



300-306 Notre Dame Avenue, Winnipeg, Manitoba

Prominent Retail Opportunity in  
Prime Location

For Lease



# Property Details

**+/- 753 sq. ft.**  
**+/- 2,209 sq. ft.**  
**+/- 2,962 sq. ft.**  
**+/- 3,715 sq. ft.**

AVAILABLE UNIT SIZES (*CURRENT CONFIGURATION*)\*

**\*LANDLORD CAN ACCOMMODATE VARIOUS CONFIGURATIONS TO MEET REQUIREMENTS**

**\$21.00/ sq. ft.**

NET RENT

**\$9.00/ sq. ft.**

CAM & TAX (EST. 2025)

**M - Multiple Use**

ZONING

## Features

- Prominent, high visibility main floor retail space at the corner of Notre Dame Avenue and Donald Street
- Four individual units currently available, ranging from approximately 907 sf to 1,372 sf, with flexible configuration options
- Each unit offers expansive windows and strong signage exposure
- Tenant improvement allowance offered for qualified tenants
- Ideal for businesses with regular client visits, such as medical, retail, or social service uses
- Convenient nearby parking options, including a large surface lot directly adjacent to the building
- Professionally managed



## Highlights



### Prime Location

IN THE HEART OF  
DOWNTOWN WINNIPEG



### Flexible Leasing

OPTIONS AVAILABLE



### Convenient Parking

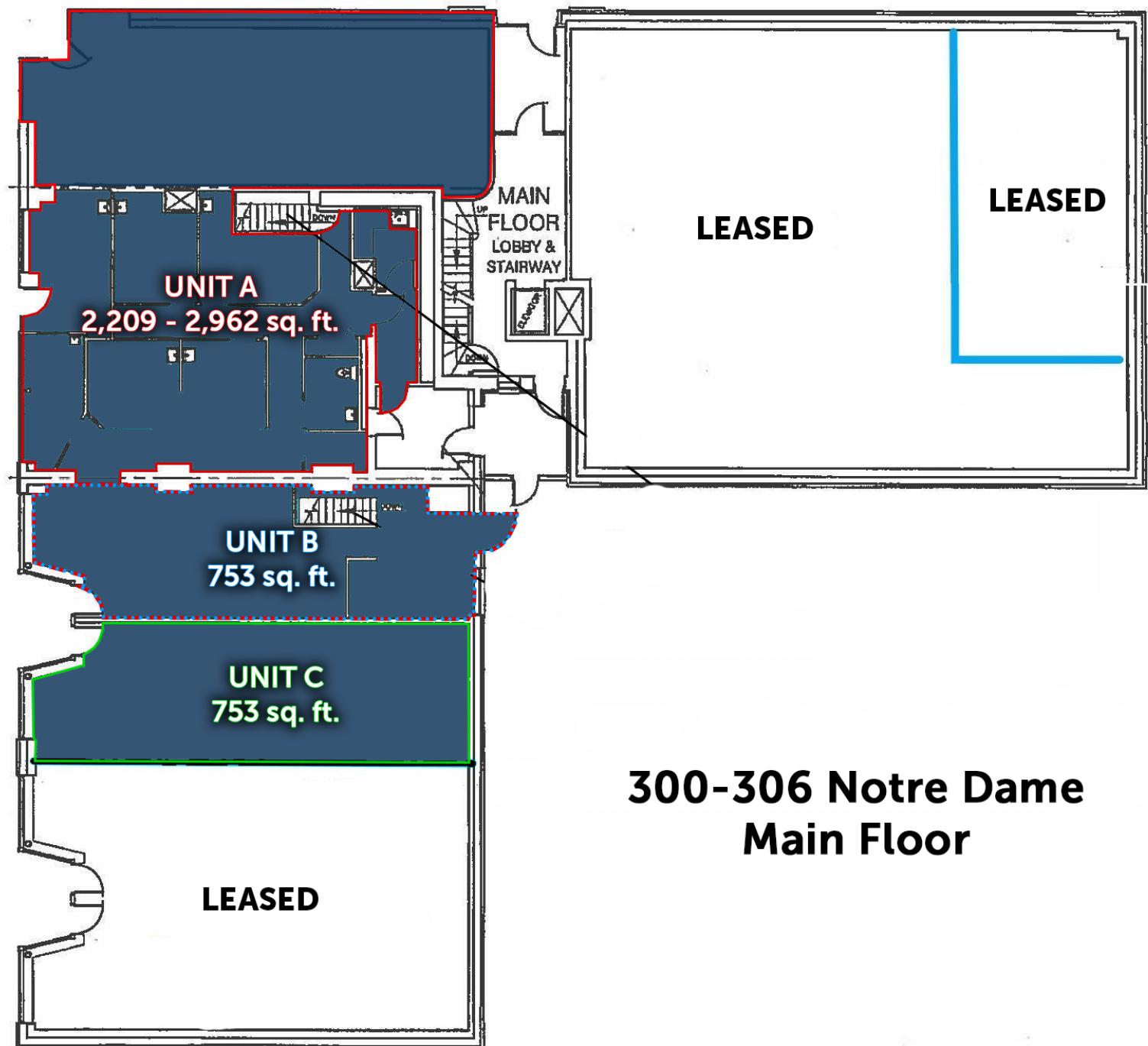
IN NEARBY SURFACE LOT



### Prominent Signage

OPTIONS AVAILABLE

## Site Plan



### 300-306 Notre Dame Main Floor



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