~ Main Floor Retail/Office Space in St. Boniface ~

FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Le Quartier

174 PROVENCHER BOULEVARD, WINNIPEG, MB

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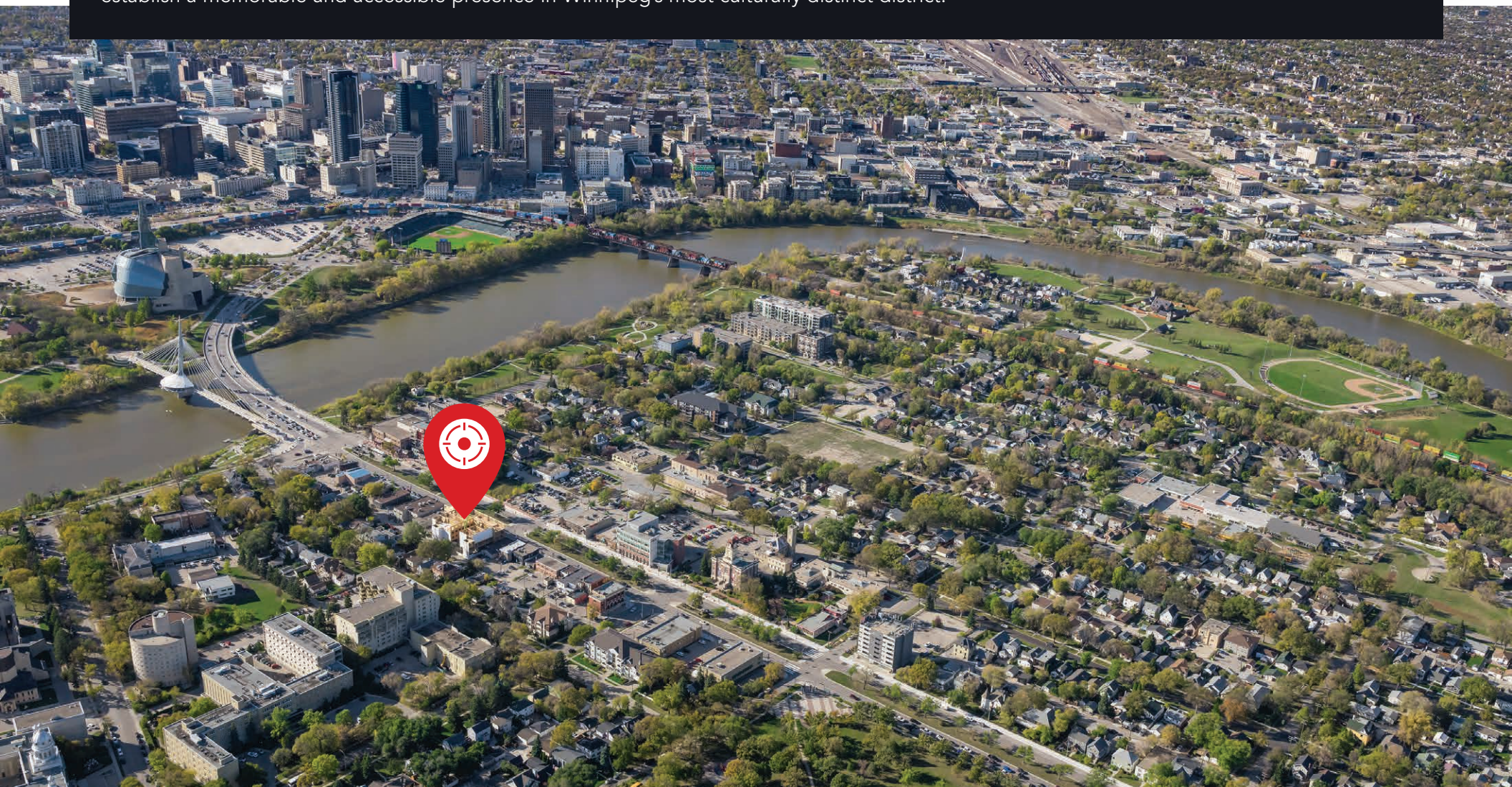
Location Overview

Located at the heart of St. Boniface—Winnipeg's vibrant French quarter—Provencher Boulevard is a culturally rich and commercially dynamic corridor that blends historic charm with modern opportunity. This high-visibility location benefits from a steady flow of local and tourist foot traffic, supported by a strong mix of residential density, institutions, and established businesses.

Provencher is a key connector between downtown Winnipeg and the thriving neighborhoods east of the Red River, offering easy access via Provencher Bridge and major public transit routes. The area is anchored by landmark institutions like Université de Saint-Boniface, St. Boniface Hospital, and the iconic Esplanade Riel pedestrian bridge, which connects directly to The Forks—a major city destination.

The boulevard is also known for its walkability, local boutiques, cafés, and restaurants, making it a desirable destination for both consumers and professionals. The unique bilingual character and historic architecture of the area create an inviting environment for businesses looking to establish a memorable and accessible presence in Winnipeg's most culturally distinct district.



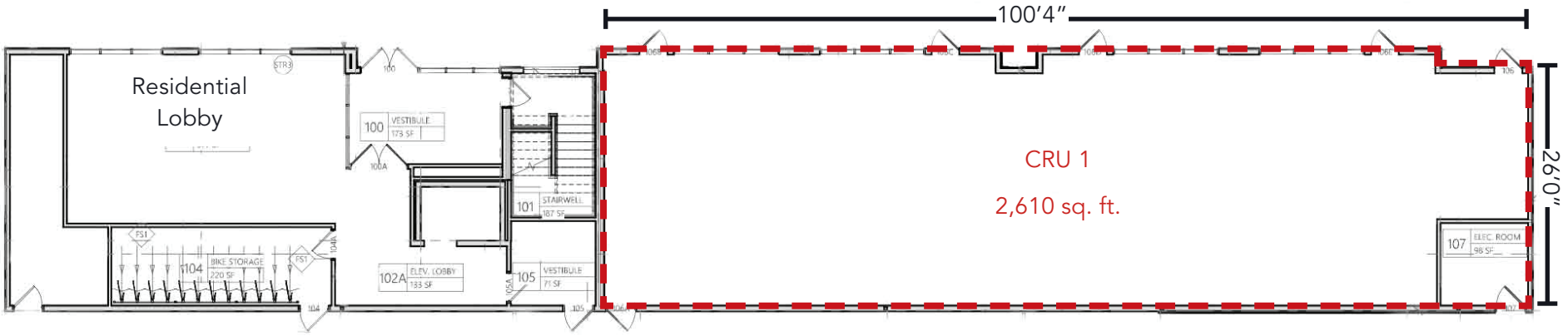
Property Details

AREA AVAILABLE (+/-)	2,610 sq. ft.
SEMI-GROSS RENT	$30.00 per sq. ft. per annum Tenant pays its utilities
PARKING	40 on-site parking stalls (assigned and visitor)
YEAR BUILT	2024/2025
ZONING	RMU
PROPERTY MANAGEMENT	Sunrex Realty
AVAILABILITY	Immediately

HIGHLIGHTS

- Mixed-use building offering 45 residential units over three floors
- On-site reserved and visitor parking
- Front glazing offering an abundance of natural light
- Great exposure along Provencher Boulevard
- Close proximity to St. Boniface Hospital, Manitoba Law Courts, The Forks, and more

FLOOR PLAN



Demographics

POPULATION

	1 km	3 km	5 km
TOTAL POPULATION	7,128	100,386	248,924
PROJECTED POPULATION (2029)	7,514	110,017	259,038

MEDIAN AGE

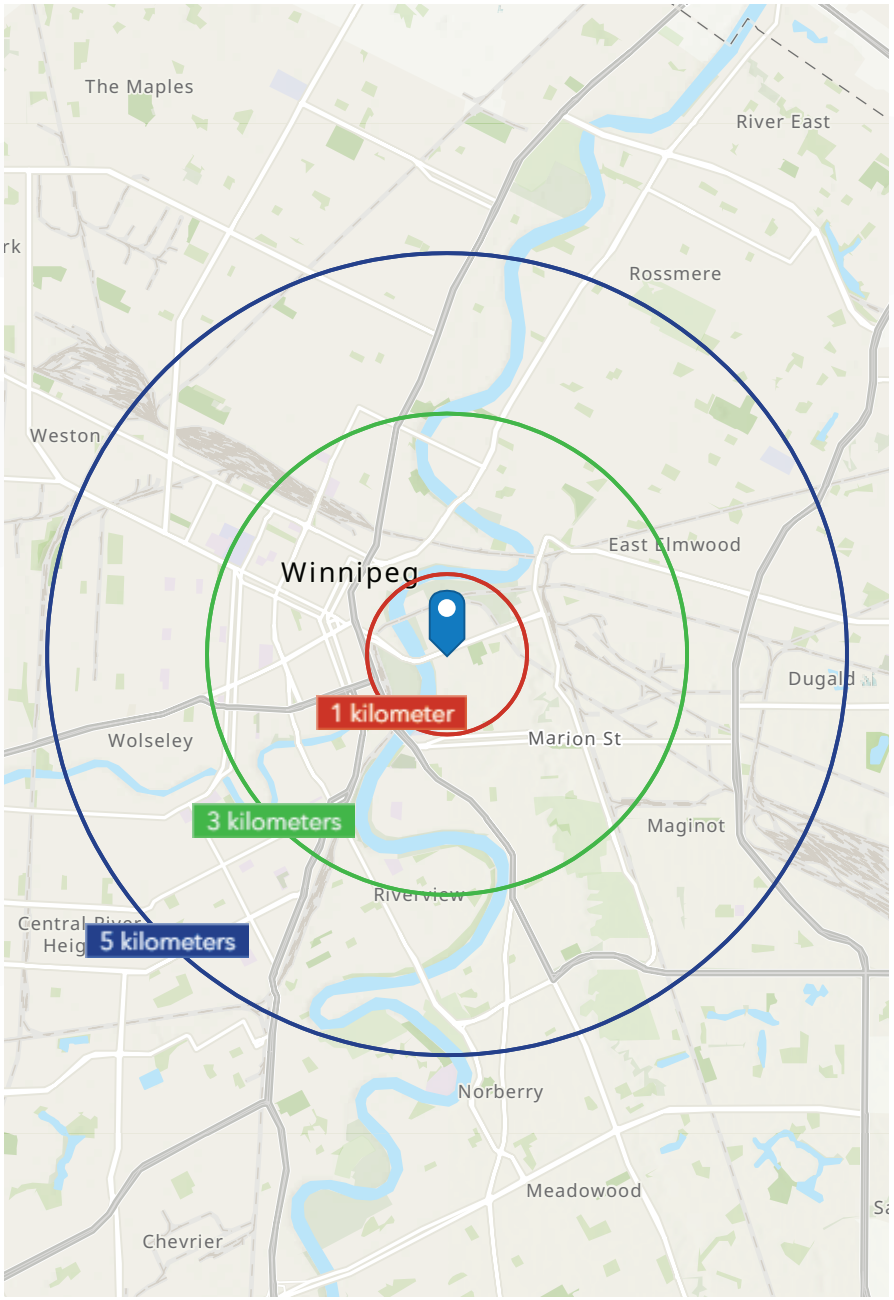
	1 km	3 km	5 km
MEDIAN AGE	41.8	36.0	37.0

HOUSEHOLD INCOME

	1 km	3 km	5 km
AVG. HOUSEHOLD INCOME	$95,424	$73,100	$86,007
PROJ. HOUSEHOLD INCOME (2029)	$114,507	$85,521	$99,869

HOUSEHOLDS

	1 km	3 km	5 km
TOTAL HOUSEHOLDS	3,177	49,901	111,279



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