

FOR LEASE

Retail/Office Opportunity in Northwest Quadrant of Winnipeg

Suite D - 245 Lucas Avenue, Winnipeg, Manitoba



**LOADING
DOORS**



**NEW COMMERCIAL
CONDO**



**ON-SITE
PARKING**

www.shindico.com

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SITE PLAN



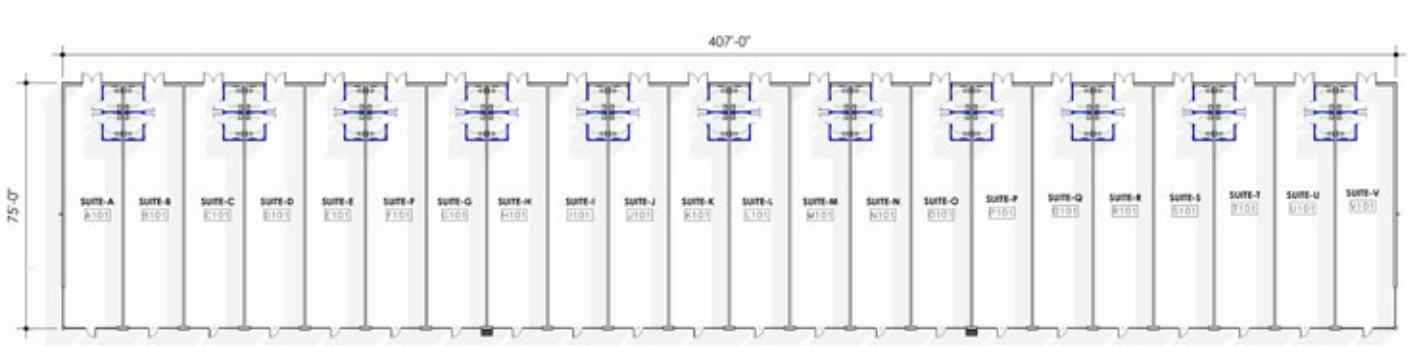
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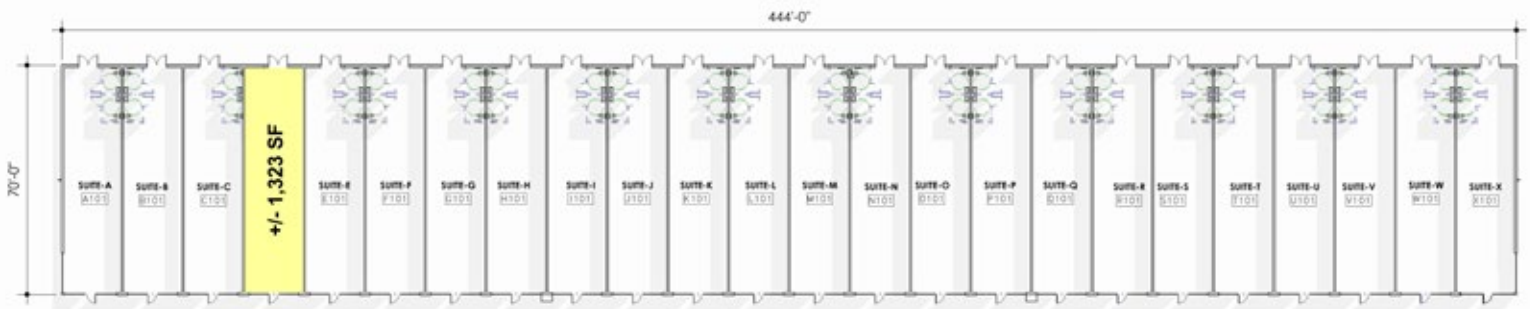
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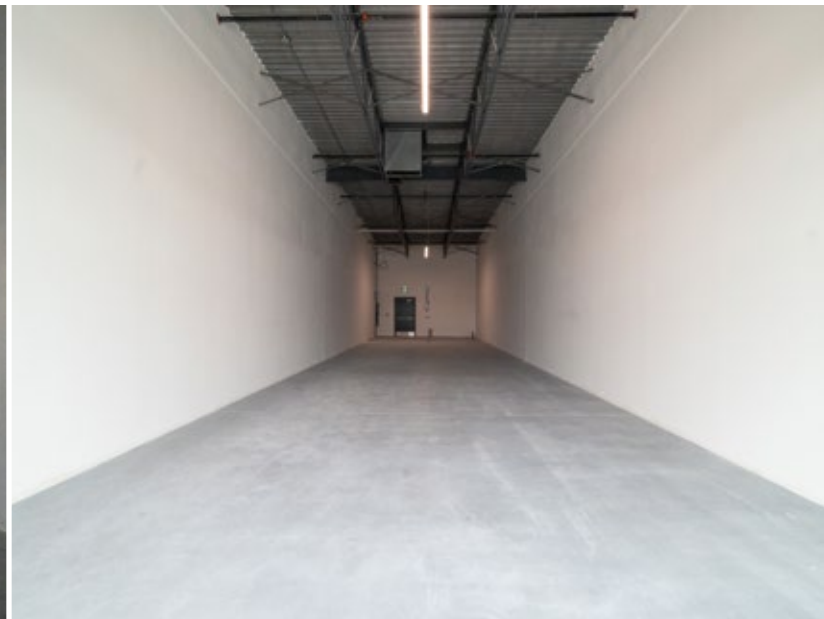
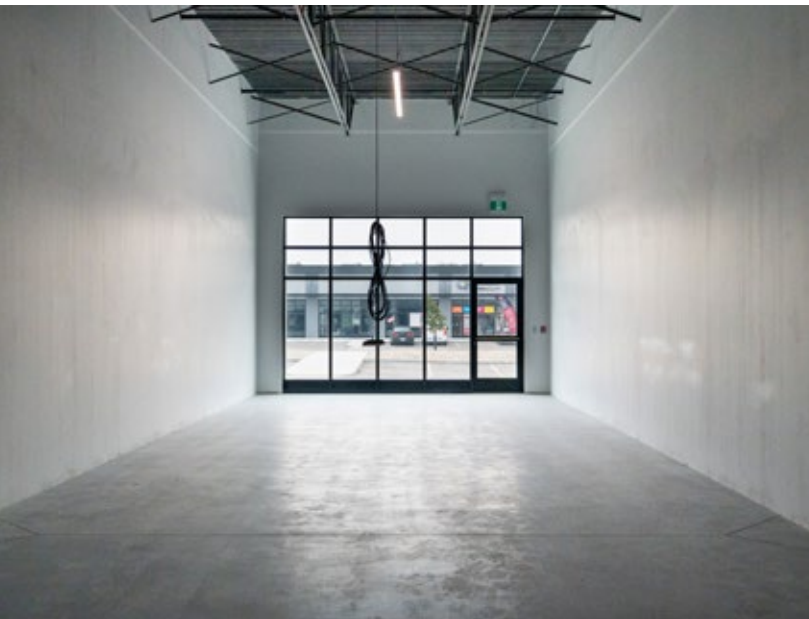
FLOOR PLAN



MAIN FLOOR (BUILDING A)
1/32" = 1'-0"



MAIN FLOOR (BUILDING B)
1/32" = 1'-0"

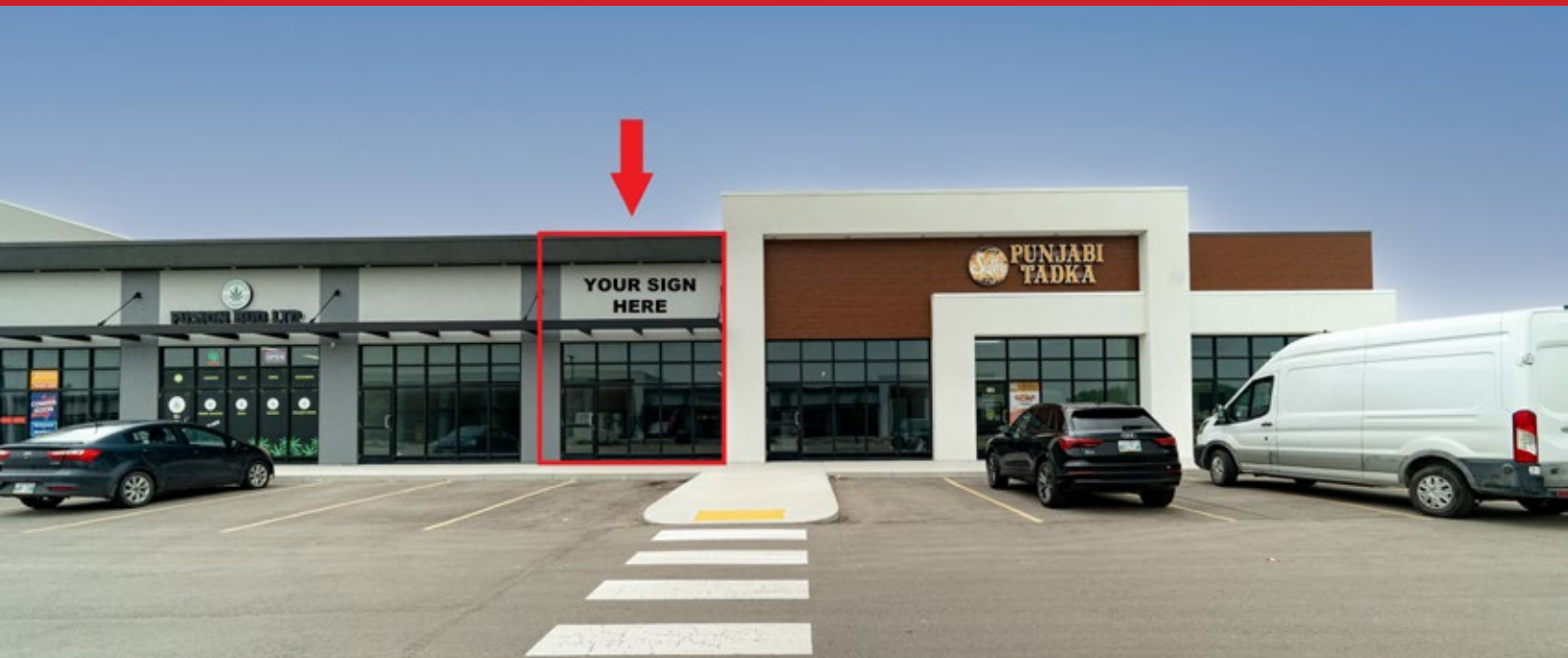


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PROPERTY SUMMARY

Available	+/- 1,323 SF
Building (B) Area	31,080 SF
Land Area	5.8 acres
Net Rent*	\$34/SF
Property Taxes (2025 est.)	\$12,234.24
Additional Rent	TBD
Zoning	C3

*plus 5% management fee

LANDLORD IMPROVEMENTS INCLUDED (10-YEAR LEASE TERM):

- One fully functional, barrier-free single-user washroom
- LED lighting throughout the premises
- Interior painting in up to two colours

FEATURES

- Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- Located near the corner of Brookside Boulevard and Inkster Boulevard.
- Ample on-site parking available
- Loading at front and rear man doors

DEMOGRAPHICS

	5 Min Drive Time
Total Population	12,643
Daytime Population	11,415
Households	3,870
Avg. Household Income	\$127,682

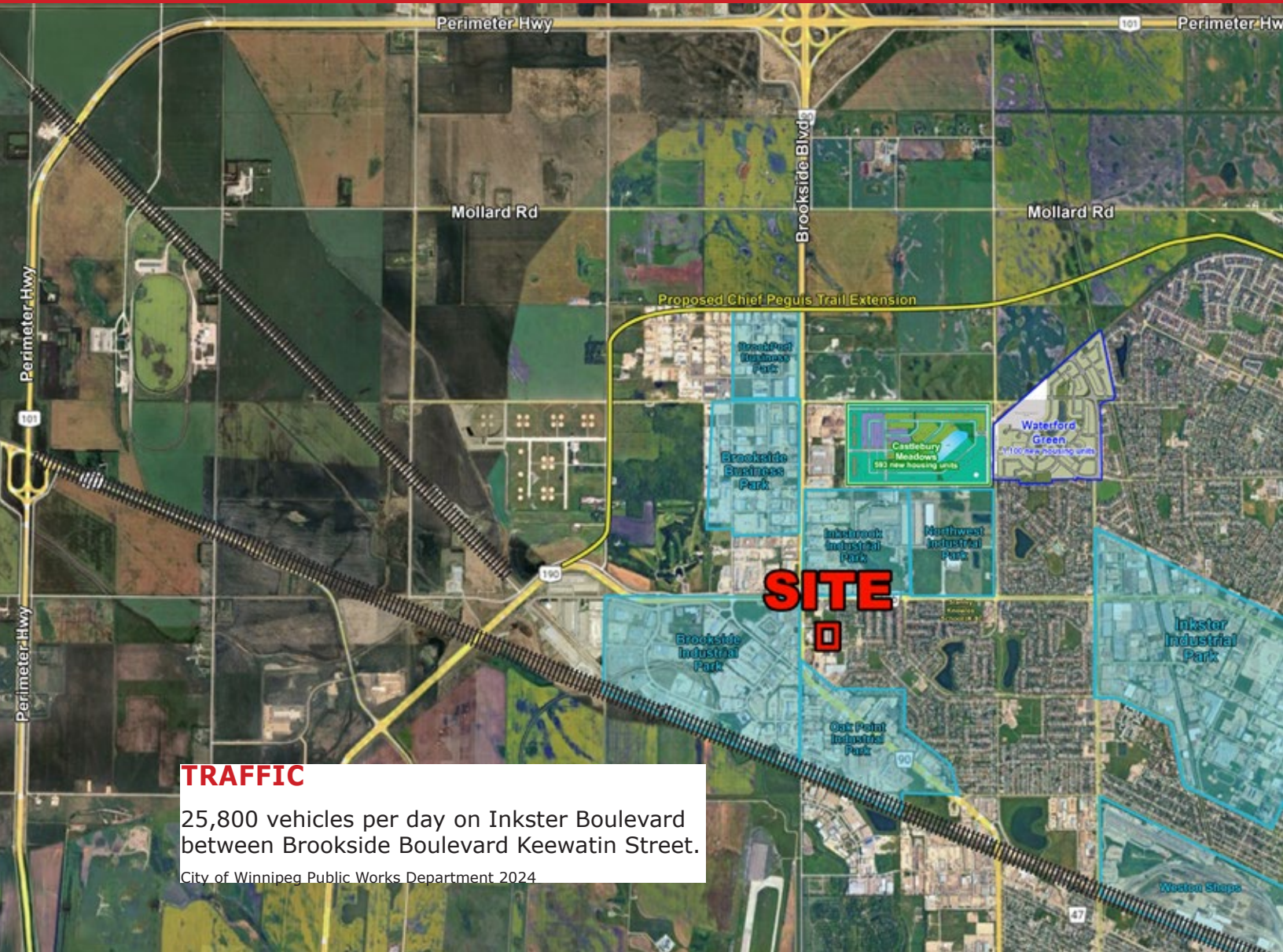
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TRAFFIC

25,800 vehicles per day on Inkster Boulevard between Brookside Boulevard Keewatin Street.

City of Winnipeg Public Works Department 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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