

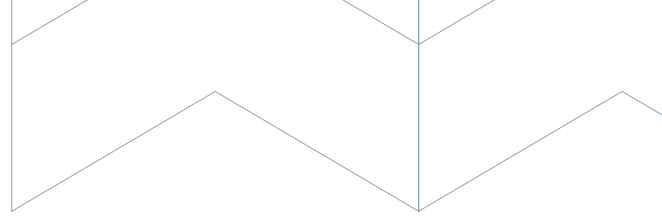


3411 Roblin Boulevard, Winnipeg, Manitoba

# Owner/Occupier Building in Charleswood

For Sale





## Property Details

**+/- 5,500 sq. ft.**

TOTAL BUILDING AREA

**+/- 6,104 sq. ft.**

TOTAL LAND AREA

**\$795,000**

SALE PRICE

**\$17,650.82**

2023 PROPERTY TAXES

**C2 - Commercial**

ZONING

## Features

- Freestanding one storey retail building ideal for owner/occupier
- Existing tenant with income in place on 1,000 sq. ft.
- Appealing building signage potential with exposure to high traffic street front
- Located midblock on the north side of Roblin
- Well positioned in Charleswood, in close proximity to a mix of uses
- Shadow anchored by Co-Op Gas Bar with potential for parking stall rentals



## Highlights



**Owner/Occupier**  
OPPORTUNITY



**Prominent**  
BUILDING SIGNAGE



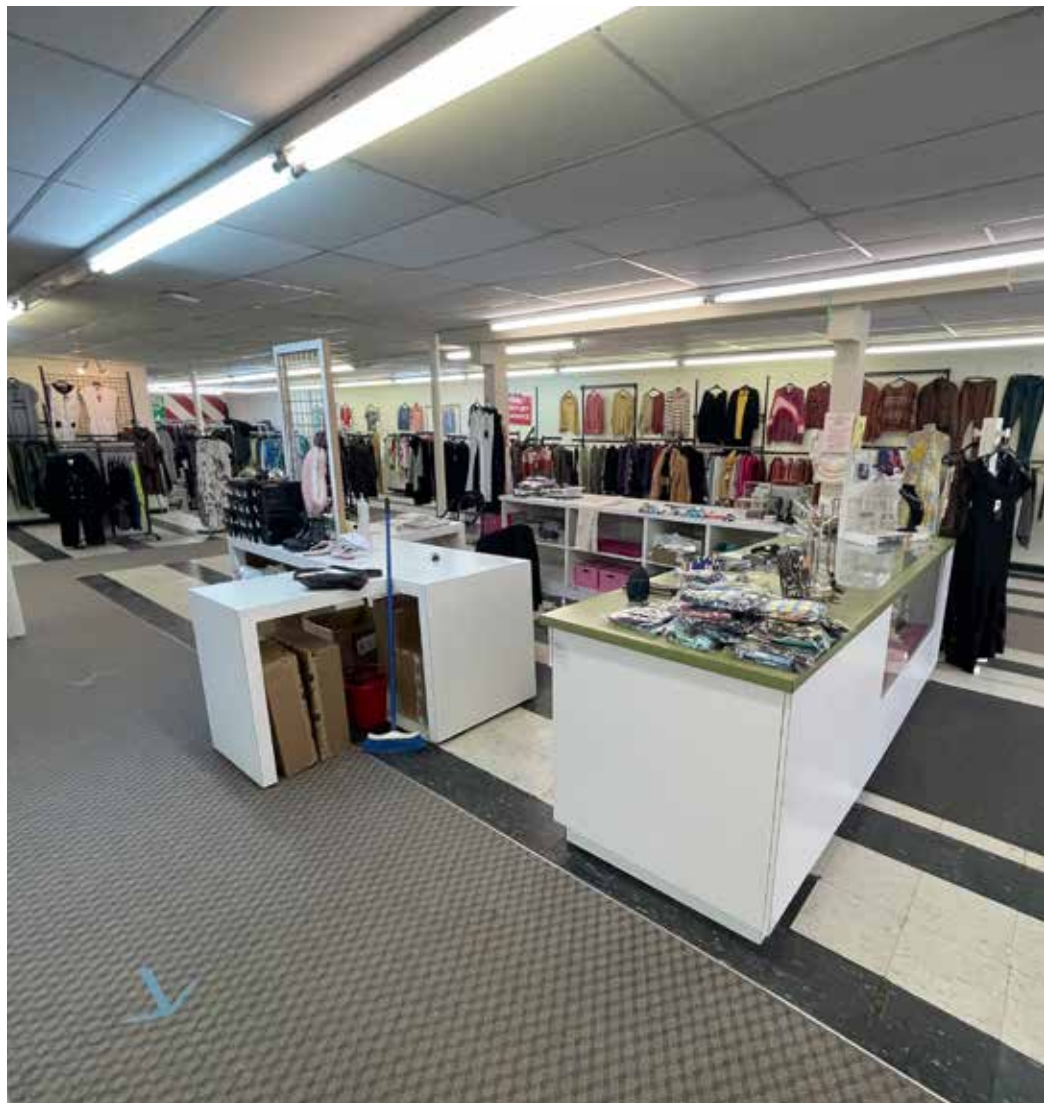
**Great Access**  
TO PUBLIC TRANSIT

**For Sale**



3411 Roblin Boulevard, Winnipeg, Manitoba  
[iciproperties.com](https://www.iciproperties.com)





**For Sale**



3411 Roblin Boulevard, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)






**LEGEND**

- |                                    |                               |
|------------------------------------|-------------------------------|
| 1. The Keg Steakhouse              | 6. Chicken Delight            |
| 2. Boston Pizza                    | Charleswood Dental Centre     |
| Liquor Mart                        | 7. Charleswood Medical Centre |
| Shoppers Drug Mart                 | 8. Pappas Greek Food          |
| 3. 7-Eleven                        | NAPA Autopro                  |
| 4. The Salvation Army Thrift Store | 9. Starbucks                  |
| The Prep Montessori Daycare        | Capital Grill & Bar           |
| Salon H                            | 10. Assiniboine Park          |
| 5. Red River Co-op Gas Bar         | 11. Assiniboine Park Zoo      |

# Connect with us today!

[iciproperties.com](https://www.iciproperties.com)

**Jared Kushner\***

VICE PRESIDENT

[jkushner@iciproperties.com](mailto:jkushner@iciproperties.com)

204-294-1087

**DISCLAIMER** Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

*\*Services provided by Jared Kushner Personal Real Estate Corporation*

**For Sale**



3411 Roblin Boulevard, Winnipeg, Manitoba  
[iciproperties.com](https://www.iciproperties.com)