



4915 Portage Avenue, Headingley, Manitoba

Newly Constructed Flex Building in Headingley

For Lease



Property Details

+/- 2,016 - 10,080 sq. ft.

AVAILABLE UNIT SIZES

\$17.95/sq. ft.

NET RENT

\$4.00/sq. ft.

ADDITIONAL RENT (EST. 2026)

12' x 12' grade door

LOADING

+/- 100 surface stalls

PARKING

CH - Commercial Highway

ZONING

Immediately

AVAILABLE

Demographics*

15,047

POPULATION

5,583

TOTAL HOUSEHOLDS

41.4

MEDIAN AGE

18,380

TRAFFIC COUNTS**

\$148,029

AVG. HOUSEHOLD INCOME

\$159,341

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

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Features

- Exceptional opportunity for businesses seeking versatile and functional space in the vibrant community of Headingley
- Multiple unit sizes and configurations available
- Customizable unit layout adaptable to tenant exact specifications
- Flex space offers a dynamic environment perfectly suited for a wide range of uses, from light industrial operations to showroom and office setups.
- Units include a large supply of windows with eye-catching natural light
- Tenants benefit from no City of Winnipeg business taxes and lower property taxes
- Strategically located in the RM of Headingley in close proximity to a diverse mix of commercial and single family developments
- Situated on the bustling Portage Avenue, the property enjoys high visibility and accessibility via signalized intersection on the Trans Canada Highway #1
- Headingley's strategic location offers proximity to major transportation routes, facilitating seamless connectivity with Winnipeg and surrounding communities

Highlights



Dominant

BUILDING SIGNAGE
OPPORTUNITY



Prominent

LOCATION ON BUSY
HIGHWAY



New Shell

UNITS READY FOR
DEVELOPMENT



Ample

ON-SITE PARKING



Upper windows on the East elevation are designed for a potential second floor



21' clear ceiling height along the East elevation and 20' clear ceiling height along the West elevation



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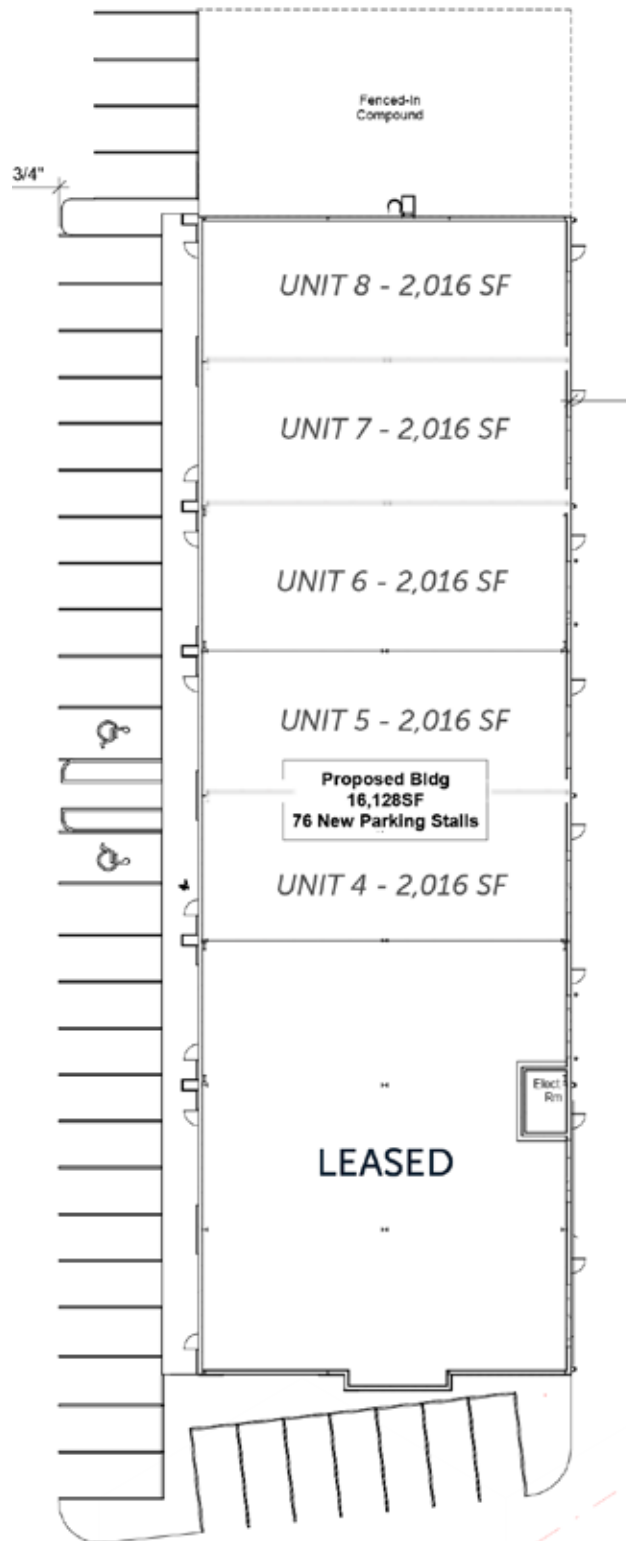


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Site Plan



Floor Plan







LEGEND

- | | |
|--|--|
| 1. Co-op Gas Bar
Subway | 6. Assiniboine Downs
Red River Exhibition Park
Hockey for All Centre
Birchwood Automotive Group
Tim Horton's |
| 2. Access Credit Union
Birchwood Collision Centre
Headingley Sports
Thunder Rapids Amusement Park | 7. Walmart Supercentre
Canadian Tire
Sobeys
Staples |
| 3. Blumberg Golf Course
Blumberg Sport Complex | 8. Breezy Bend Golf Course
Shelmerdine Garden Centre
Deer Pointe & BB Estate |
| 4. Blumberg Trail Development
Motel 6 Headingley
Flying J Travel Centre
Best Western Hotel | |
| 5. Festival Early Learning & Child Care Centre
Dairy Farmers of Manitoba | |

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