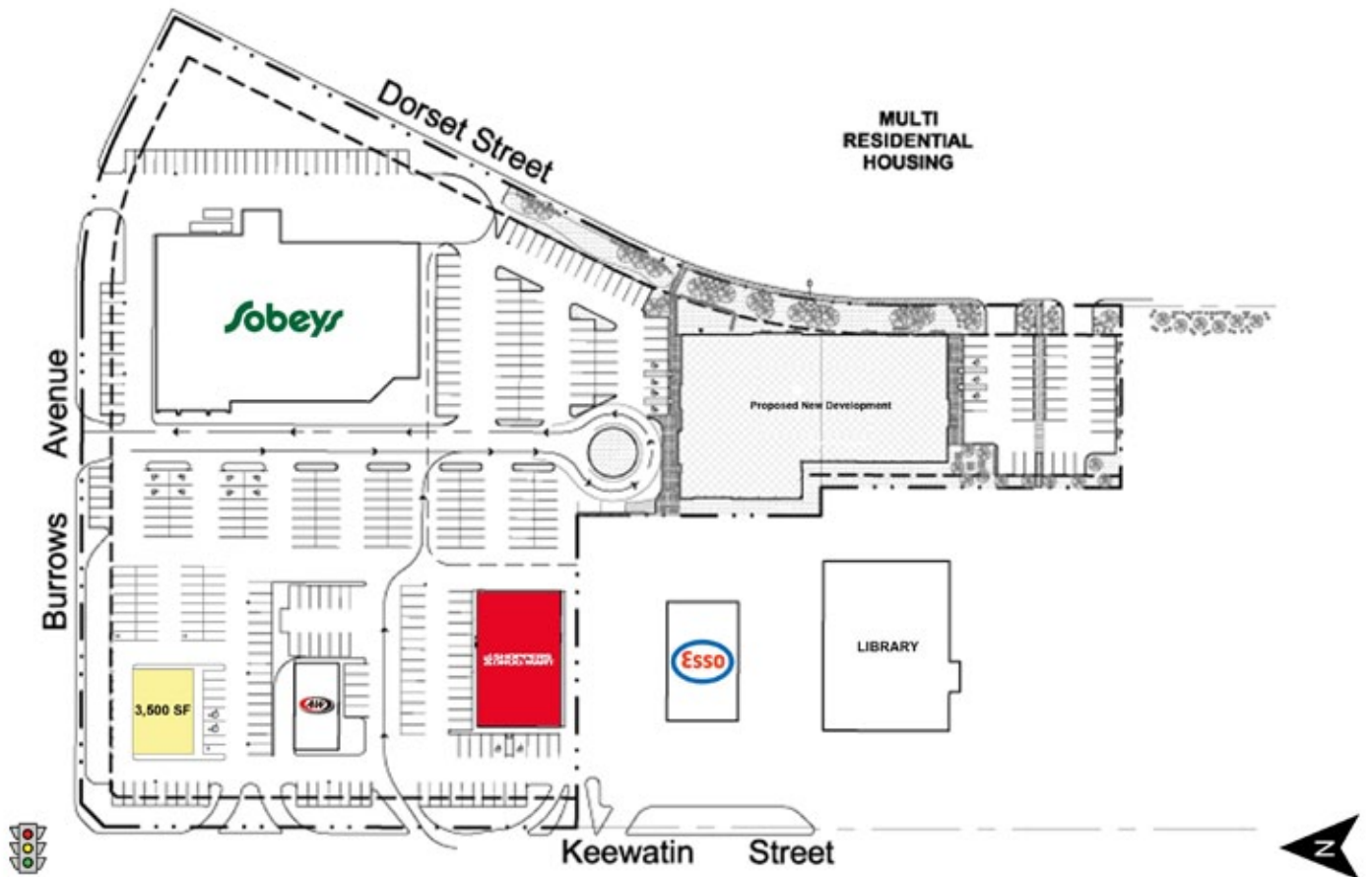




BURROWS CROSSING
BURROWS AVENUE & KEEWATIN STREET
WINNIPEG, MANITOBA



NEW RETAIL AND PAD AVAILABLE

Great location in North West Winnipeg

Join Sobeys, A & W, Shoppers Drug Mart and Esso on a prime corner location in the northwest quadrant of Winnipeg.



Property Summary

Available	up to 3,500 SF
Gross Leaseable Area	68,000
Land Area	Approx. 8 Acres
Parking	Over 200 stalls
Access	Controlled intersection with southbound stacking lane. All turns access/egress on two major streets.

Features

- Anchored by Sobeys and Shoppers Drug Mart.
- Prime pad site available.

Traffic

- 34,000 vehicles per day at Burrows Ave. & Keewatin St.
(Reference: City of Winnipeg Public Works Department, 2006)

Location

- Southeast corner of Burrows Avenue & Keewatin Street.
- Excellent access via controlled intersection.
- Northwest quadrant of the city.
- Adjacent to the Phillipino Cultural Centre,
- Sir William Stephenson Library and RKM Walk-In Clinic & Medical Centre, McDonald's , Subway, Dairy Queen, Safeway, KFC, Liquor Store, TD Canada Trust, Blockbuster Video and Chrysler Canada Regional office.
- Adjacent to Inkster Industrial Park
- Surrounded by growing residential areas.

Demographics

	3 Mile Radius
Total Population	103,140
Private Households	37,699
Avg. Household Income	\$54,324
	(Reference: Statistics Canada 2006 Census)



BURROWS CROSSING

LEASING INQUIRIES

SHINDICO REALTY INC.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9

Phone: (204) 474-2000
Fax: (204) 284-7115
Email: inquire@shindico.com
www.shindico.com

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