



1393 Henderson Highway, Winnipeg, Manitoba

Rare Retail Owner/Occupier Opportunity

For Sale



Property Details

+/- 2,000 sq. ft.

BUILDING SIZE

+/- 12,183 sq. ft.

LAND AREA

\$975,000

ASKING PRICE

\$14,309.10

2026 PROPERTY TAXES

1970

YEAR BUILT

C2 - Commercial Community

ZONING

Features

- Positioned just south of Chief Peguis at the southeast corner of Henderson Highway and Sutton Avenue, offering quick access to Main Street and Lagimodiere Boulevard across North Winnipeg along with ease of connectivity south to Downtown Winnipeg
- Strong frontage and eye-catching visibility with freestanding pylon sign available
- Ideally suited for variety of retail users, service based or professional offerings
- Owner/Occupier opportunity with possibility for vacant possession
- Ample onsite parking with +/- 14 surface stalls



Highlights



Rarely Available

RETAIL IN EAST
KILDONAN



Prime Heavy Traffic

LOCATION ALONG A MAJOR
TRANSPORTATION CORRIDOR



Prominent

BUILDING AND PYLON
SIGNAGE OPPORTUNITIES



Owner/Occupier

OR REDEVELOPMENT
OPPORTUNITY

For Sale



1393 Henderson Highway, Winnipeg, Manitoba
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AREA LEGEND

- | | |
|------------------------------|----------------------|
| 1 John Pritchard School | 8 Leopold's Tavern |
| 2 Boston Pizza | Shapes Fitness |
| Popeyes Louisiana Kitchen | 9 Shoppers Drug Mart |
| Safeway | Starbucks |
| 3 McDonald's | 10 Tim Hortons |
| 4 Tim Hortons | Co-op Gas Bar |
| CIBC | 11 Sobeyes |
| 5 Dollarama | Rexall |
| 6 River East Collegiate | Pet Valu |
| 7 Chief Peguis Middle School | McDonald's |
| | RBC Royal Bank |



Demographics

182,360 POPULATION	70,841 TOTAL HOUSEHOLDS
36,800 TRAFFIC COUNTS*	\$110,282 AVG. HOUSEHOLD INCOME
38.5 MEDIAN AGE	\$117,849 AVG. H.H. ANNUAL SPENDING

Within 5 km | Envision Analytics © 2026
*VPO at Corydon Avenue & Hugo Street. Source: City of Winnipeg Public Works Department, 2023



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