



4945 Portage Avenue, Headingley, Manitoba

# High Profile Industrial Flex Building

For Lease



## Property Details

**+/- 1,930 - 6,000 sq. ft.**

UNIT SIZES

**\$16.95/sq. ft.**

NET RENT

**\$4.00/sq. ft.**

ADDITIONAL RENT (EST. 2025)

**12' x 12' grade door**

LOADING

**+/- 22 stalls with room for expansion**

PARKING

**CH - Commercial Highway**

ZONING

## Demographics\*

**15,047**

POPULATION

**5,583**

TOTAL HOUSEHOLDS

**41.4**

MEDIAN AGE

**18,380**

TRAFFIC COUNTS\*\*

**\$148,029**

AVG. HOUSEHOLD INCOME

**\$159,341**

AVG. H.H. ANNUAL SPENDING

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

\*\*PRODUCED BY THE UNIVERSITY OF MANITOBA TRANSPORT INFORMATION GROUP, AUGUST 2020

## Features

- Exceptional opportunity for businesses seeking versatile and functional space in the vibrant community of Headingley
- Multiple unit sizes and configurations available
- Customizable unit layout adaptable to tenant exact specifications
- Building designed to accommodate drive-thru operation at south end-cap
- Flex space offers a dynamic environment perfectly suited for a wide range of uses, from light industrial operations to showroom and office setups.
- Units include a large supply of windows with eye-catching natural light
- Tenants benefit from no City of Winnipeg business taxes and lower property taxes
- Strategically located in the RM of Headingley in close proximity to a diverse mix of commercial and single family developments
- Situated on the bustling Portage Avenue, the property enjoys high visibility and accessibility via signalized intersection on the Trans Canada Highway #1
- Headingley's strategic location offers proximity to major transportation routes, facilitating seamless connectivity with Winnipeg and surrounding communities

## Highlights



### Dominant

BUILDING SIGNAGE  
OPPORTUNITY



### Prominent

LOCATION ON BUSY  
HIGHWAY



### New Shell

UNITS READY FOR  
DEVELOPMENT



### Ample

ON-SITE PARKING





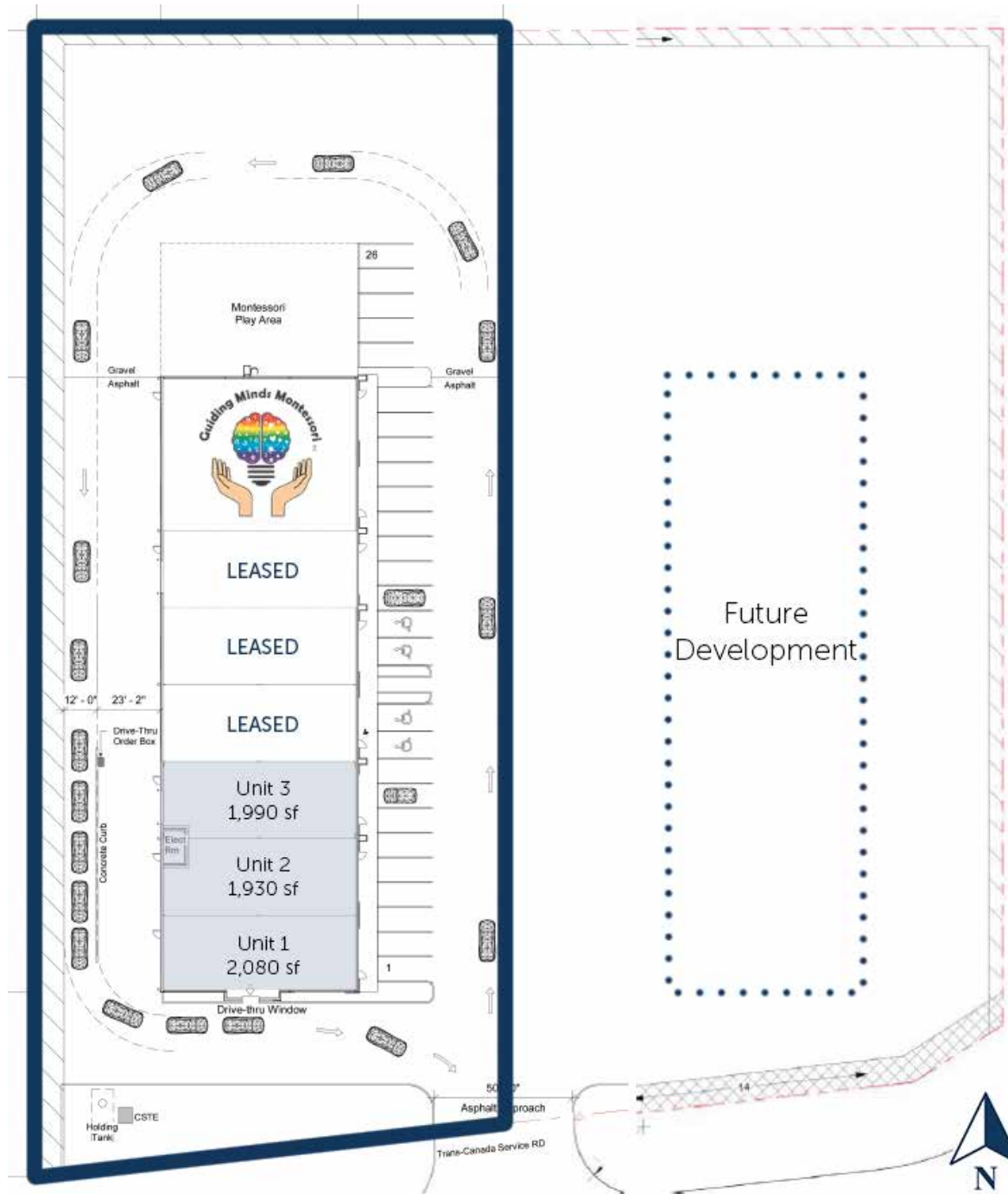
*Upper windows on the East elevation are designed for a potential second floor*



*21' clear ceiling height along the East elevation and 20' clear ceiling height along the West elevation*



## Site Plan









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**SUBJECT  
PROPERTY**

### LEGEND

- |  |  |
|--|--|
| 1. Co-op Gas Bar<br>Subway   | 6. Assiniboine Downs<br>Red River Exhibition Park<br>Hockey for All Centre<br>Birchwood Automotive Group<br>Tim Horton's |
| 2. Access Credit Union<br>Birchwood Collision Centre<br>Headingley Sports<br>Thunder Rapids Amusement Park | 7. Walmart Supercentre<br>Canadian Tire<br>Sobeys<br>Staples   |
| 3. Blumberg Golf Course<br>Blumberg Sport Complex  | 8. Breezy Bend Golf Course<br>Shelmerdine Garden Centre<br>Deer Pointe & BB Estate                                       |
| 4. Blumberg Trail Development<br>Motel 6 Headingley<br>Flying J Travel Centre<br>Best Western Hotel        |  |
| 5. Festival Early Learning & Child Care Centre<br>Dairy Farmers of Manitoba                                |  |

# Connect with us today!

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