

FOR LEASE

Rare Opportunity On Academy Road

Academy Heights, 612-620 Academy Road, Winnipeg, Manitoba

NEW FACADE COMING IN 2025!



6 TRANSIT
ROUTES
NEARBY



AFFLUENT
NEIGHBOURHOOD



GREAT
EXPOSURE



28 ON-SITE
PARKING
STALLS



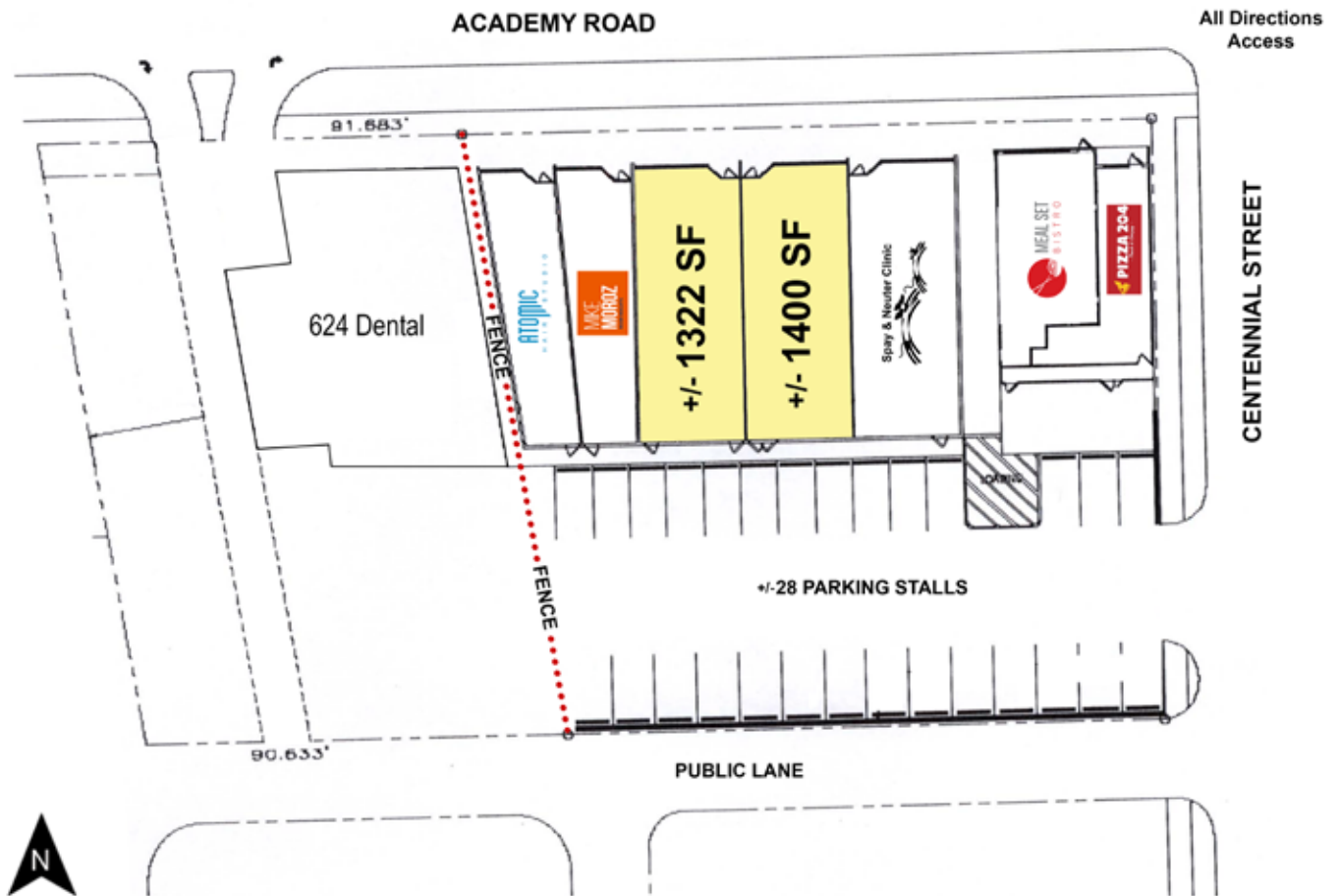
17,200
VEHICLES PER
DAY

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+/- 1322 SF VIRTUAL TOUR



+/- 1400 SF VIRTUAL TOUR

DEMOGRAPHICS

	5 Min. Drive Time	10 Min. Drive Time	15 Min. Drive Time
Total Population	32,743	164,742	338,039
Daytime Population	37,455	218,975	457,143
Households	13,971	75,041	146,567
Median Age	39.6	39.0	39.0
Avg. Household Income	\$145,058	\$107,396	\$108,530

Environics Analytics ©2024

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PROPERTY SUMMARY

Available	+/- 1,322 SF
	+/- 1,400 SF
Can be combined for a total of	+/- 2,722 SF
Net Rent	\$30.00/SF
Property Taxes (2025 est.)	\$7.43/SF
CAM* (2025 est.)	\$4.58/SF
Zoning	C1

*plus 5% management fee

FEATURES

- The property uniquely offers ample on-site parking, providing convenience for both tenants and customers.
- Prominent street-front signage with desirable Academy Road exposure.
- **Facade replacement planned for 2025 to improve signage opportunities and curb appeal.**

LOCATION

- Located in one of Winnipeg's most desirable neighbourhoods, River Heights, within Academy Road's boutique shopping district.
- Surrounded by Winnipeg's most affluent trade area, including Wellington Crescent, Tuxedo & Crescentwood.
- Nearby Manitoba's most prominent retail node, Polo Park.

TRAFFIC

- 17,200 vehicles per day on Academy Road east of Kenaston Boulevard.

City of Winnipeg Public Works Department 2023



Parking at rear

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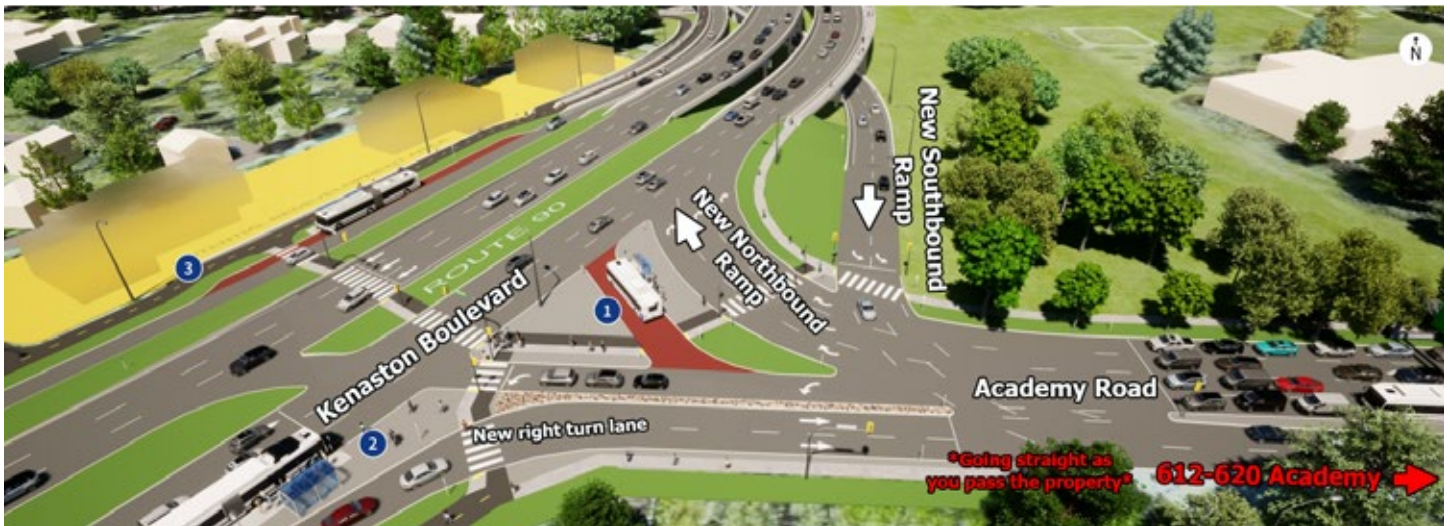
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RECONSTRUCTION OF ROUTE 90

The City of Winnipeg's Route 90 reconstruction project involves the realignment of Kenaston Boulevard at Academy Road, significantly enhancing traffic flow in the area. The planned realignment will create a straight path for vehicles passing by 612-620 Academy Road, improving access and making it easier for drivers to enter the parking lot. This will result in better access and increased exposure for tenants and the shopping center. With smoother traffic patterns, businesses will benefit from higher visibility, greater customer traffic, and a boost to the local commercial environment.



BEFORE



AFTER

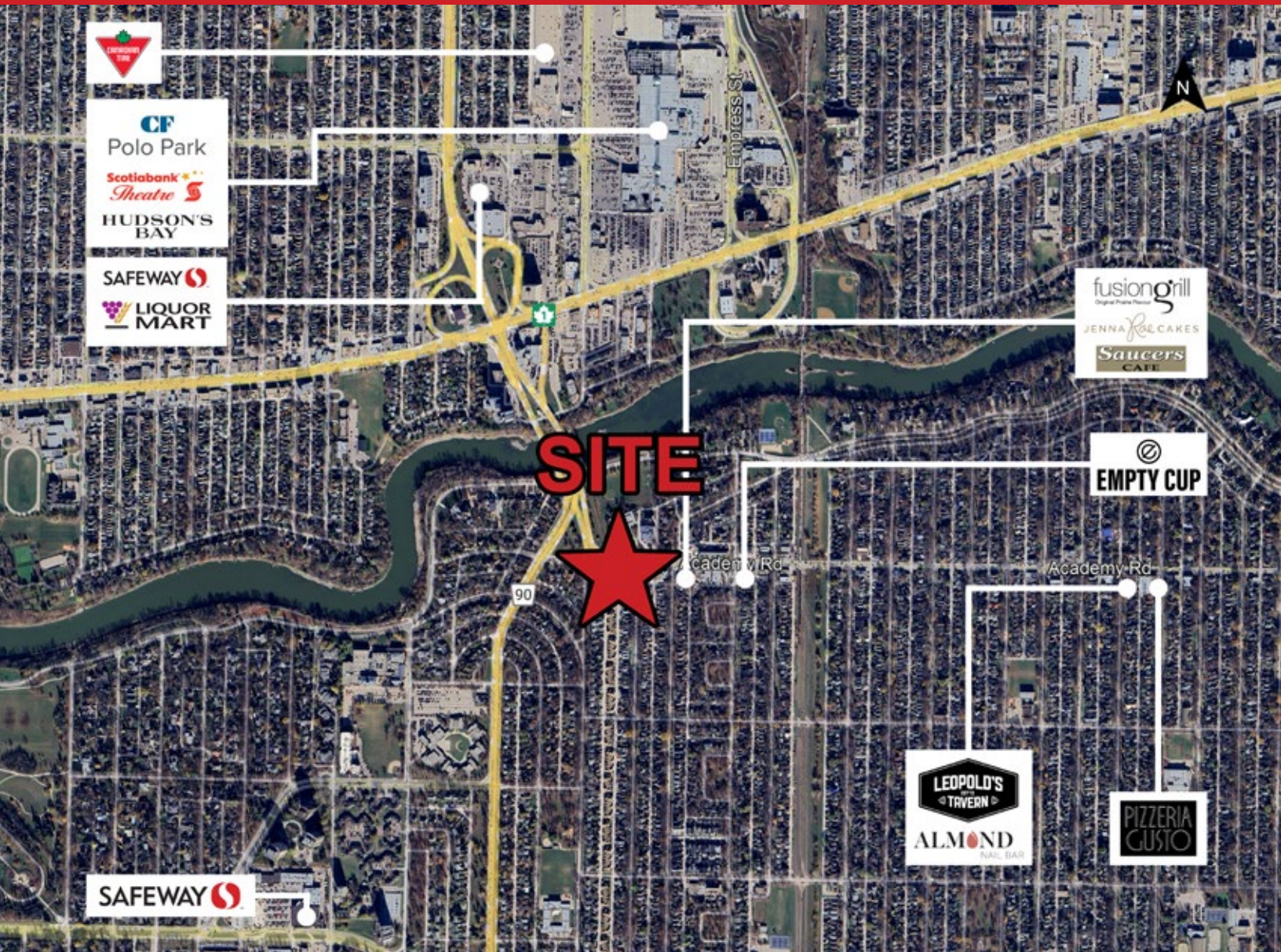
Conception of proposed changes to Route 90 at the intersection of Kenaston Boulevard and Academy Road. (City of Winnipeg)

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FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Kathryn Comeault

P (204) 928-8227

C (204) 688-1089

kcomeault@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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