



300-306 Notre Dame Avenue, Winnipeg, Manitoba

Prominent Retail Opportunity in Prime Location

For Lease



Property Details

+/- 753 sq. ft.
+/- 907 sq. ft.
+/- 2,055 sq. ft.
+/- 2,962 sq. ft.
+/- 3,715 sq. ft.

AVAILABLE UNIT SIZES (CURRENT CONFIGURATION)*

**LANDLORD CAN ACCOMMODATE VARIOUS
CONFIGURATIONS TO MEET REQUIREMENTS*

\$10.00/ sq. ft.

NET RENT

\$9.00/ sq. ft.

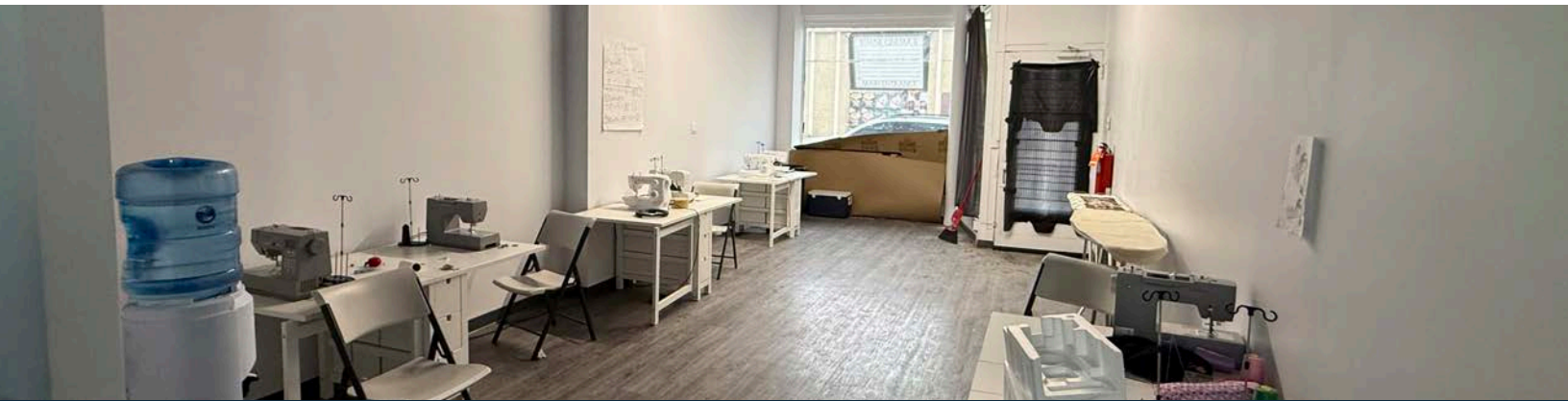
CAM & TAX (EST. 2025)

M - Multiple Use

ZONING

Features

- Prominent, high visibility main floor retail space at the corner of Notre Dame Avenue and Donald Street
- Four individual units currently available, ranging from approximately 907 sf to 1,372 sf, with flexible configuration options
- Each unit offers expansive windows and strong signage exposure
- Tenant improvement allowance offered for qualified tenants
- Ideal for businesses with regular client visits, such as medical, retail, or social service uses
- Convenient nearby parking options, including a large surface lot directly adjacent to the building
- Professionally managed



Highlights



Prime Location

IN THE HEART OF
DOWNTOWN WINNIPEG



Flexible Leasing

OPTIONS AVAILABLE



Convenient Parking

IN NEARBY SURFACE LOT

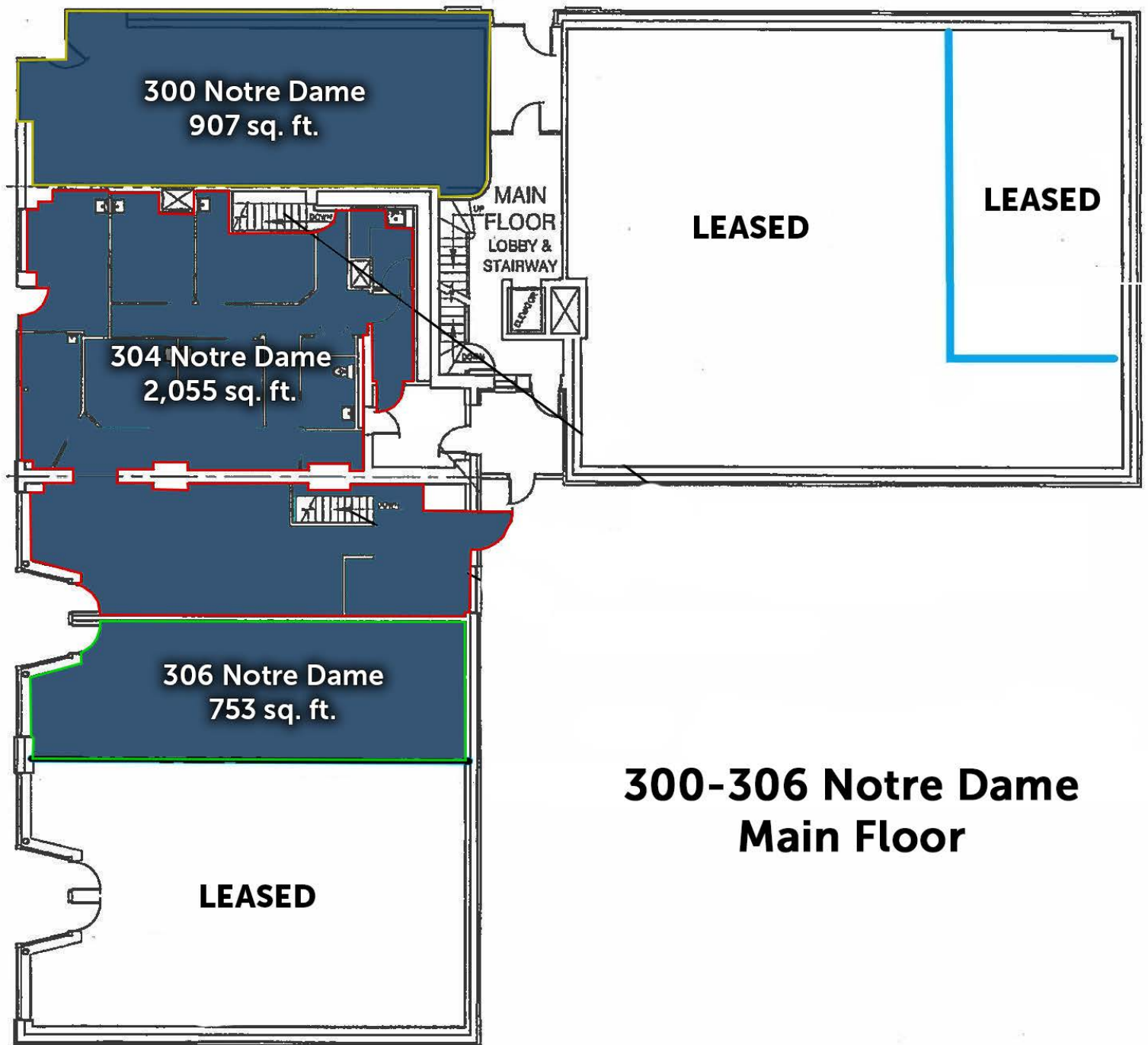


Prominent Signage

OPTIONS AVAILABLE



Site Plan



300-306 Notre Dame Main Floor





For Lease



300-306 Notre Dame Avenue, Winnipeg, Manitoba
iciproperties.com



Connect with us today!

iciproperties.com

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com

204-782-6183

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com

204-291-5003

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

*Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation

For Lease



300-306 Notre Dame Avenue, Winnipeg, Manitoba
iciproperties.com