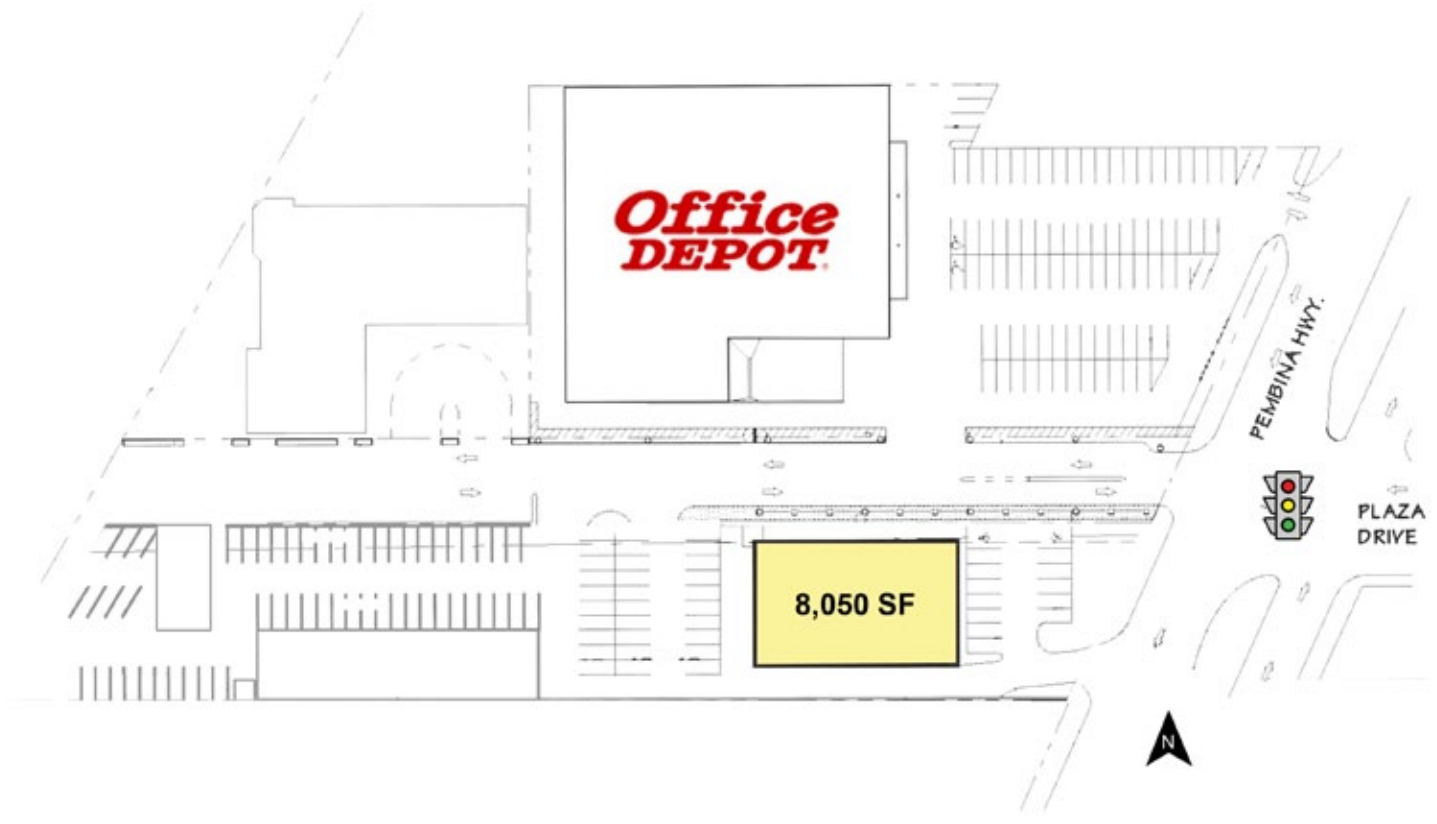




**1873 PEMBINA HIGHWAY**  
**WINNIPEG, MANITOBA**



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## **FREESTANDING BUILDING ON PEMBINA HIGHWAY FOR LEASE**

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### **1873 Pembina Highway**

Freestanding building on Pembina Highway at major retail node. Just north of the University of Manitoba with over 30,000 students & staff.



## Property Summary

Available (Nov. 1, 2010)	8,050 SF
Lease Rate	\$18.00/SF
Property Taxes (est.)	\$3.26/SF
CAM (est.)	\$2.50/SF
Zoning	C2 - Commercial District

## Features

- Dominant fascia and pylon signage provide powerful exposure to Pembina Highway traffic.
- Across from Canad Inns Hotel and power centre anchored by Future Shop, Sport Chek and Staples.
- Significant new housing construction in close proximity.
- Strong daytime population at Fort Garry Industrial Park.
- Pylon sign with reader board.

## Location

- Located at the northwest corner of Pembina Hwy. & Plaza Drive - an all-directional signalized intersection.
- Surrounding areas include St. Vital, Fort Garry, Fort Rouge, Fort Richmond and the University of Manitoba Campus (30,000 students and staff).
- Pembina Highway is Route 42, the major thoroughfare to and from the United States.

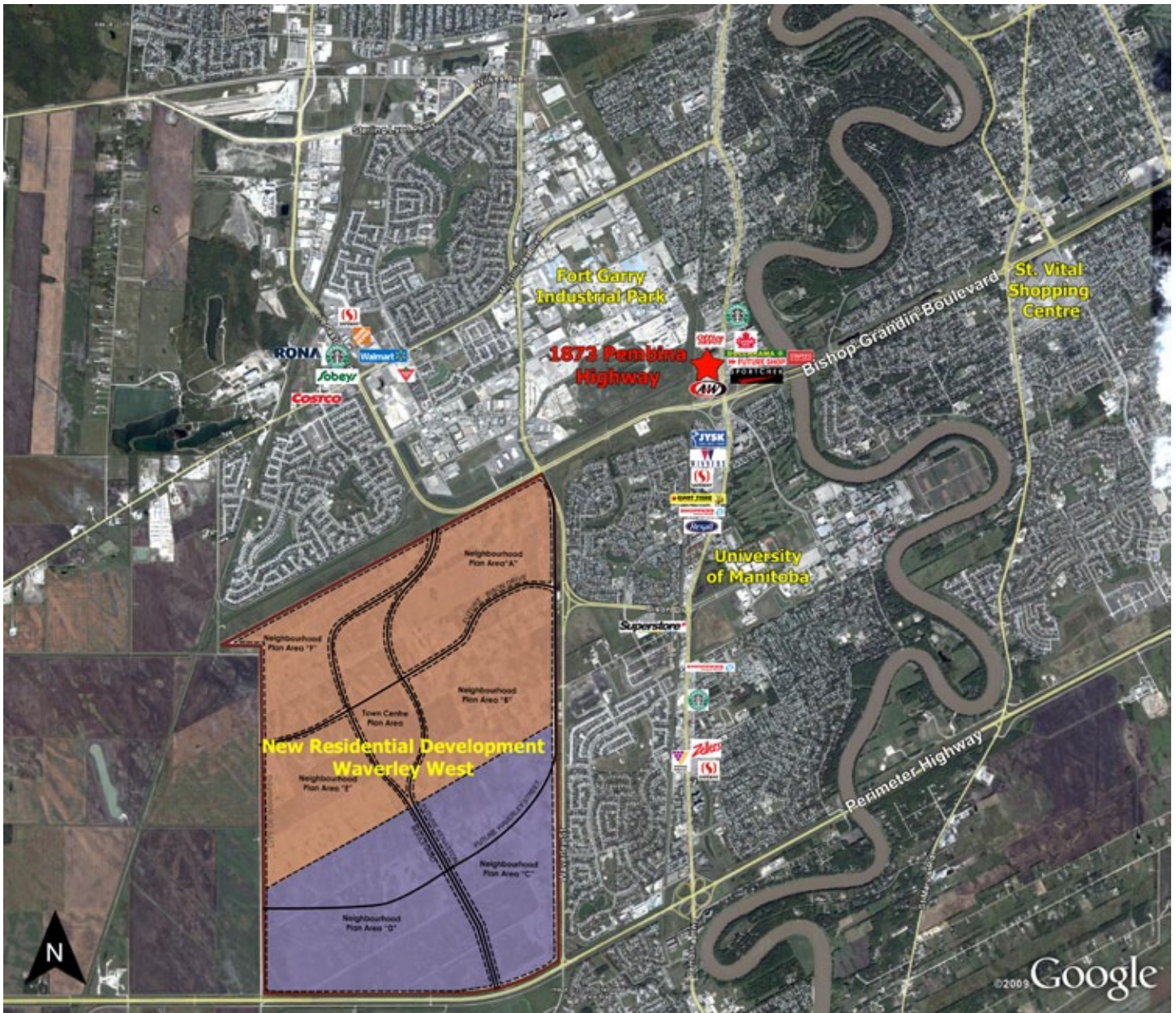
## Demographics

	3 Mile Radius	5 Mile Radius
Total Population	124,967	286,850
Private Households	49,864	123,506
Average Age	38.5	39.0
Avg Household Income <small>(Reference: Statistics Canada 2006 Census)</small>	\$72,681	\$67,242

## Traffic

- 68,400 vehicles per day at Pembina Highway & Bishop Grandin Boulevard.  
(Reference: City of Winnipeg Public Works Department, 2008)





# 1873 PEMBINA HIGHWAY

## LEASING INQUIRIES

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