

HIGH-PROFILE RETAIL OPPORTUNITIES ALONG PORTAGE AVENUE FOR LEASE



# 1853-1857 Portage Avenue

Winnipeg, MB



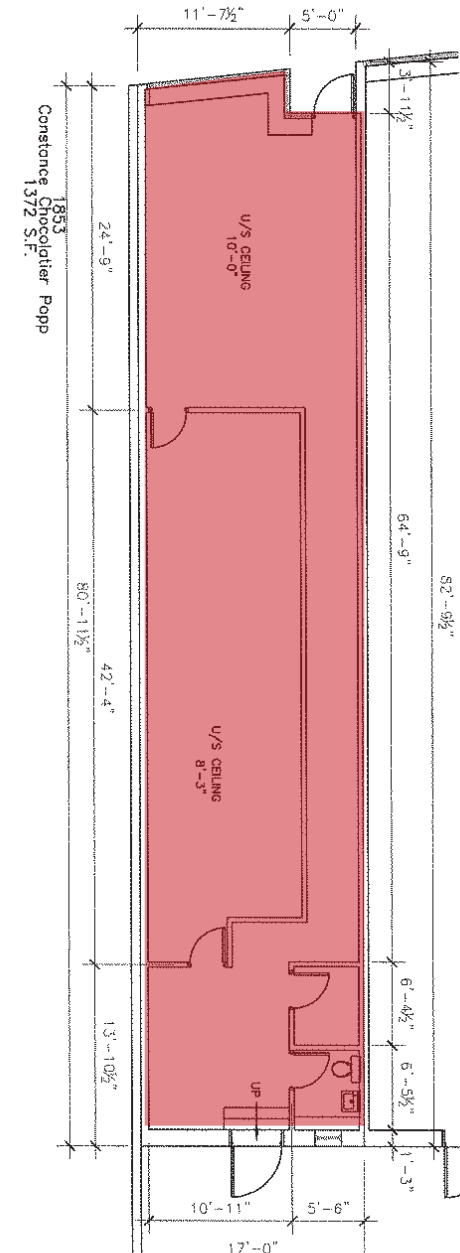
**PRESLEY BORDIAN**, Vice President Sales & Leasing  
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# PROPERTY DETAILS

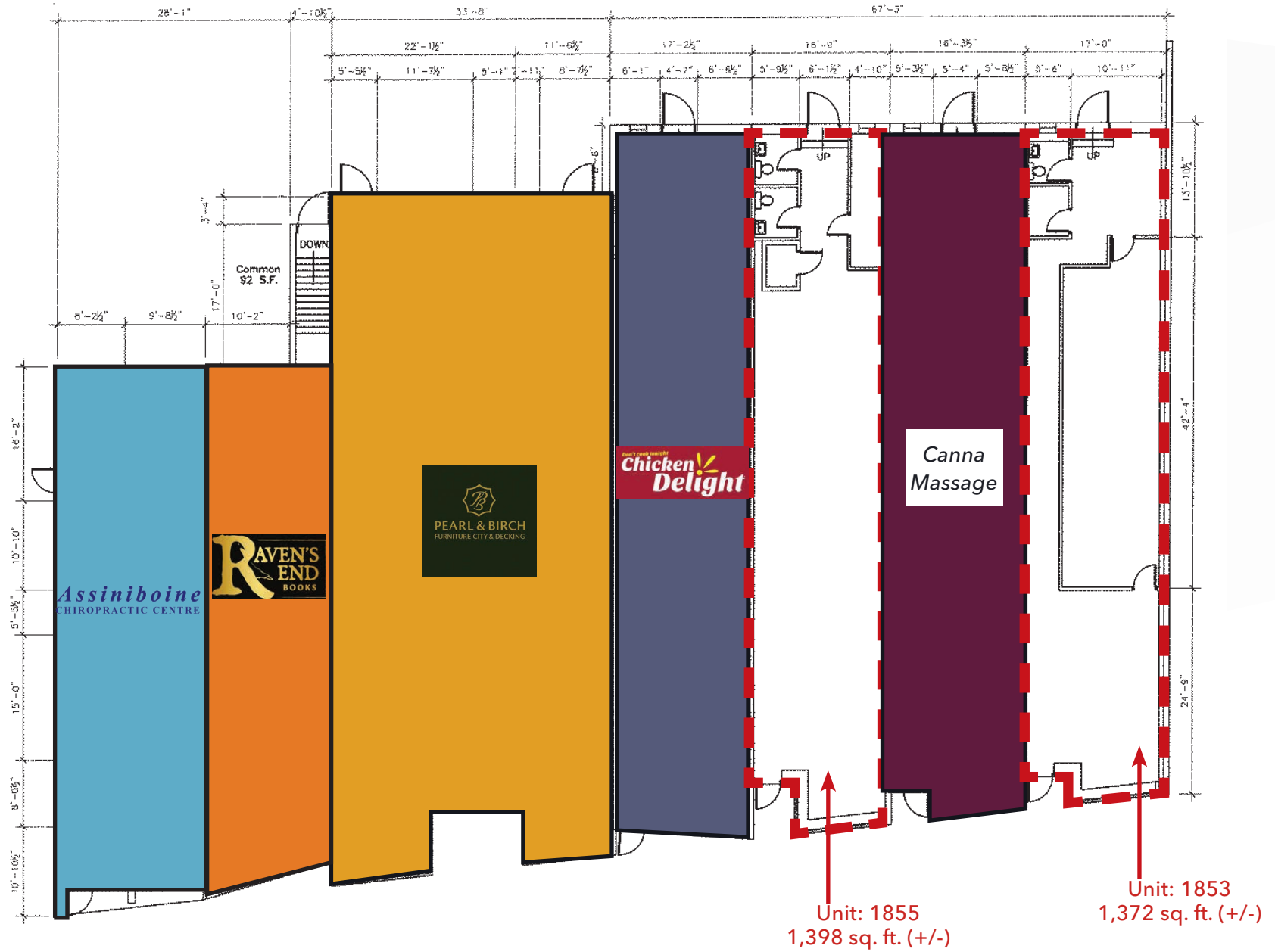
<b>AREA AVAILABLE (+/-)</b>	Unit 1853: 1,372 sq. ft. Unit 1855: 1,398 sq. ft.
<b>NET RENTAL RATE</b>	Starting \$20.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$8.93 per sq. ft. plus 5% mgmt. Fee (2024)
<b>ZONING</b>	C2 - COM - COMMUNITY
<b>PARKING</b>	Exclusive parking lot in rear
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>Recent interior and exterior improvements in place</li> <li>High traffic, high exposure location</li> <li>On-site parking and ample surrounding street parking available</li> </ul>



## UNIT 1853 FLOOR PLAN



# SITE PLAN



# INTERIOR PHOTOS

## UNIT 1853



# SITE AERIAL



# GENERAL AREA OVERVIEW

## WEST PORTAGE

The Property is well-located within a Neighborhood called King Edward. The neighborhood of King Edward is bounded on the south by the Portage Avenue, on the west by Sackville Street, on the north by St. Matthews Avenue and on the east by Century Street. King Edward is a mature residential neighborhood that benefits from its proximity to the St. James retail node and established parks and school amenities. This culturally diverse and growing area is populated primarily families, students, and recent immigrants. The Property benefits from direct access to major vehicular St. James arteries, retail, and shopping amenities near Winnipeg's largest enclosed shopping mall, Polo Park Shopping Centre, and is well serviced by Winnipeg Transit. The site offers second-to-none exposure to some of the City's highest vehicular traffic counts with unencumbered at the rear of the asset and along Portage Avenue outside of 3:30pm to 5:30pm on weekdays.

## TRADE AREA DEMOGRAPHICS





COMMERCIAL REAL ESTATE  
SERVICES INC.

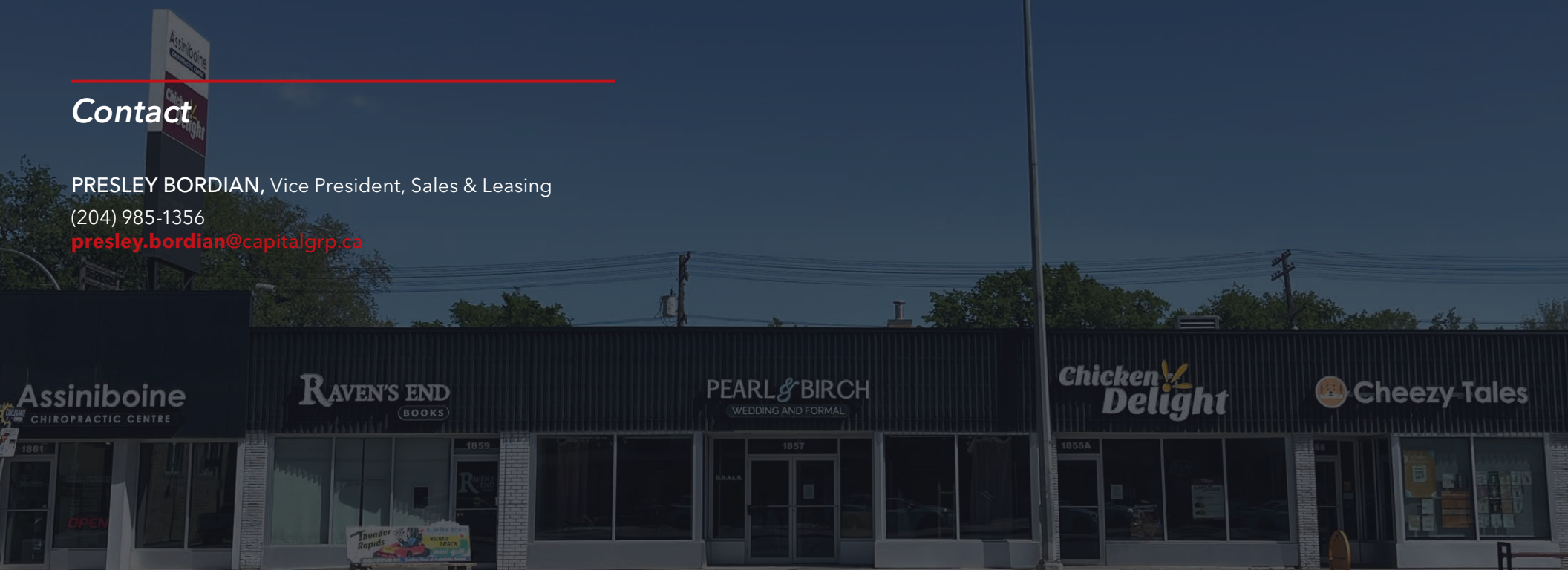
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## Contact

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**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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