

# FOR LEASE

Freestanding Building for Lease at Prominent Neighbourhood Centre

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS

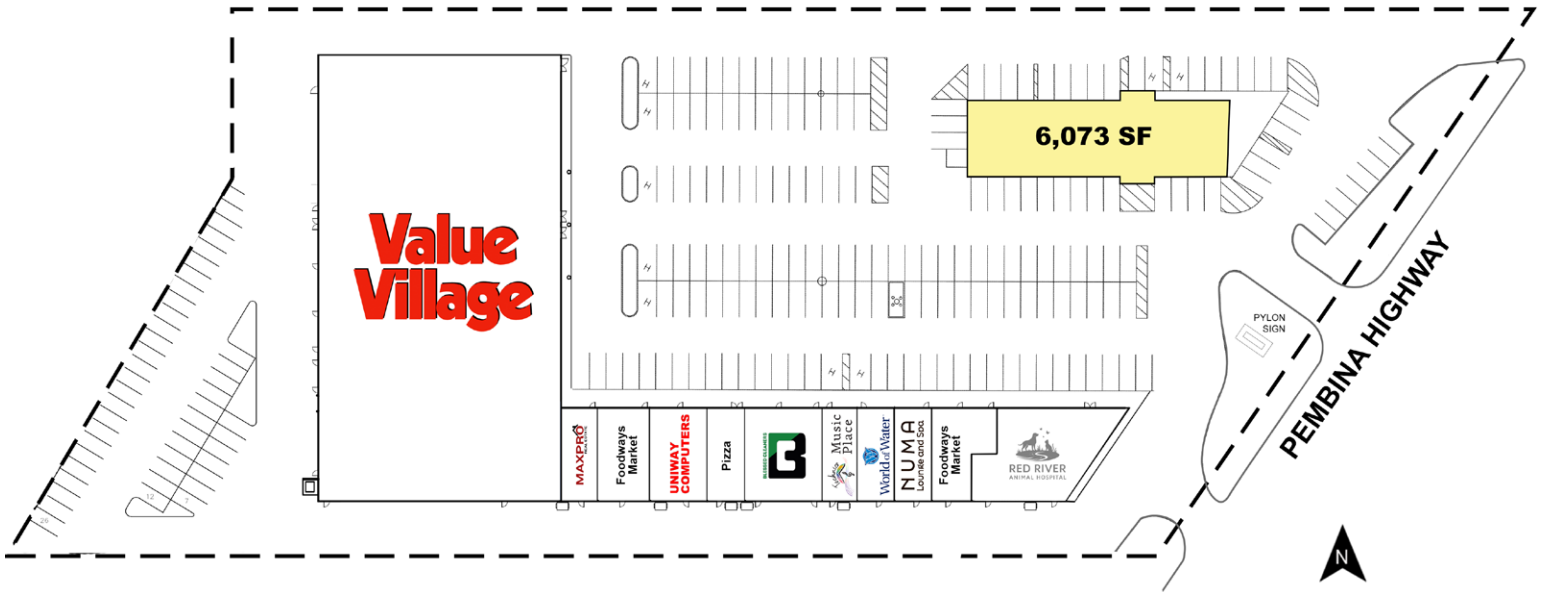


**AMPLE**  
ON-SITE PARKING

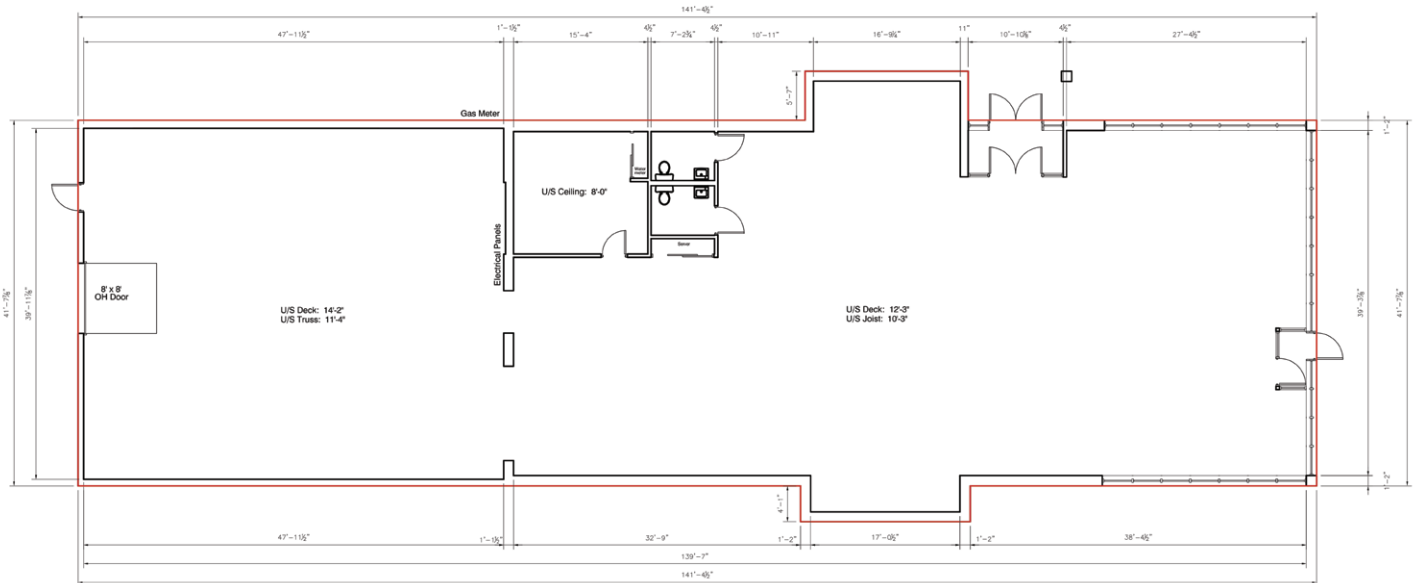
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## SITE PLAN



## FLOOR PLAN



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## PROPERTY SUMMARY

Available (Oct 1, 2026)	6,073 SF
Net Rent	Contact Agent
Property Taxes (2026 est.)	\$3.74/SF
CAM* (2026 est.)	\$6.21/SF
Zoning	C3 - Commercial Corridor

\*plus management fee

## FEATURES

- Dominant exposure to Pembina Highway.
- 3 points of access from Pembina Hwy. including rare left turn with stacking lane.
- Prominent pylon signage available.
- Newly constructed parking lot! (2024)
- Potential drive thru opportunity.

## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	35,027	228,481
Daytime Population	39,735	194,427
Households	13,968	91,254
Avg. Household Income	\$112,155	\$124,194

Source: Environics Analytics ©2025

## TRAFFIC

40,800 vehicles per day on Pembina Highway between Abinojii Mikanah and McGillivray Boulevard.

Reference: City of Winnipeg Public Works Department, 2024



204.474.2000

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## LOCATION

- Neighbours include 2 hotels, multi-family, Pony Corral and Pembina Crossing featuring Save On Foods, Staples, Best Buy, and Dollarama.
- One kilometer north of the University of Manitoba with over 42,000 students and staff and Princess Auto Stadium, home to the Winnipeg Blue Bombers.
- Strong daytime population at the nearby Fort Garry Industrial Park.
- Just north of Abinojii Mikanah which connects to St. Vital and Bridgwater neighbourhoods.

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FOR MORE INFORMATION, PLEASE CONTACT:

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