

# FOR LEASE

Rare Opportunity On Academy Road

Academy Heights, 612-620 Academy Road, Winnipeg, Manitoba

## NEW FACADE!



6 TRANSIT  
ROUTES  
NEARBY



AFFLUENT  
NEIGHBOURHOOD



GREAT  
EXPOSURE



28 ON-SITE  
PARKING  
STALLS

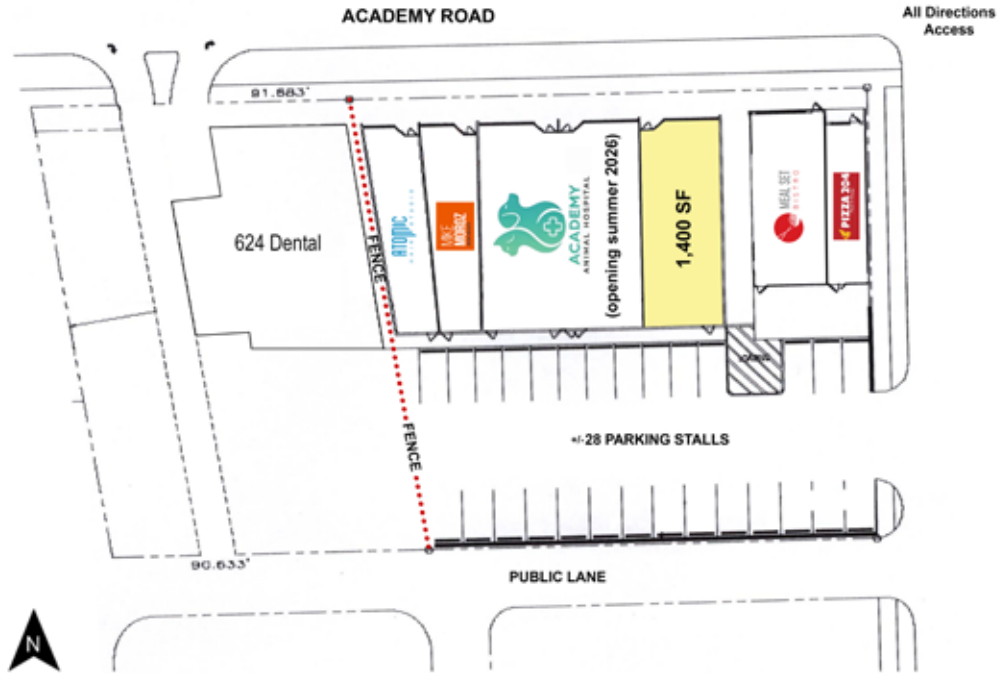


17,200  
VEHICLES PER  
DAY

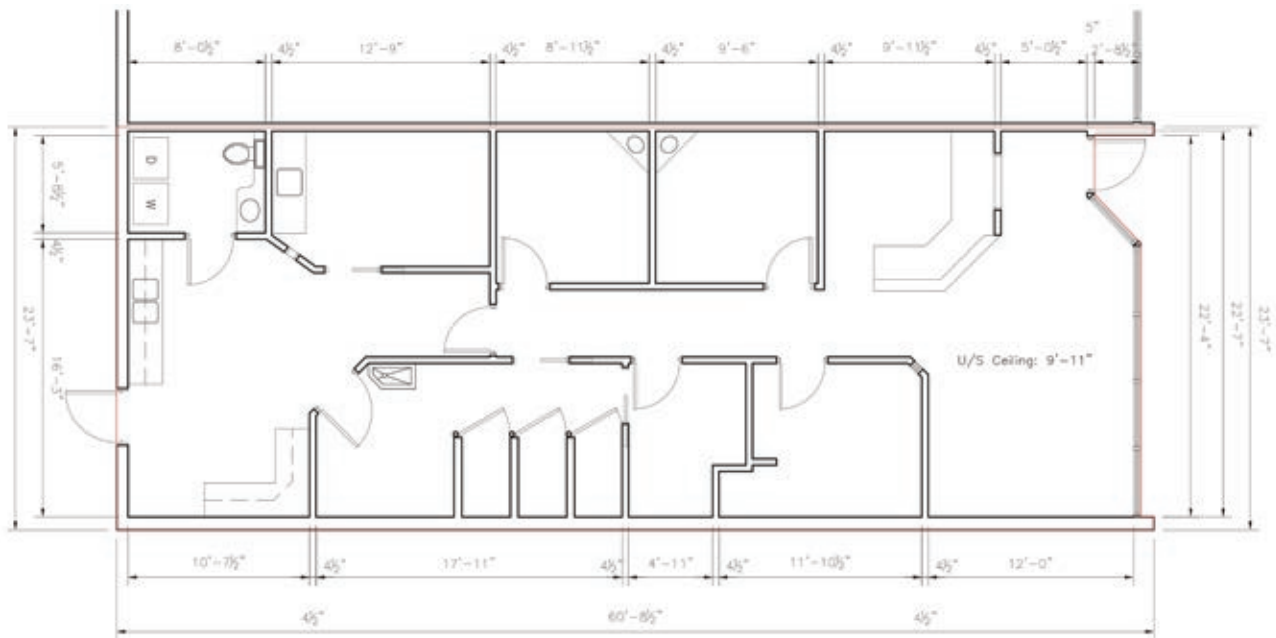
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## SITE PLAN



## FLOOR PLAN



 +/- 1400 SF VIRTUAL TOUR

204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available (Fall 2026)	1,400 SF
Net Rent	\$32.00/SF
Property Taxes (2026 est.)	\$7.08/SF
CAM* (2026 est.)	\$4.58/SF
Zoning	C1

\*plus 5% management fee

## FEATURES

- Ample on-site parking, providing convenience for both tenants and customers.
- Prominent street-front signage with desirable Academy Road exposure.
- **Recently completed facade upgrade enhances visibility and curb appeal.**
- Adjacent two storey building to undergo a new facade installation in Summer 2026.

## LOCATION

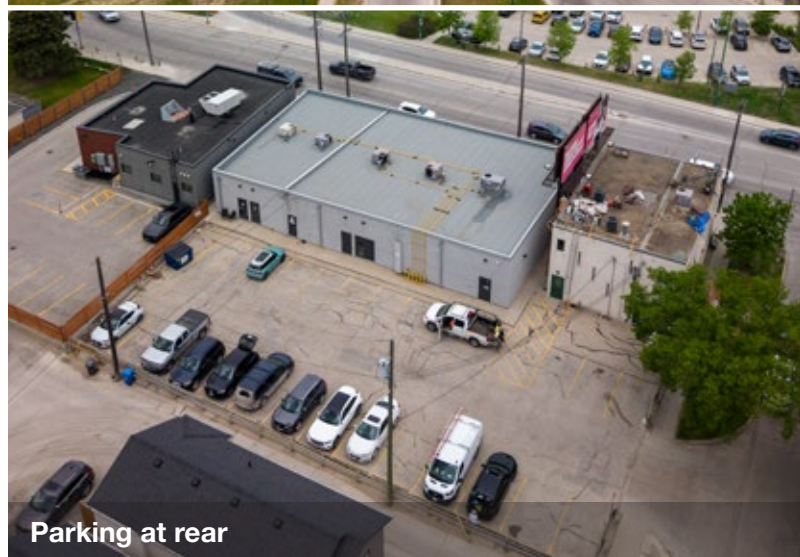
- Located in one of Winnipeg's most desirable neighbourhoods, River Heights, within Academy Road's boutique shopping district.
- Surrounded by Winnipeg's most affluent trade area, including Wellington Crescent, Tuxedo & Crescentwood.
- Nearby Manitoba's most prominent retail node, Polo Park.

## DEMOGRAPHICS

**5 km.  
Radius**

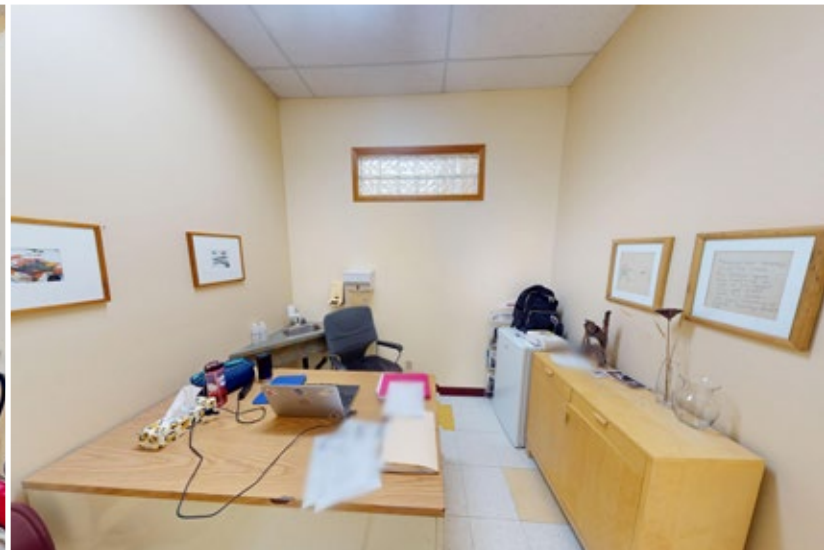
Total Population	199,778
Daytime Population	303,961
Households	89,068
Median Age	38.2
Avg. Household Income	\$108,938

Environics Analytics ©2025



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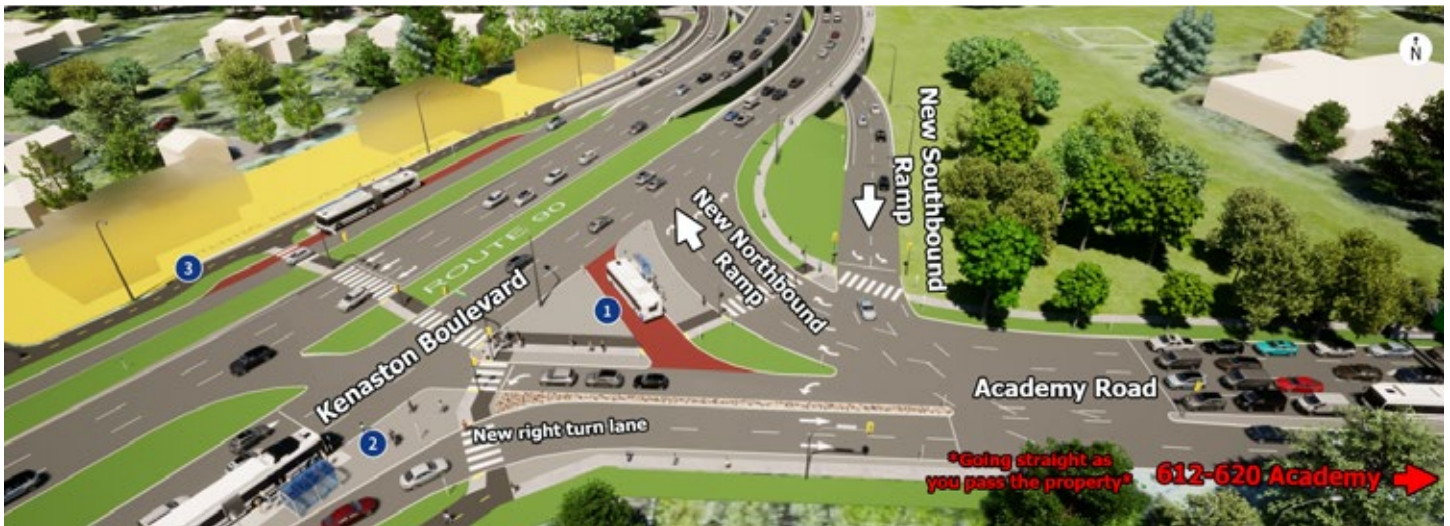
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## RECONSTRUCTION OF ROUTE 90

The City of Winnipeg's Route 90 reconstruction project involves the realignment of Kenaston Boulevard at Academy Road, significantly enhancing traffic flow in the area. The planned realignment will create a straight path for vehicles passing by 612-620 Academy Road, improving access and making it easier for drivers to enter the parking lot. This will result in better access and increased exposure for tenants and the shopping center. With smoother traffic patterns, businesses will benefit from higher visibility, greater customer traffic, and a boost to the local commercial environment.



### BEFORE



### AFTER

Conception of proposed changes to Route 90 at the intersection of Kenaston Boulevard and Academy Road. (City of Winnipeg)

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## TRAFFIC

- 17,400 vehicles per day on Academy Road east of Kenaston Boulevard.

City of Winnipeg Public Works Department 2024

FOR MORE INFORMATION, PLEASE CONTACT:

### Dino Alevizos\*

\*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

### Kathryn Comeault

P (204) 928-8227

C (204) 688-1089

[kcomeault@shindico.com](mailto:kcomeault@shindico.com)

### Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



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