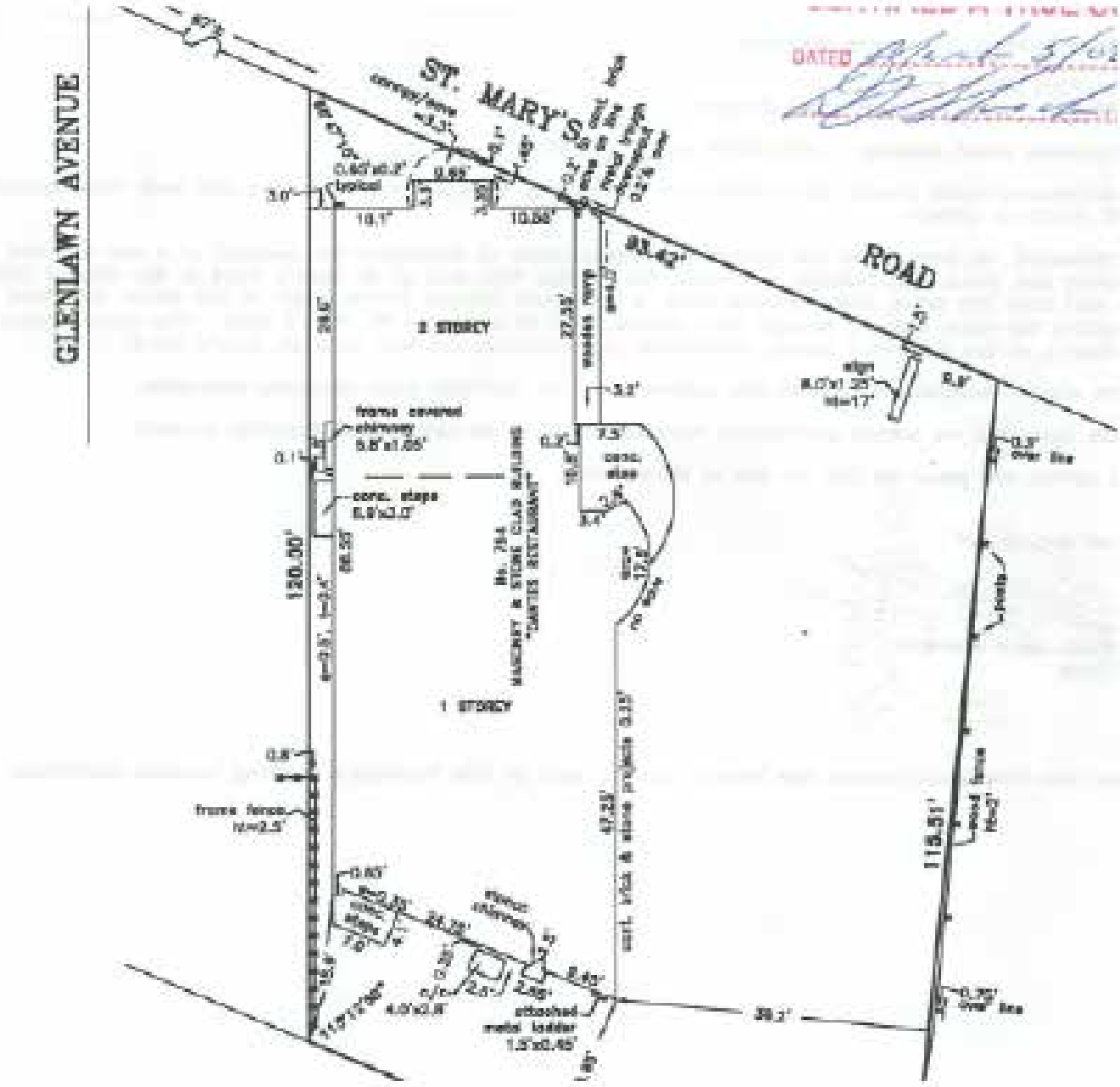


Front Restaurant Counter

Exterior Gallery Images



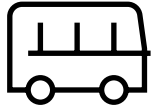
Site Plan





Community Overview

Positioned within a mature yet evolving trade area, the property benefits from strong exposure along St. Mary's Road—one of Winnipeg's key north-south corridors connecting established neighbourhoods with major commercial destinations. Surrounding uses include a mix of retail, dining, and service-oriented businesses that draw consistent daily traffic and support a vibrant local economy.



Public Transit
Easy access to many public transit routes

The area is well connected by public transit and major roadways, providing convenient access for both customers and employees. Ongoing reinvestment in nearby properties and gradual corridor improvements continue to enhance the appeal of this location. For an owner-operator or investor, the surrounding community offers a balanced mix of stability and growth, creating a solid foundation for repositioning and long-term success.



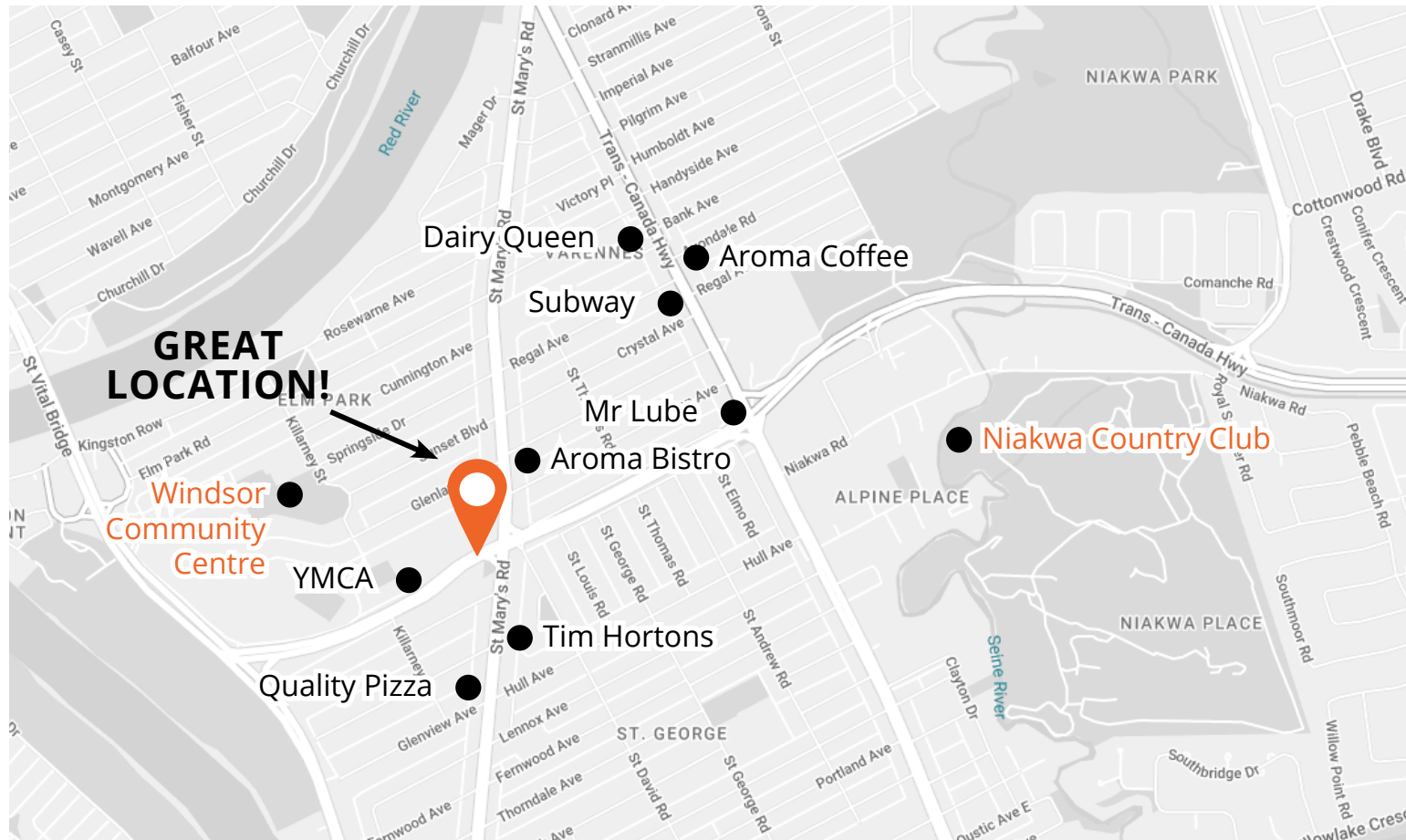
Amenities
Walking distance to shops, restaurants and services

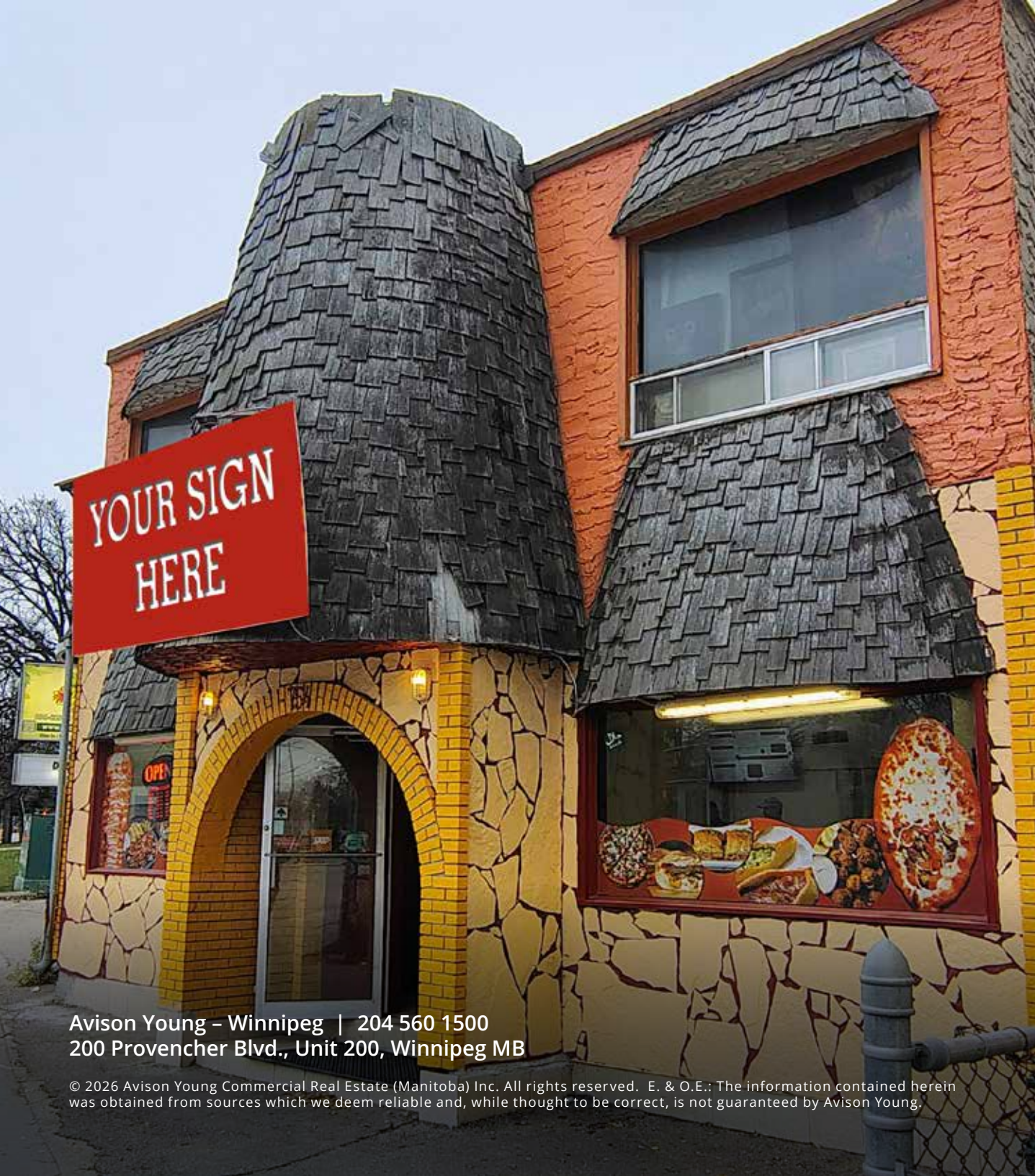


Location
Central and close to St. Vital Centre



Accessibility
Excellent accessibility to major thoroughfares





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Let's talk.

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