



FOR LEASE

NOVA PLACE

680-682 ST. ANNE'S ROAD
WINNIPEG, MANITOBA

JOIN DOLLARAMA IN NEW DEVELOPMENT

Property Summary

Available	Fully Leased
Net Rent	TBN
Property Taxes (est.)	\$3.56/SF
CAM (est.) <small>(Plus management fee)</small>	\$3.57/SF
Zoning	C2 - Commercial District
Parking	98 Vehicles

JOIN:

Dollarama, Mac's, Subway and Edward Jones.

Location

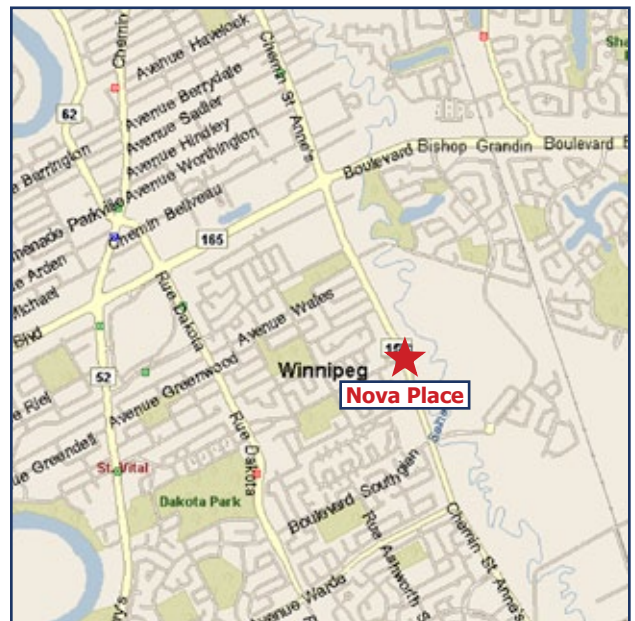
- Located at the controlled intersection of St. Anne's Road and Nova Vista Drive.
- Surrounded by South St. Vital, the fastest growing community in Winnipeg.
- St. Anne's Road has been expanded to 4 lanes between Nova Vista Drive and Bishop Grandin Boulevard to keep pace with the area's rapid growth.
- New Southglen bridge provides access to the growing affluent community of Royalwood
- New facade.

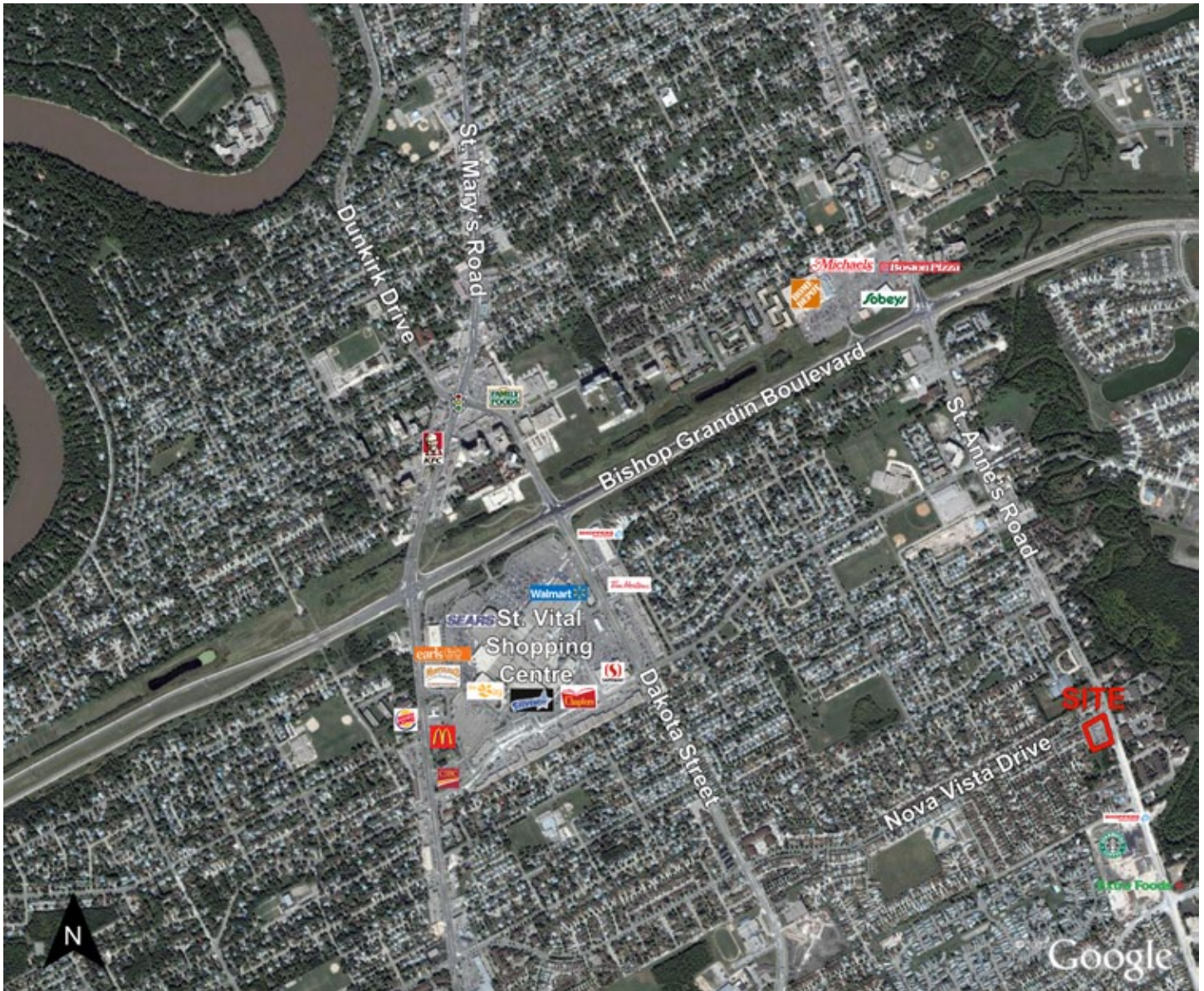
Demographics

	1 Mile Radius	3 Mile Radius
Total Population	18,621	99,274
Private Households	6,890	39,725
Avg Household Income <small>(Reference: Statistics Canada 2006 Census)</small>	\$80,513	\$73,861

Traffic

- 21,000 vehicles per day on St. Anne's Road at Nova Vista Drive. (Reference: City of Winnipeg Public Works Department, 2009)





NOVA PLACE

LEASING INQUIRIES

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Shindico

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