

FOR LEASE

Freestanding Building at High Traffic, Signalized Intersection

1103 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**54,500
VEHICLES PER DAY**

Pembina Hwy. (2024)



**22 ON-SITE
PARKING STALLS**

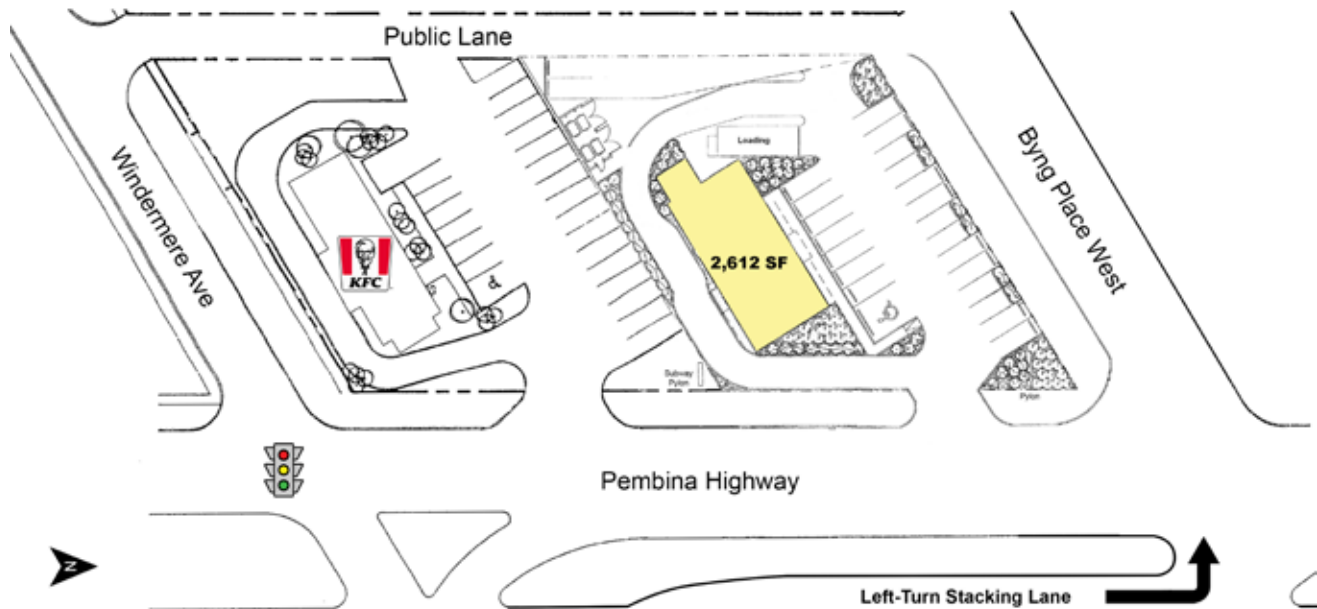


**6 TRANSIT
ROUTES NEARBY**

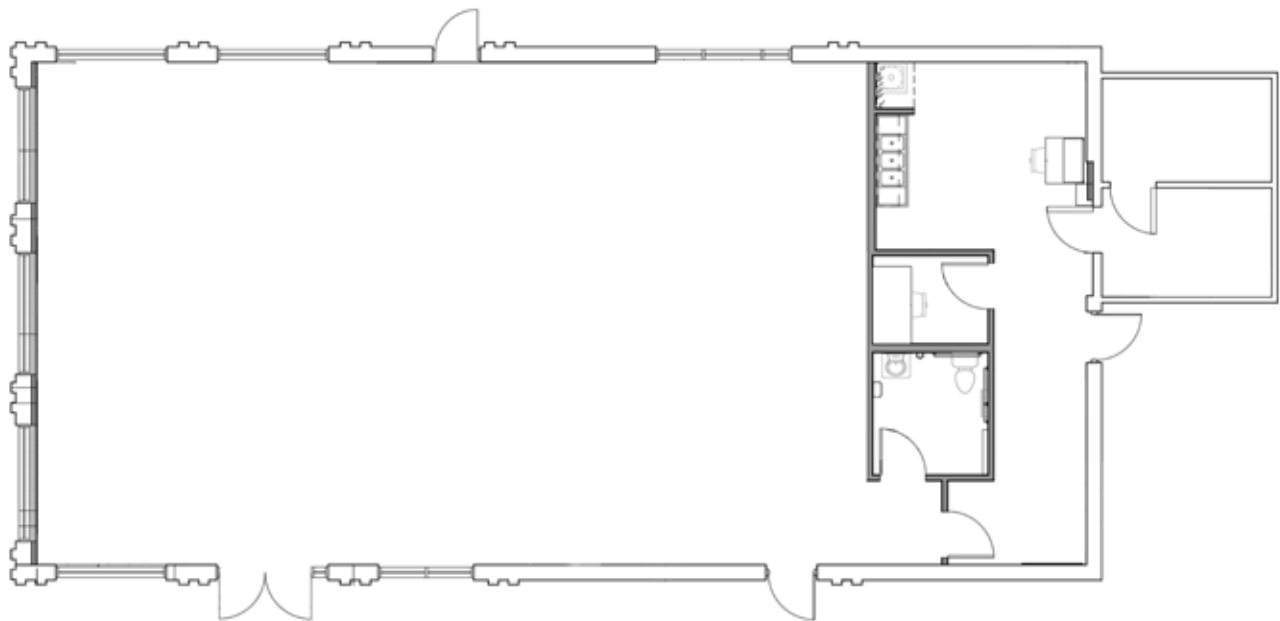
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SITE PLAN



FLOOR PLAN



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PROPERTY SUMMARY

Available	2,612 SF
Property Taxes (2026 est.)	\$7.95/SF
CAM (2026 est.)*	\$3.26/SF
Zoning	C2 - Commercial District

*Plus management fee

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	66,868	218,770
Daytime Population	67,386	265,553
Households	29,076	98,113
Median Age	39.2	37.8
Avg. Household Income	\$123,189	\$109,991

Source: Environics Analytics ©2025

LOCATION

- Located on the going home side of Pembina Highway between Windermere Avenue/Point Road and Byng Place West, at a signalized intersection.
- Left turn stacking lane at Byng Place West.
- Freestanding pylon sign.
- Across from Shoppers Drug Mart and Starbucks, and directly north of new apartment complex.
- Potential for patio.
- Surrounded by the community of Fort Garry - an affluent and densely populated neighbourhood.
- Potential to re-establish drive-thru.

TRAFFIC

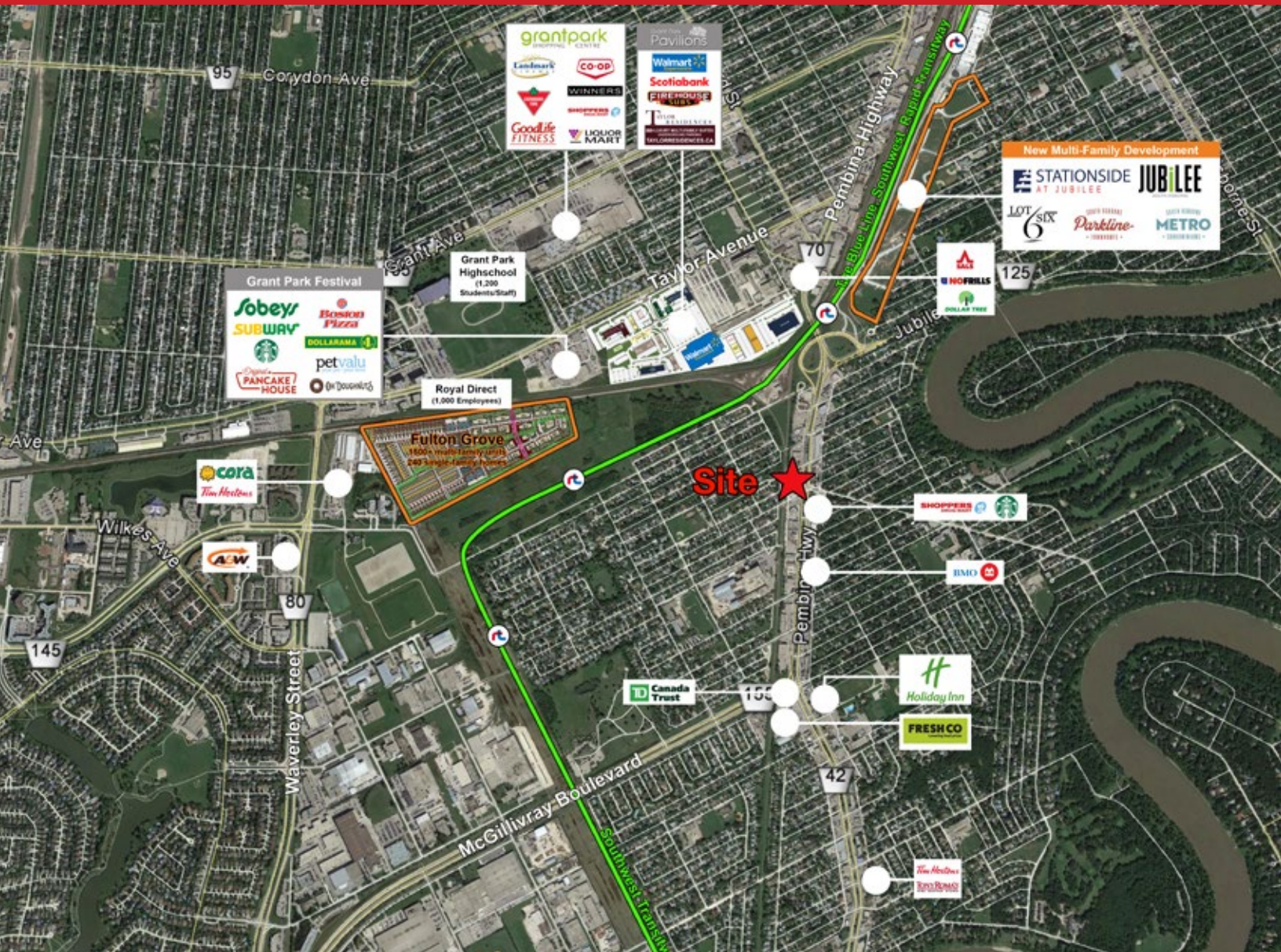
- 55,200 vehicles per day on Pembina Highway between Jubilee Avenue and McGillivray Boulevard.

City of Winnipeg Public Works Department 2024



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FOR MORE INFORMATION, PLEASE CONTACT:

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