



FOR LEASE

309 SASKATCHEWAN AVENUE

PORTAGE LA PRAIRIE, MANITOBA

2,162 SF FREE-STANDING RETAIL

Property Summary

Space Available	Fully Leased
Lot Size	13,145 SF
Property Taxes (est.)	\$2.90/SF
CAM (est.)	\$2.23/SF
Zoning	C1 - Central Commercial District
Parking	24 stalls

Demographics

	Trade Area	Portage la Prairie (City & RM)
Total Population	50,394	20,490
Private Households	18,263	7,715
Median Age	39.1	39.1
Avg Household Income <small>(Reference: Statistics Canada 2006 Census)</small>	\$49,962	\$53,250

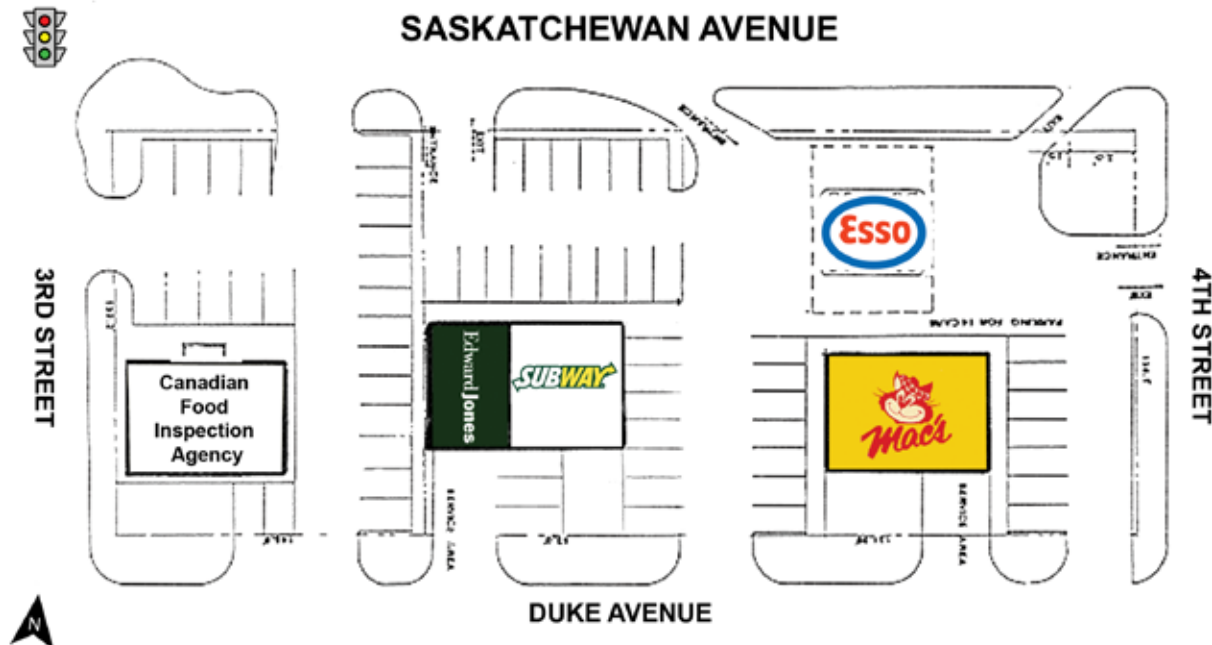
Location

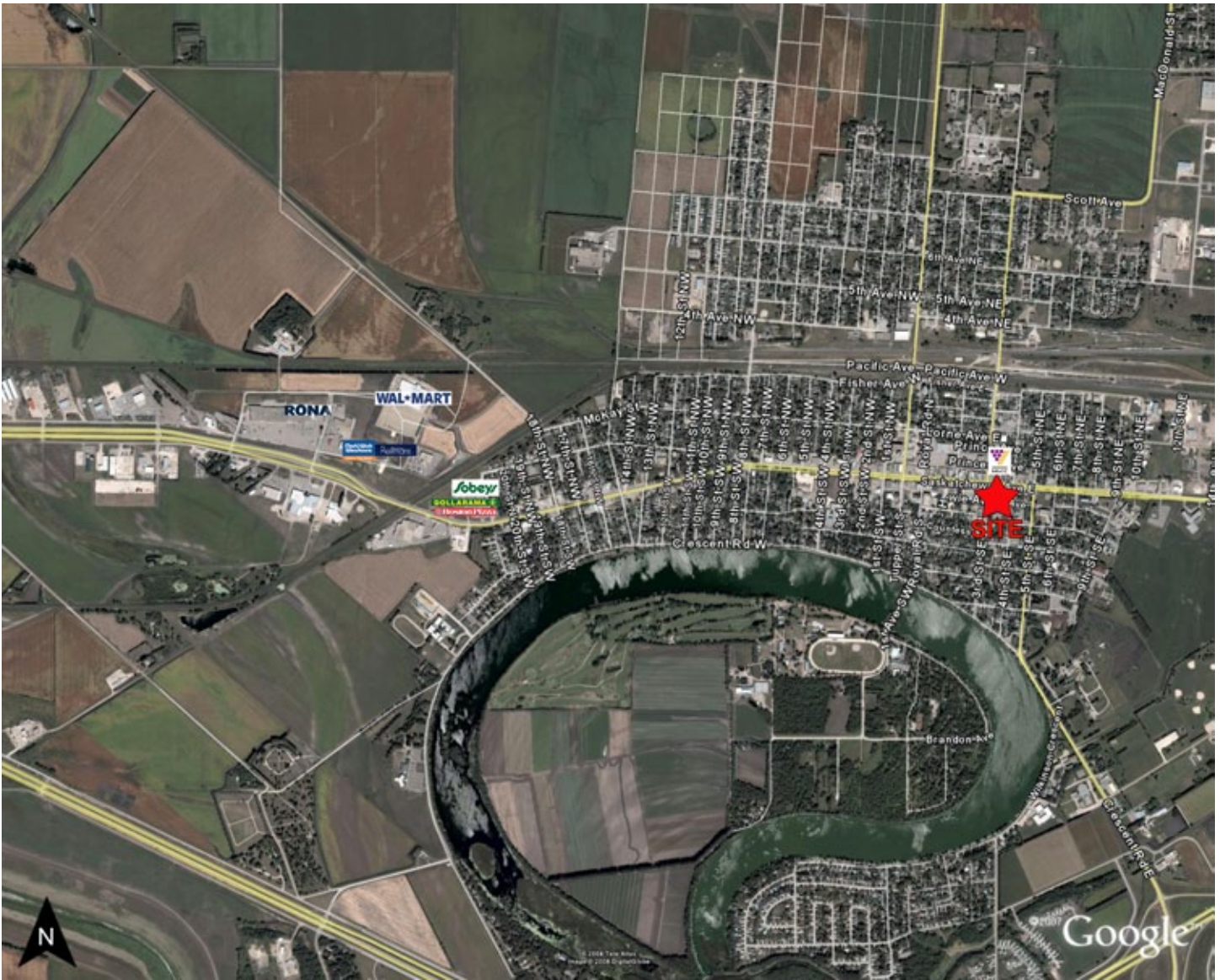
- Situated at the corner of Saskatchewan Avenue and 3rd Street East.

Traffic

- 12,900 vehicles per day at Saskatchewan Avenue and 3rd Street East.
(Reference: Manitoba Transportation & Government Services, May 2003)

Site Plan





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LEASING INQUIRIES

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