

OFFICE/RETAIL SPACE FOR LEASE IN ST. NORBERT



3455 PEMBINA HIGHWAY

WINNIPEG, MB



DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
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RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY OVERVIEW

PROPERTY DETAILS

AREA AVAILABLE (+/-)	1,156 sq. ft.
MECHANICAL	3 Ton RTU
ELECTRICAL	200 AMP 120/208V 3PH
UTILITIES	Separately metered and paid directly by the Tenant
GROSS RENTAL RATE	\$35.00 per sq. ft.
ZONING	C3
PARKING	On-site parking with 9 stalls
TRAFFIC COUNT	19,500 (avg. daily traffic count based on 2024 City of Winnipeg Traffic Flow)
AVAILABILITY	Immediately

HIGHLIGHTS

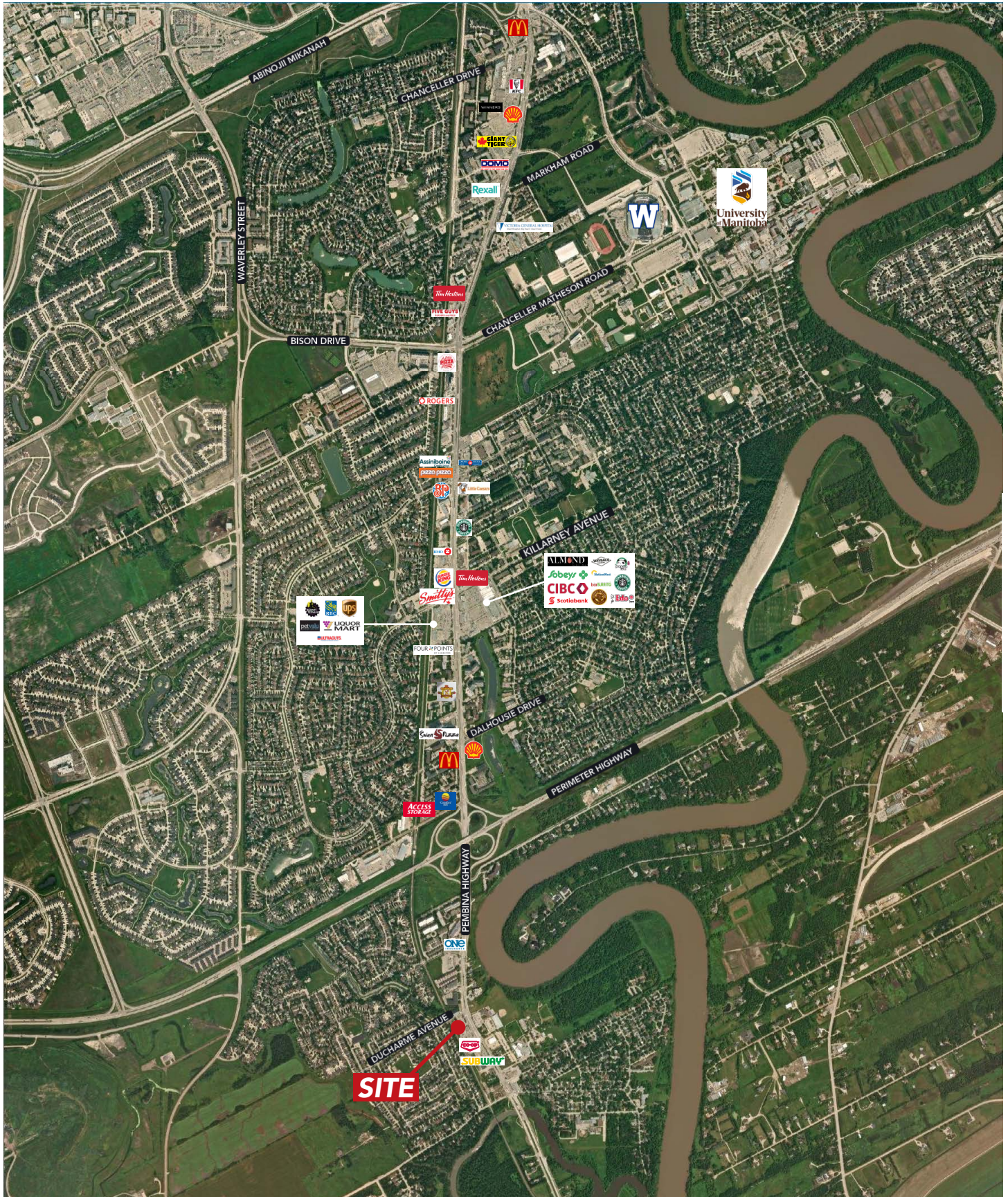
- Freestanding building with excellent visibility situated opposite the St. Norbert Farmers Market
- In proximity to University of Manitoba, St. Norbert Collegiate, and a high-density residential community
- Signage opportunities available
- Easy access to public transit



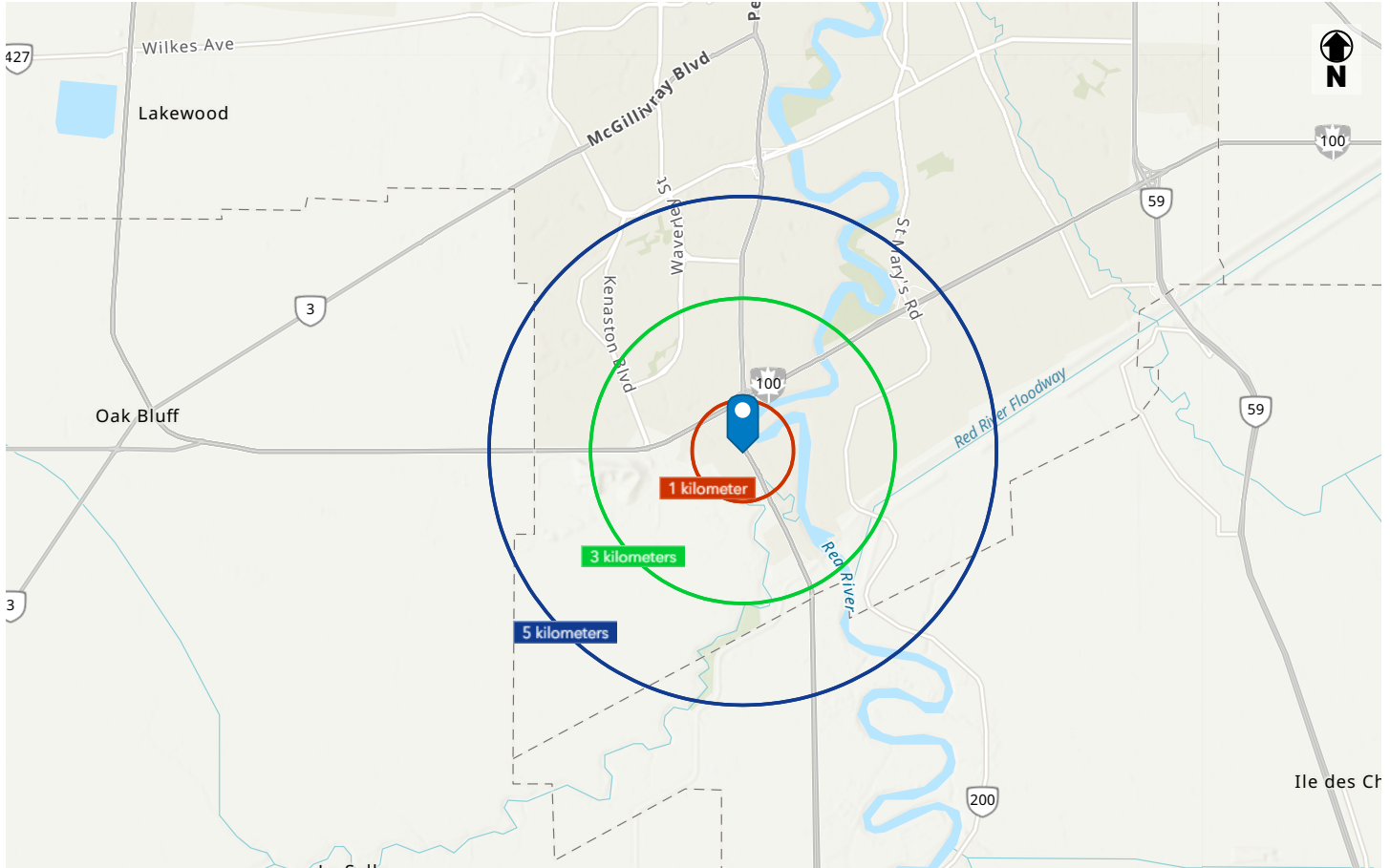
LOCATION AERIAL



RETAIL AERIAL



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

3 km

5 km

5,980

34,652

75,661

PROJECTED (2030)

6,278

36,580

80,057



HOUSEHOLD INCOME

1 km

3 km

5 km

\$120,411

\$126,694

\$141,404

PROJECTED (2030)

\$141,068

\$146,748

\$163,496



HOUSEHOLDS

1 km

3 km

5 km

2,292

11,866

25,595



MEDIAN AGE

1 km

3 km

5 km

38.6

33.6

32.3

CONTACT

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