

FOR LEASE

Busy Polo Park Retail Node

1300 Ellice Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



GREAT
ACCESS



AMPLE
PARKING

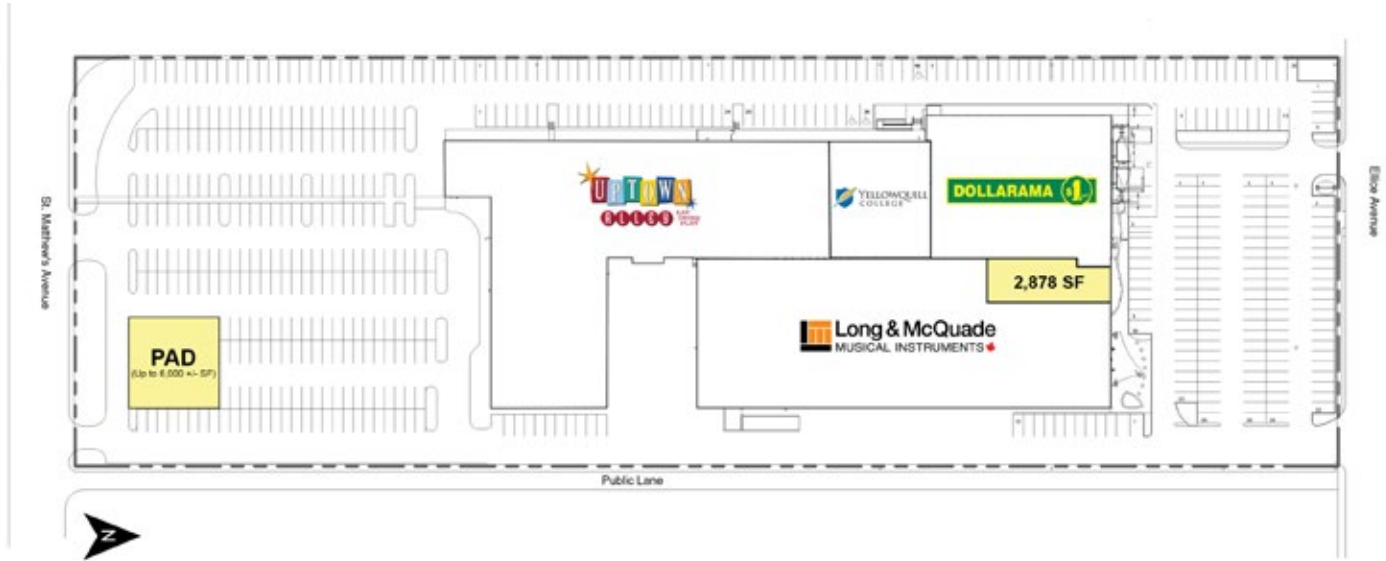


STRONG
DAYTIME POPULATION

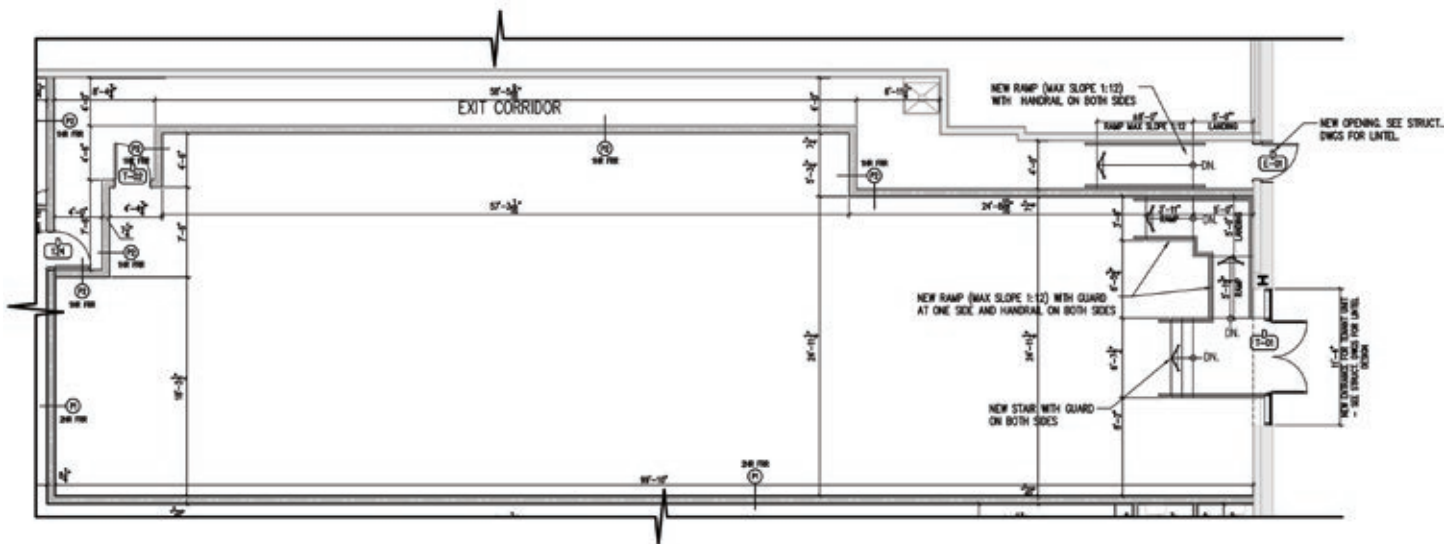
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SITE PLAN



FLOOR PLAN



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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PROPERTY SUMMARY

Available	2,878 SF
Net Rent	\$18/SF
Property Taxes (2025 est.)	\$2.52/SF
CAM* (2025 est.)	\$2.60/SF
Zoning	C3
Parking	600 +/- stalls

*plus management fee

FEATURES

- Join: New Long & McQuade, Uptown Alley and Dollarama in a newly renovated centre located across from Walmart and 2 new hotels.
- Prominent fascia signage opportunities.
- Pylon signage available.
- Ample parking for customers and staff.

LOCATION

- Unique opportunity near CF Polo Park in Winnipeg's largest shopping district.
- Situated just east of Empress, with excellent access from Ellice Avenue and St. Matthews Avenue.
- Easy connection to Route 90 and Portage Avenue via the new St. Matthews Avenue extension located between St. James Street & Century Street.
- Surrounded by dominant retailers including: Walmart, Lowe's, Real Canadian Superstore, Home Depot, Costco, Canadian Tire and Chapters.
- Close proximity to the Winnipeg James Armstrong Richardson International Airport.

TRAFFIC

- 15,700 vehicles per day on Ellice Avenue between Empress Street and Erin Street.

City of Winnipeg Public Works Department, 2023



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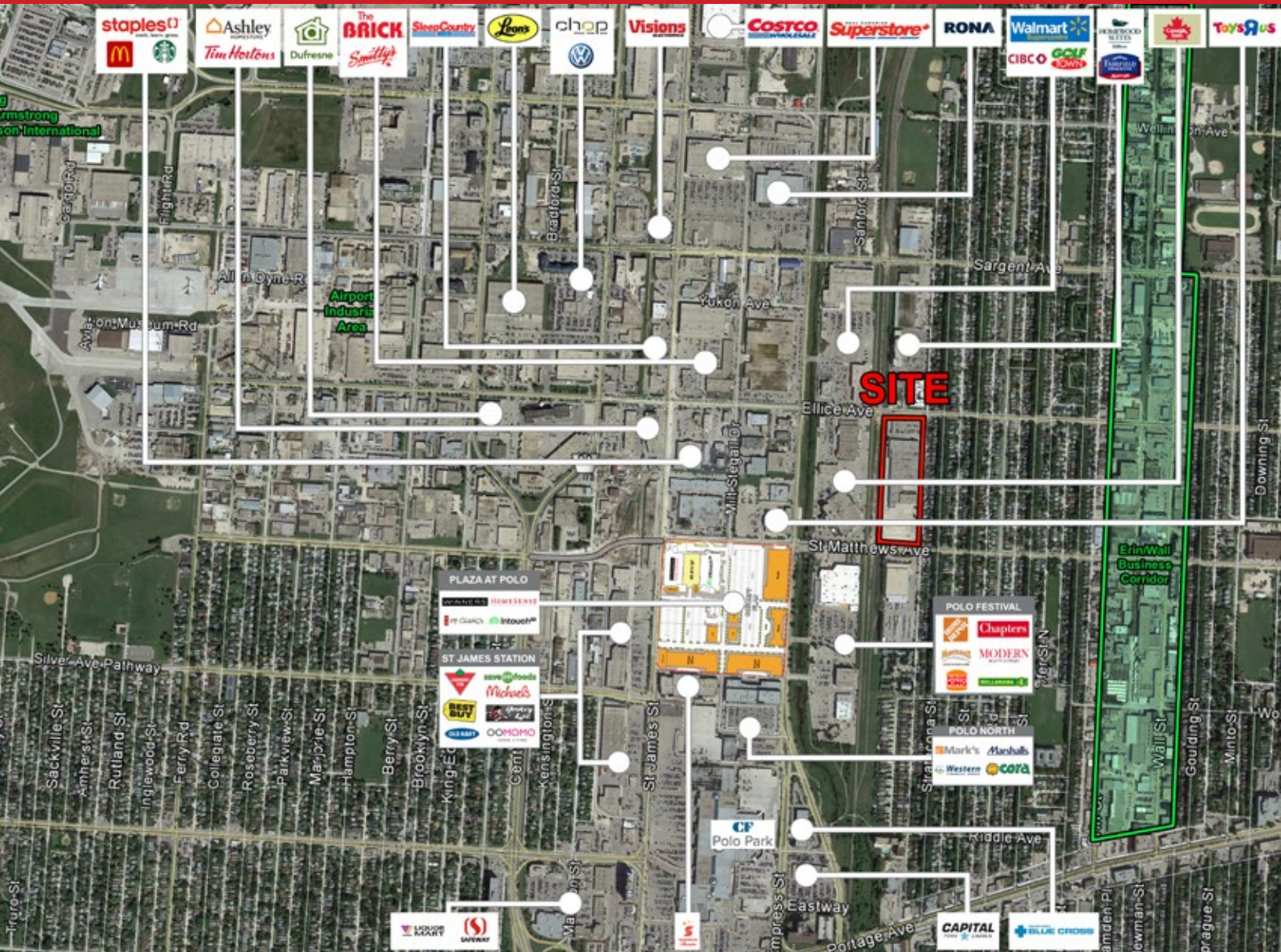


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Shindico

Succeeding by Helping Others Succeed



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