



300-306 Notre Dame Avenue, Winnipeg, Manitoba

Prominent Retail Opportunity in Prime Location

For Lease



Property Details

+/- 753 sq. ft.
+/- 2,209 sq. ft.
+/- 2,962 sq. ft.
+/- 3,715 sq. ft.

AVAILABLE UNIT SIZES (*CURRENT CONFIGURATION*)*

**LANDLORD CAN ACCOMMODATE VARIOUS CONFIGURATIONS TO MEET REQUIREMENTS*

\$21.00/ sq. ft.

NET RENT

\$9.00/ sq. ft.

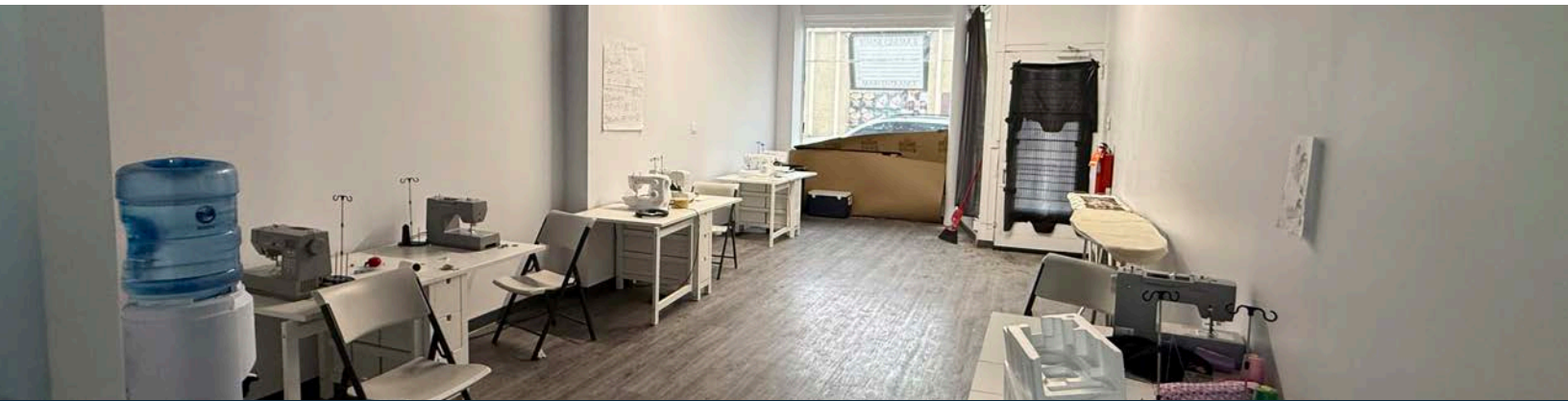
CAM & TAX (EST. 2025)

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

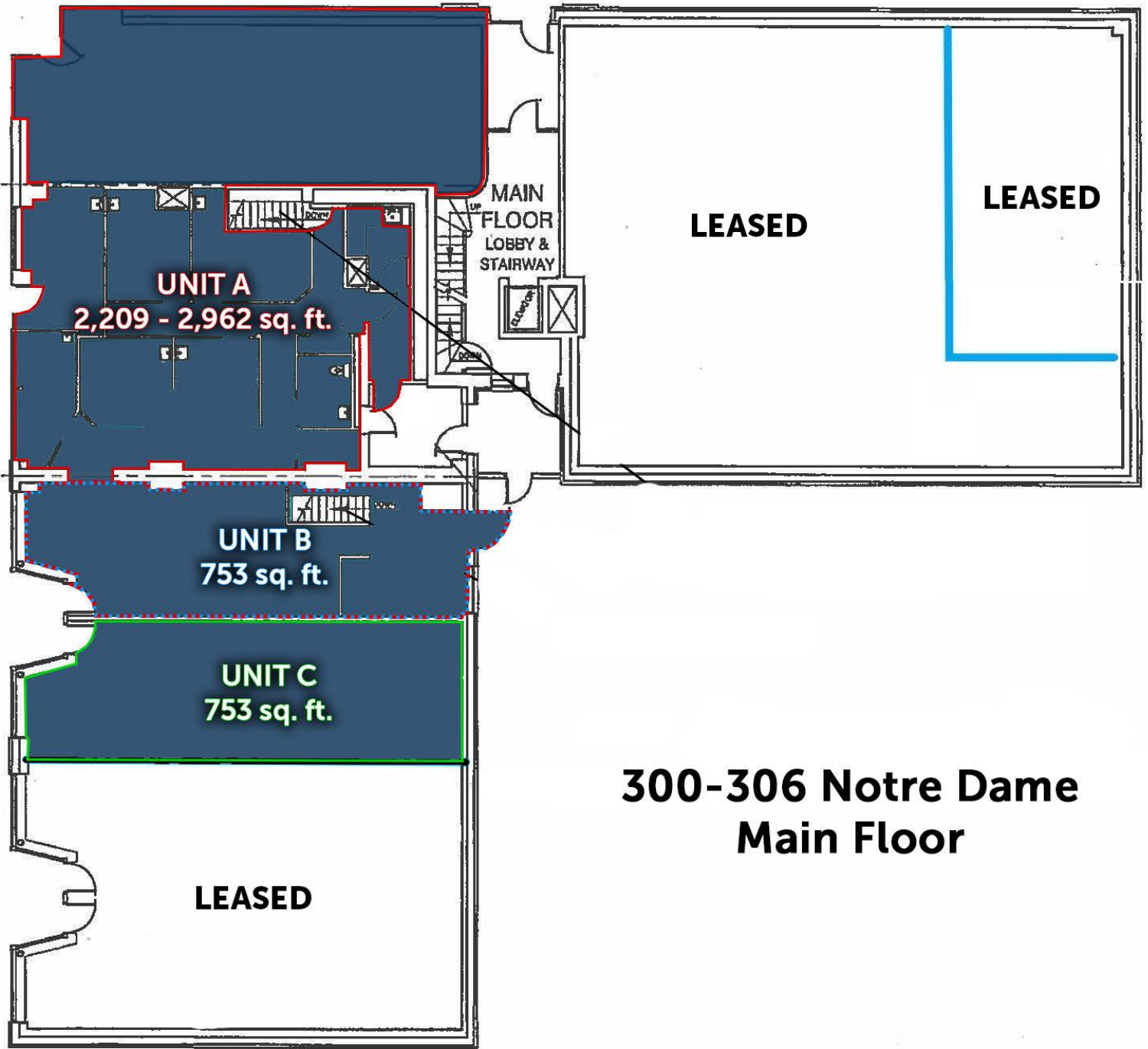
OPTIONS AVAILABLE

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Site Plan



300-306 Notre Dame Main Floor



For Lease



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LEGEND

- 1. The Forks
- 2. Canadian Muesum for Human Rights
- 3. Shaw Park
- 4. Via Rail
- 5. The Fort Garry Hotel
- 6. The Keg
- 7. Canada Life Centre
- 8. True North Square
- 9. RBC Convention Centre

Connect with us today!

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Tyson Preisentanz*
SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

Brennan Pearson
EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com
204-291-5003

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