



Brand new construction for an office or retail opportunity

- Building is complete and ready for Tenant fixturing
- Just a few blocks south of Bishop Grandin Blvd
- Minutes away from St. Vital Centre and Hwy 59
- Location is close to Orchard Hill Park, John Bruce Park and Siene River Greenway's Trail
- Brand new CRU's in densely populated area
- TIA available for qualified tenants
- Ample parking
- Ideal medical, pharmacy, retail use



Spaces starting at
763^{+/-} sf



61,751 people live
within a 5 min. drive



24,586 households are
within a 5 min. drive



\$106,511 is the average
household income



Net rent: \$32 psf
CAM / Tax: \$10 psf (est. 2023)

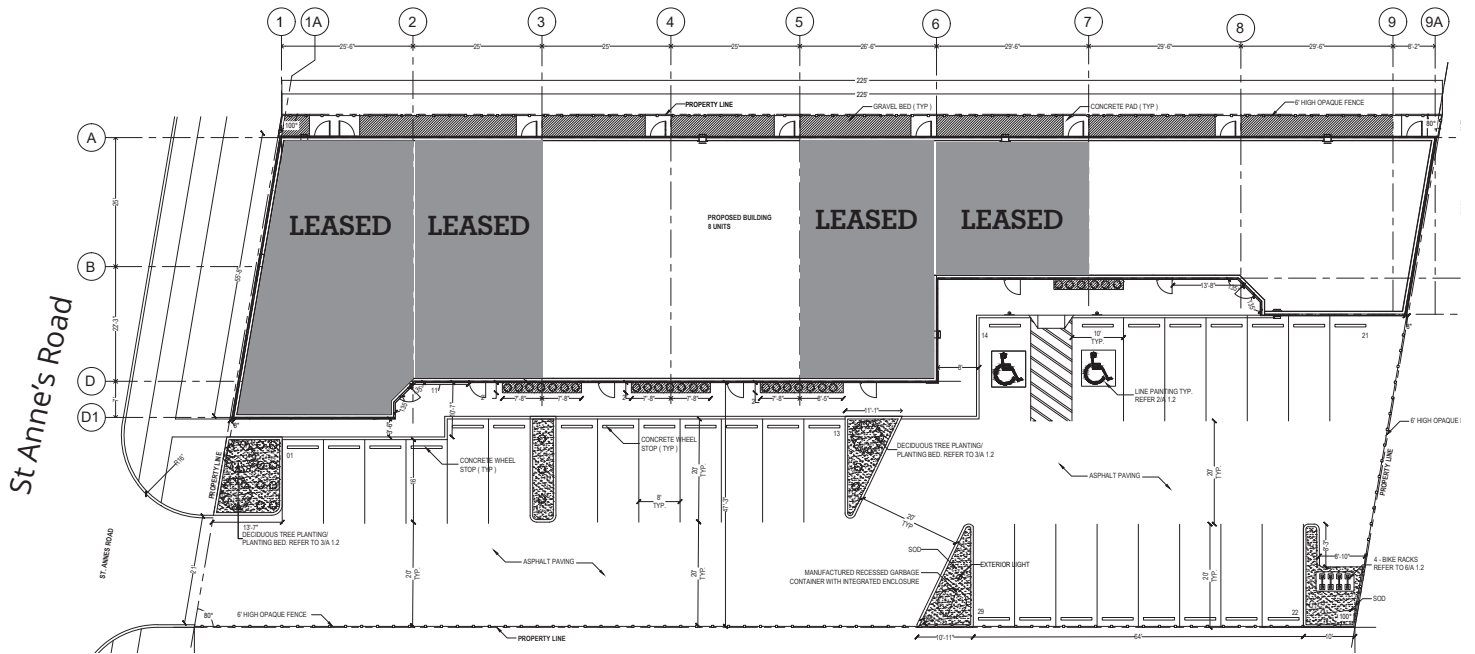
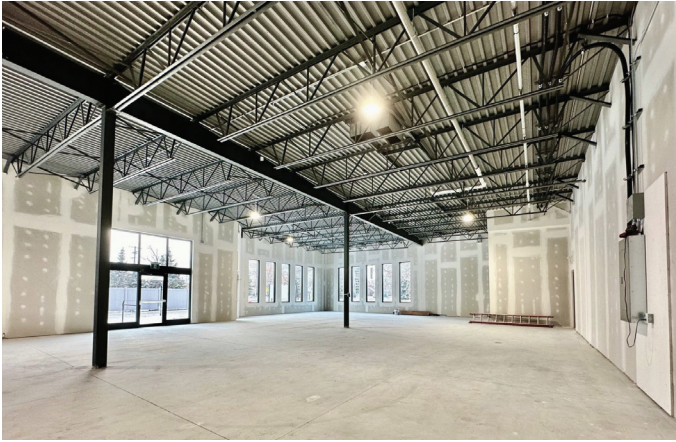
Get more information

Paul Douglas, Principal
D 204 560 1504
C 204 799 5512

Todd Labelle, Todd Labelle Personal Real Estate Corporation
Vice President, Associate Broker
D 204 560 1509
C 204 479 9710

Retail or Office Space Opportunity for Lease

567 St. Anne's Road
Winnipeg, MB R2M 3G5



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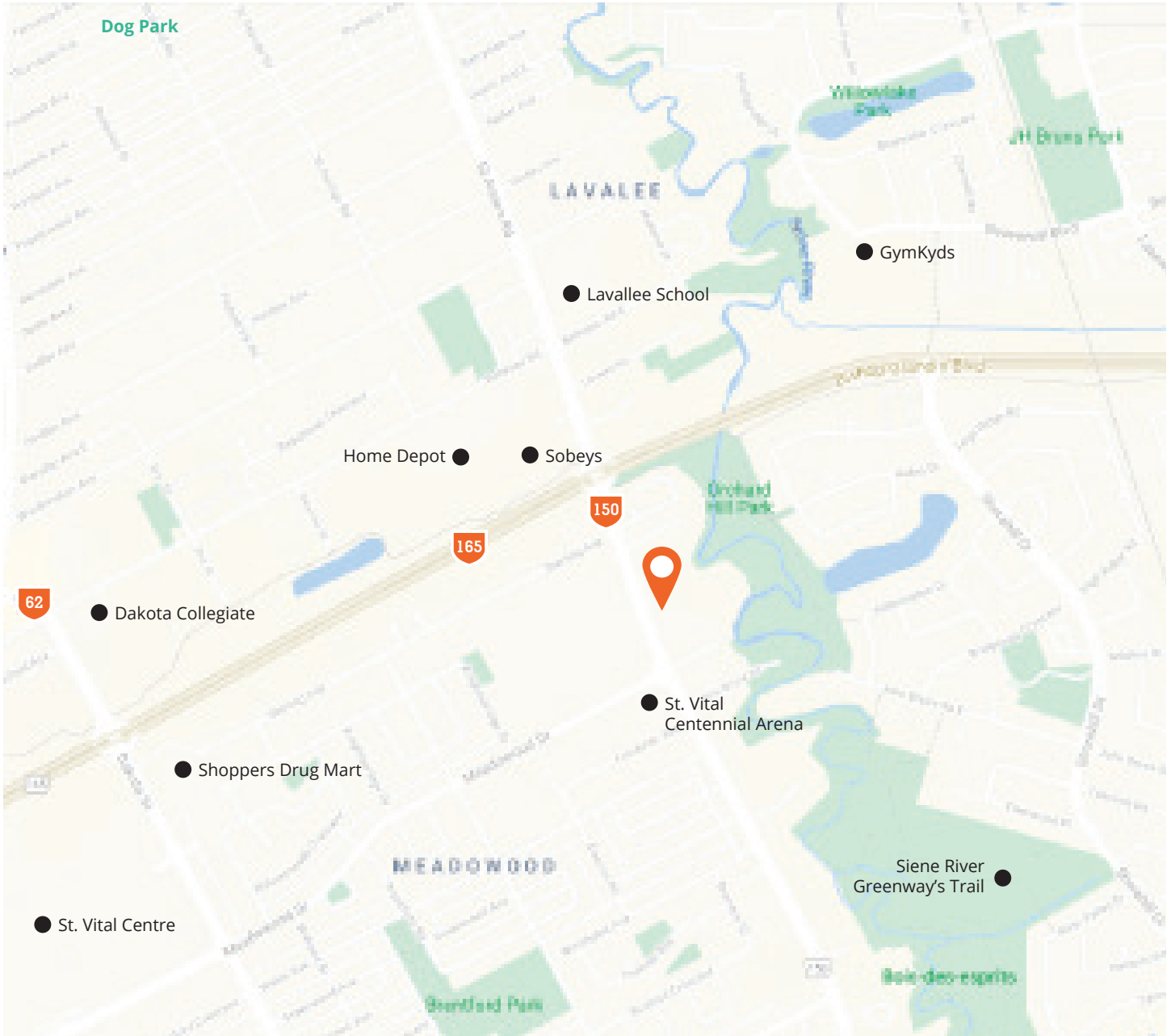
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**AVISON
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