



Great retail or office opportunity in Transcona

- Regent Park Shopping Centre offers retail and office opportunities at the centre of the residential community of Transcona. Strategically located, the shopping centre benefits from its close proximity to both established and many new developments within Transcona
- Site area: 3.4 acres
- Building area: 71,644 sf
- Interior space, perfect for back office or destination retailer
- Currently open plan. Renovation allowances available for qualified tenants
- Join Dollarama and a number of diverse well established medical offices and retail outlets
- Net rent: \$15 psf / annum
- CAM & Tax: \$7.57 psf / annum (2025 est)



Unit 140: 2,604 sf



37,900 vehicles pass by on an average week day



Over 31,000 residents live in a 3km radius



Median average income is \$91,000



12,000 households are within a 3km radius

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information**

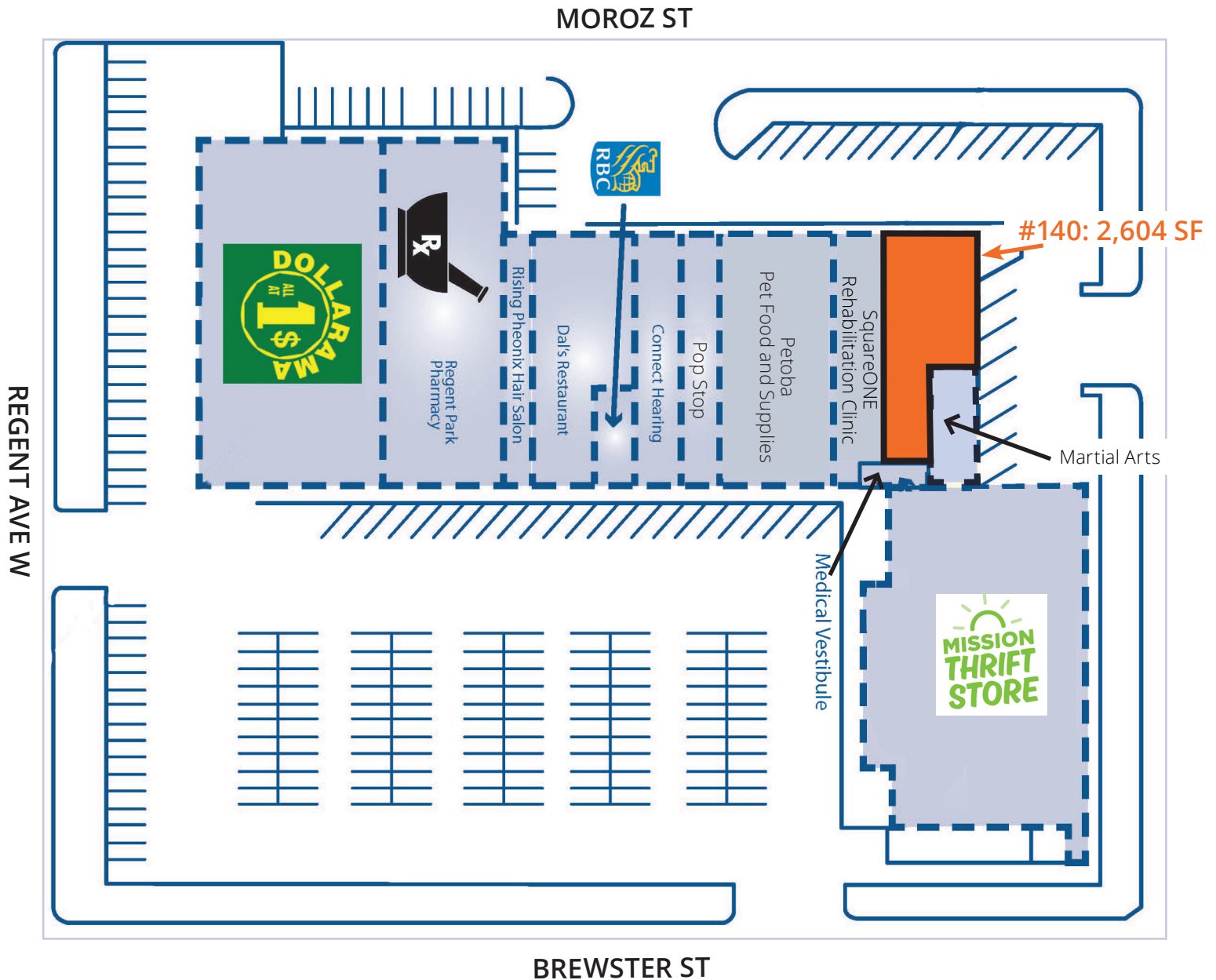
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701 Regent Avenue West

SITE PLAN



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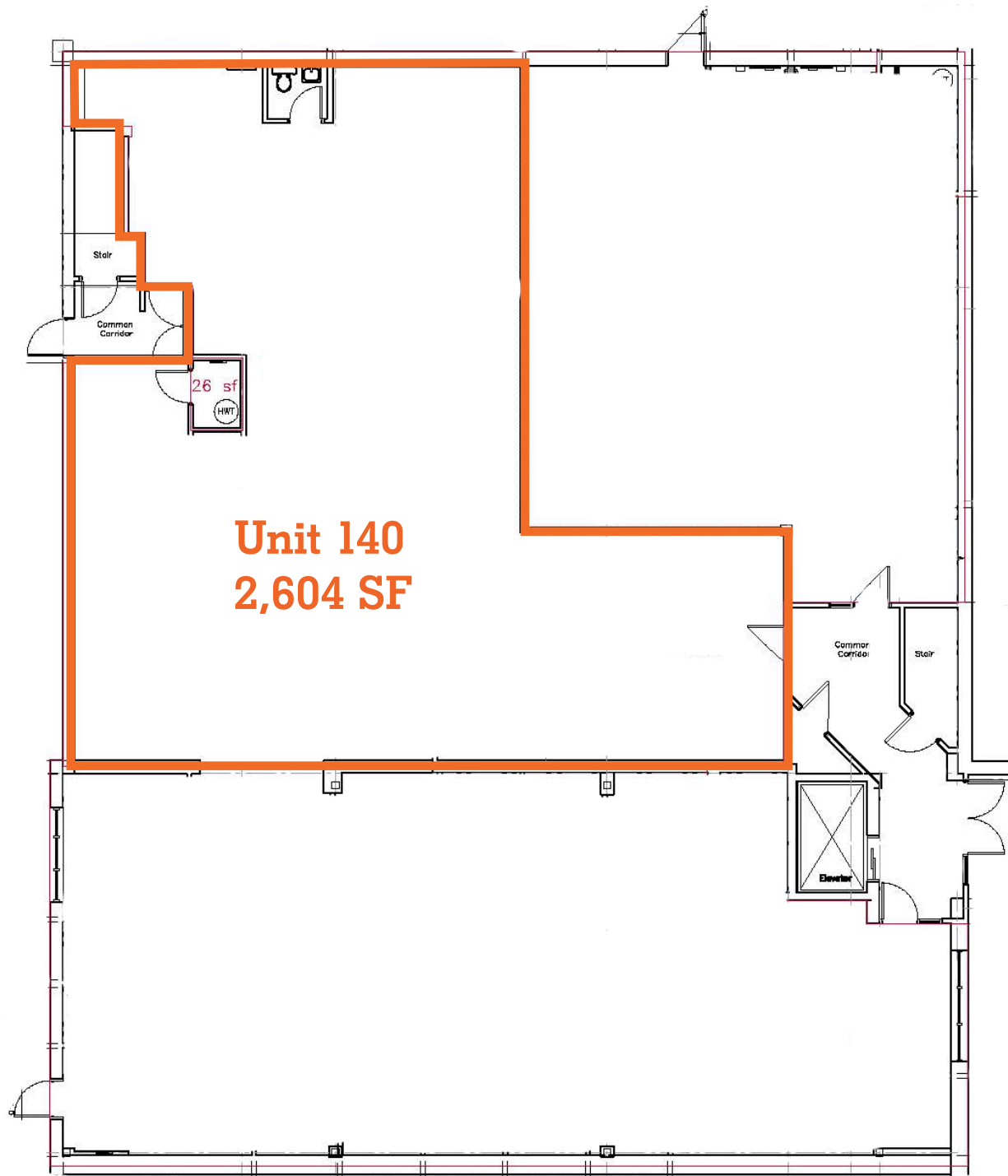
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FLOOR PLAN



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PHOTOS



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