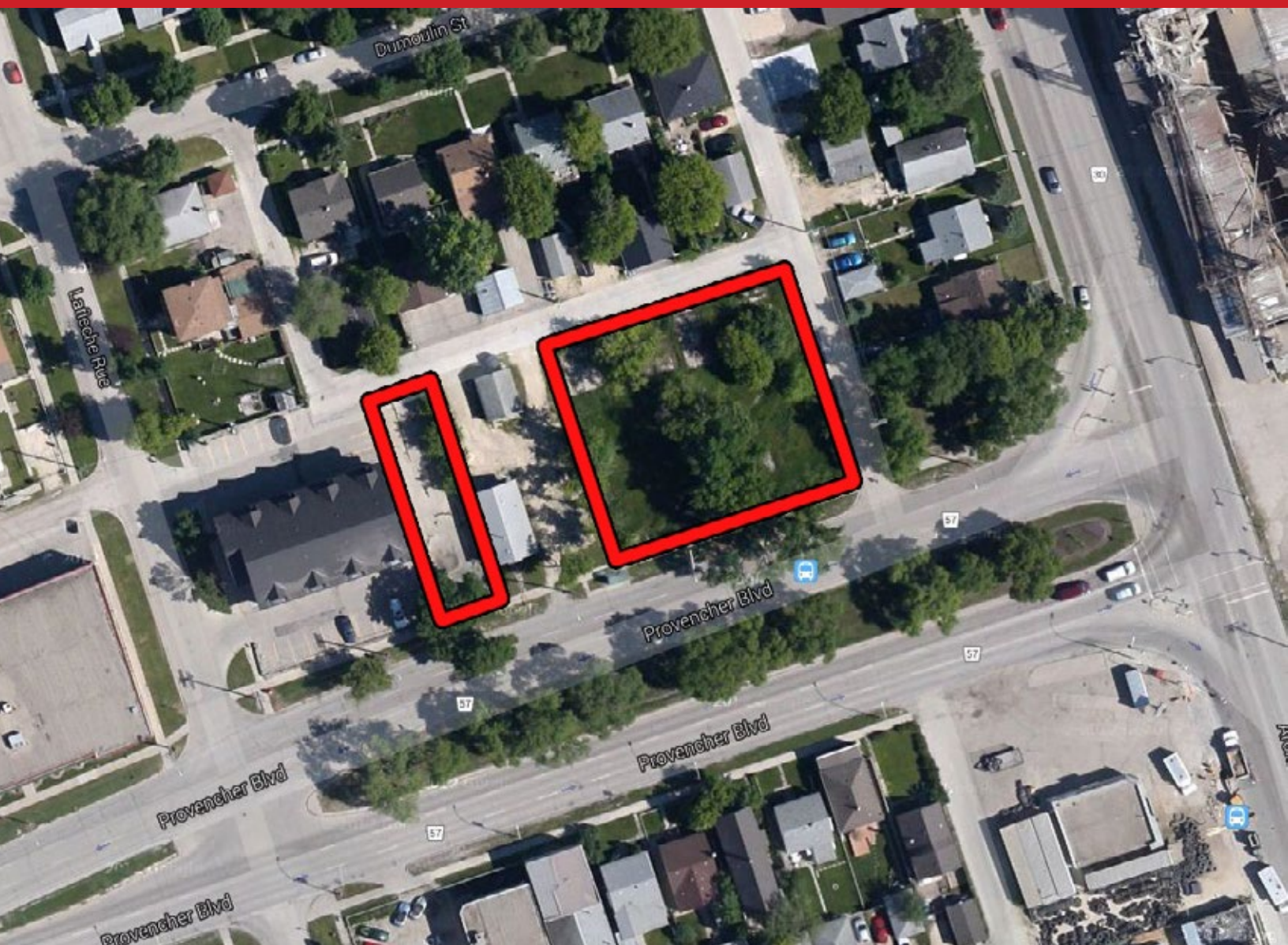


FOR LEASE

Land for Lease - Build-To-Suit

493 Provencher Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



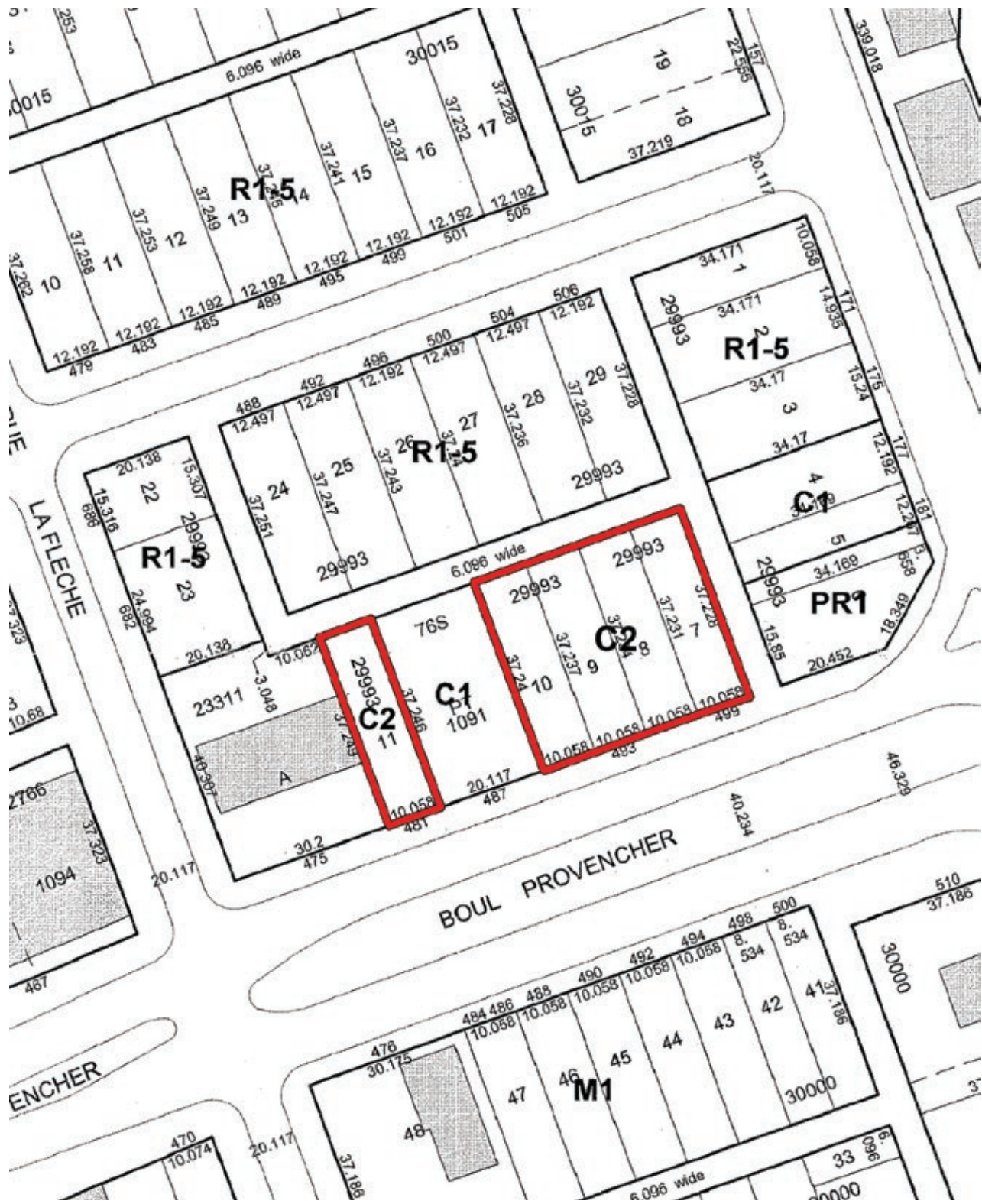
**STRONG
TRADE AREA**

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PROPERTY SUMMARY

Available

Lots 7-10	16,124 +/- SF
Lot 11	4,032 +/- SF
Zoning	C2 - Commercial

LOCATION

- Situated on Provencher Boulevard off of Archibald Street.
- Provencher Boulevard is the retail and commercial heart of the St. Boniface district.
- Located on a major access route from east Winnipeg to Downtown.
- Adjacent to St. Boniface Industrial Park.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	75,755	246,437
Daytime Population	140,491	313,091
Households	35,671	109,071
Median Age	36.2	36.7
Avg. Household Income	\$77,423	\$83,698

Environics Analytics ©2024

TRAFFIC

36,600 vehicles per day on Provencher Boulevard at Archibald Street.

City of Winnipeg Public Works Department 2023

FOR LEASE

493 Provencher Boulevard, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Shindico

Succeeding by Helping Others Succeed



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

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