



4915 Portage Avenue, Headingley, Manitoba

Newly Constructed Flex Building in Headingley

For Lease





Property Details

+/- 2,016 - 10,080 sq. ft.

UNIT SIZES

\$17.95/sq. ft.

NET RENT

\$4.00/sq. ft.

ADDITIONAL RENT (EST. 2026)

12' x 12' grade door

LOADING

+/- 100 surface stalls

PARKING

CH - Commercial Highway

ZONING

Q4 2026

AVAILABLE

Demographics*

15,047

POPULATION

18,380

TRAFFIC COUNTS**

5,583

TOTAL HOUSEHOLDS

\$148,029

AVG. HOUSEHOLD INCOME

41.4

MEDIAN AGE

\$159,341

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

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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
- 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

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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



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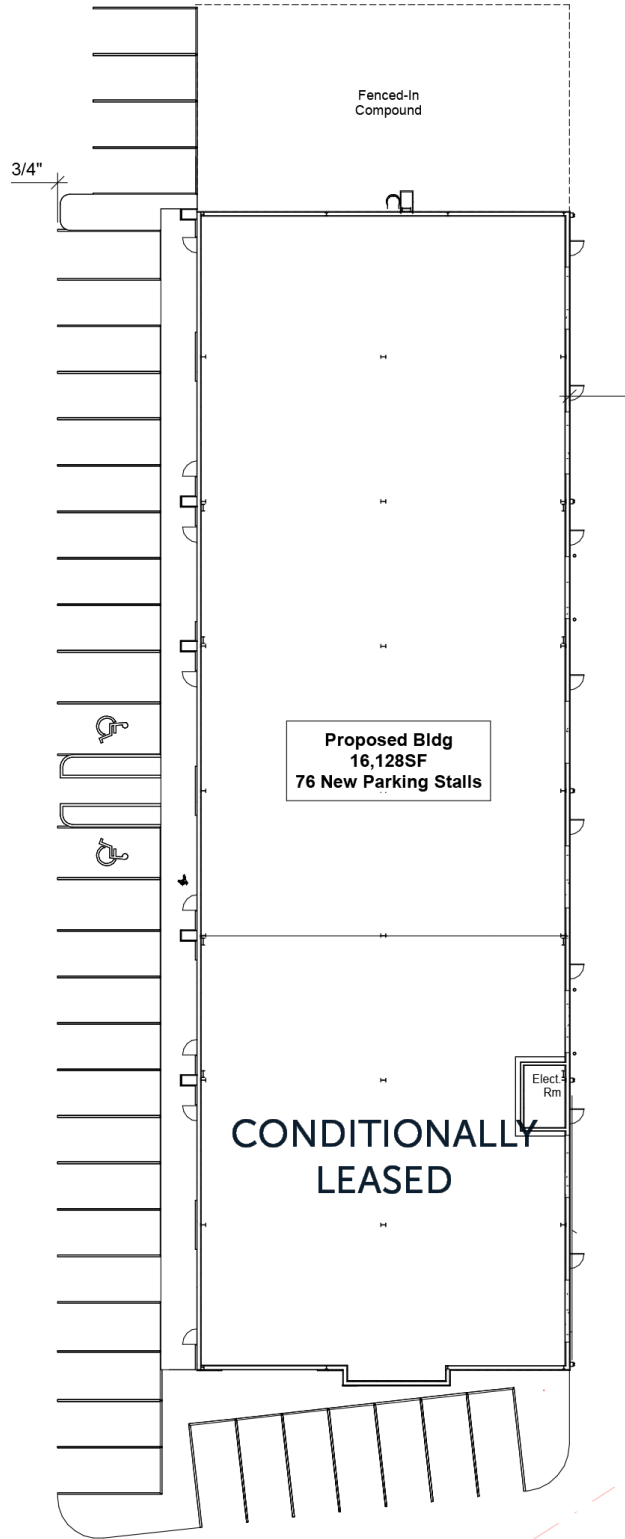
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Site Plan



For Lease ➔

Floor Plan



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LEGEND

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

Connect with us today!

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