HIGH-PROFILE, GROCERY-ANCHORED RETAIL SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

500-1615 REGENT AVENUE W

WINNIPEG, MB

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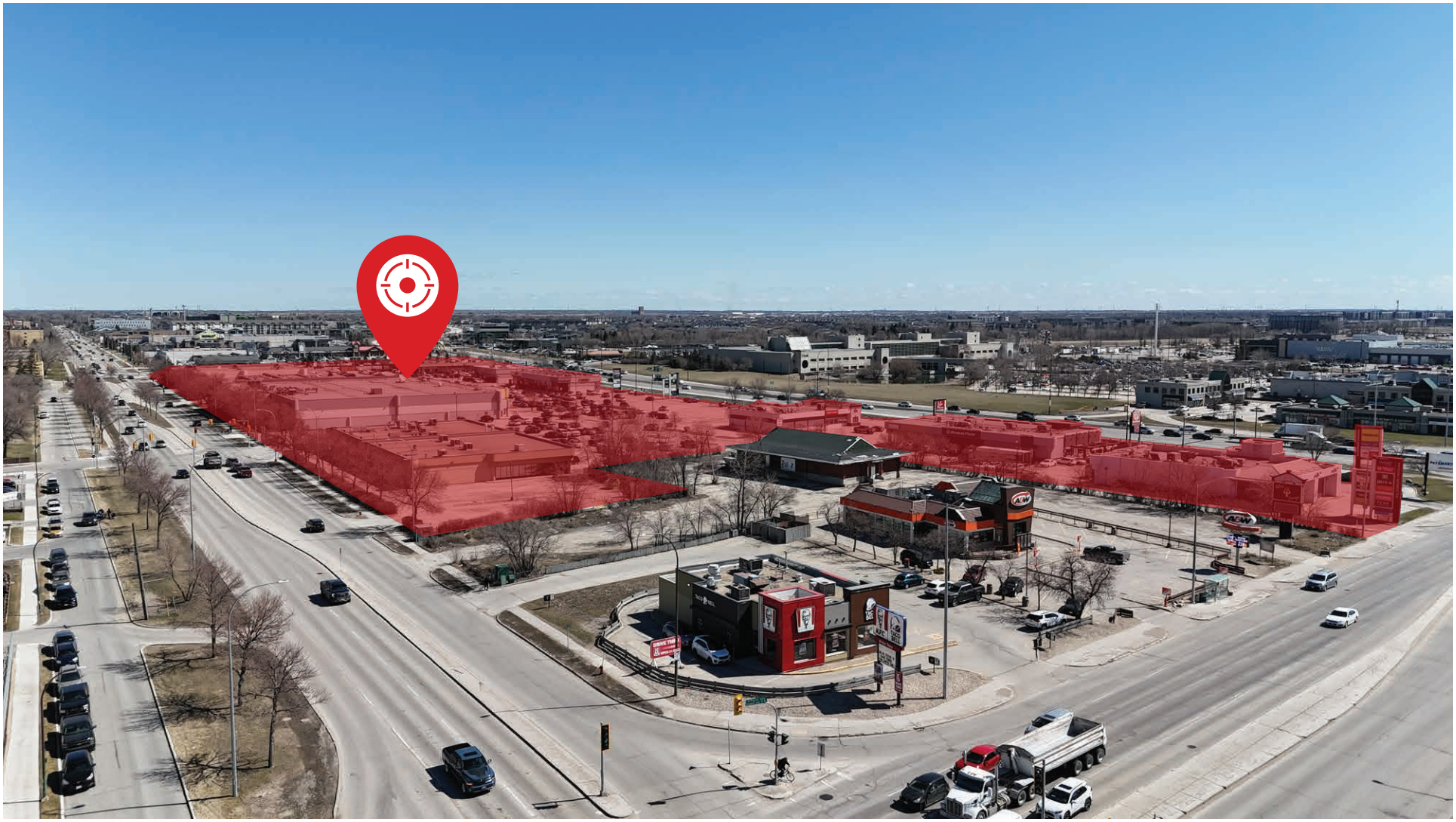
PROPERTY DETAILS

AREA AVAILABLE (+/-)	13,061 sq. ft. *(Demising options available)*
NET RENTAL RATE	Contact agent
ADDITIONAL RENT	$6.50 per sq. ft.
ZONING	C2
PARKING	Ample on-site parking
TRAFFIC COUNT	37,700 avg. vehicles per day *(2024 City of Winnipeg Traffic Flow Map)*
AVAILABILITY	Immediately

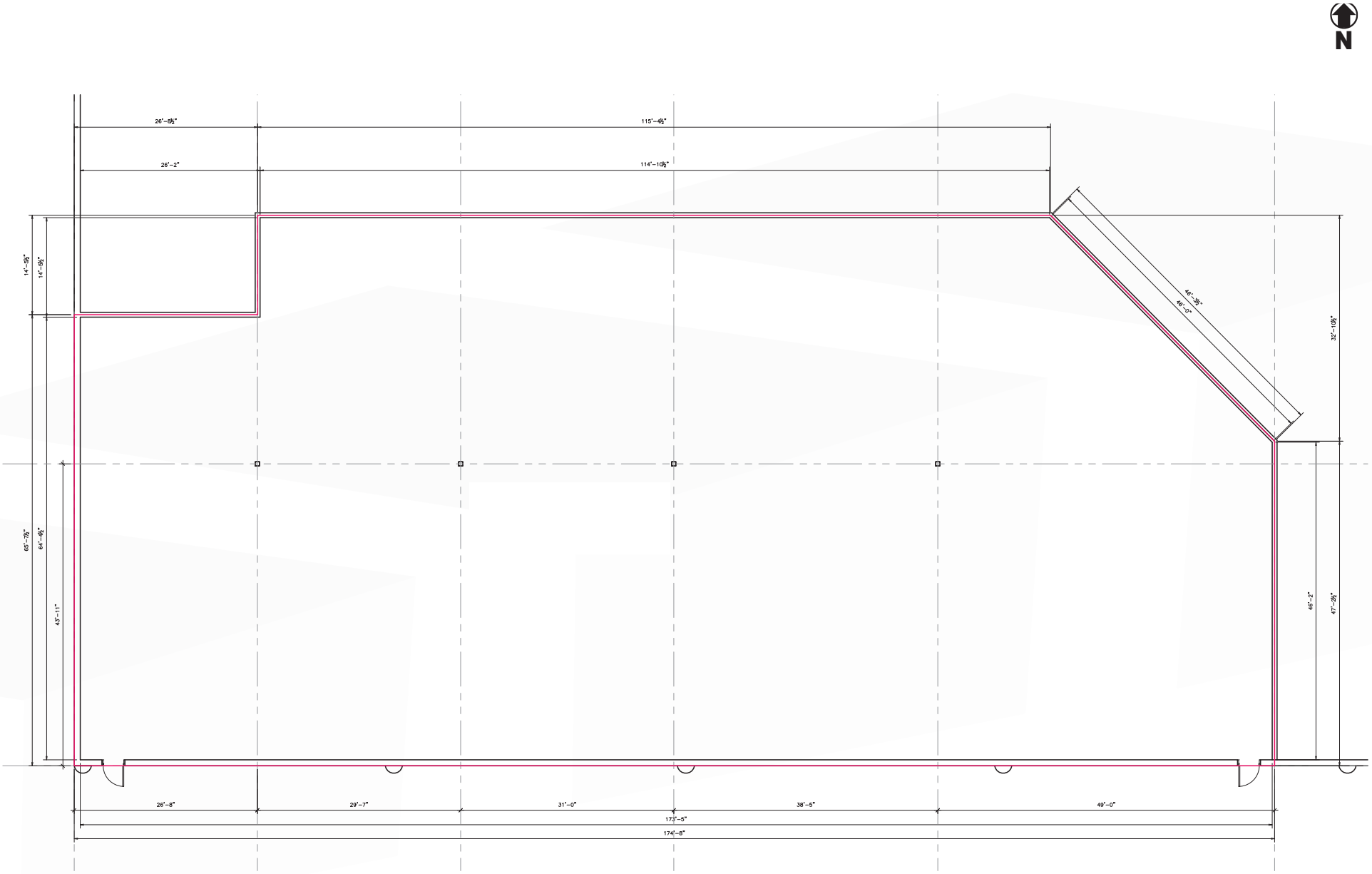
PROPERTY HIGHLIGHTS

- Located in one of Winnipeg's largest retail nodes, Kildonan Crossing is surrounded by prominent tenants including Freshco, Dollar Tree, Pet Smart, Vital Health, Firehouse Subs, and many more
- Ideal tenant mix of national and local retailers, government agencies, healthcare, and financial services
- Excellent visibility located at a light-controlled intersection

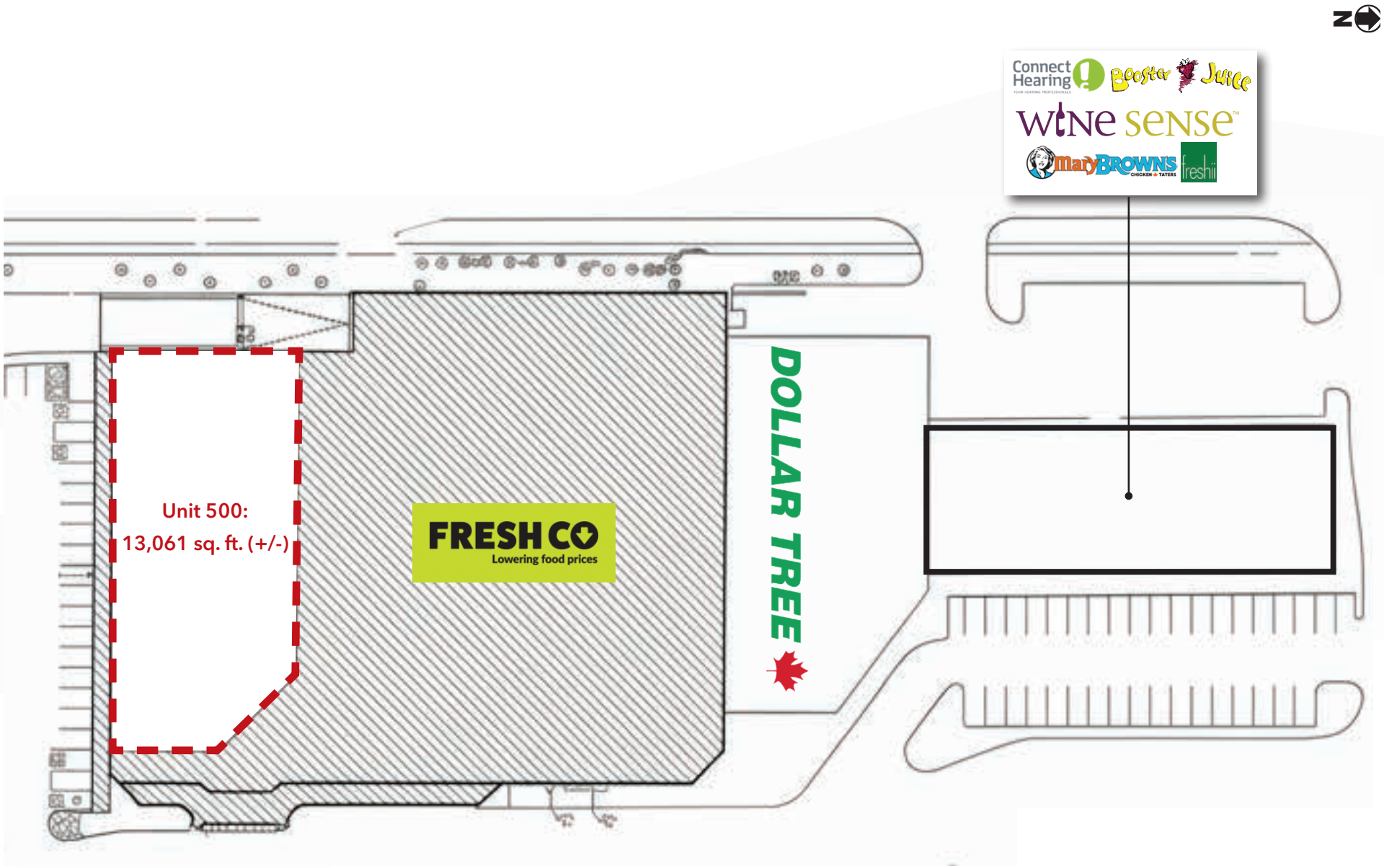
SITE AERIAL



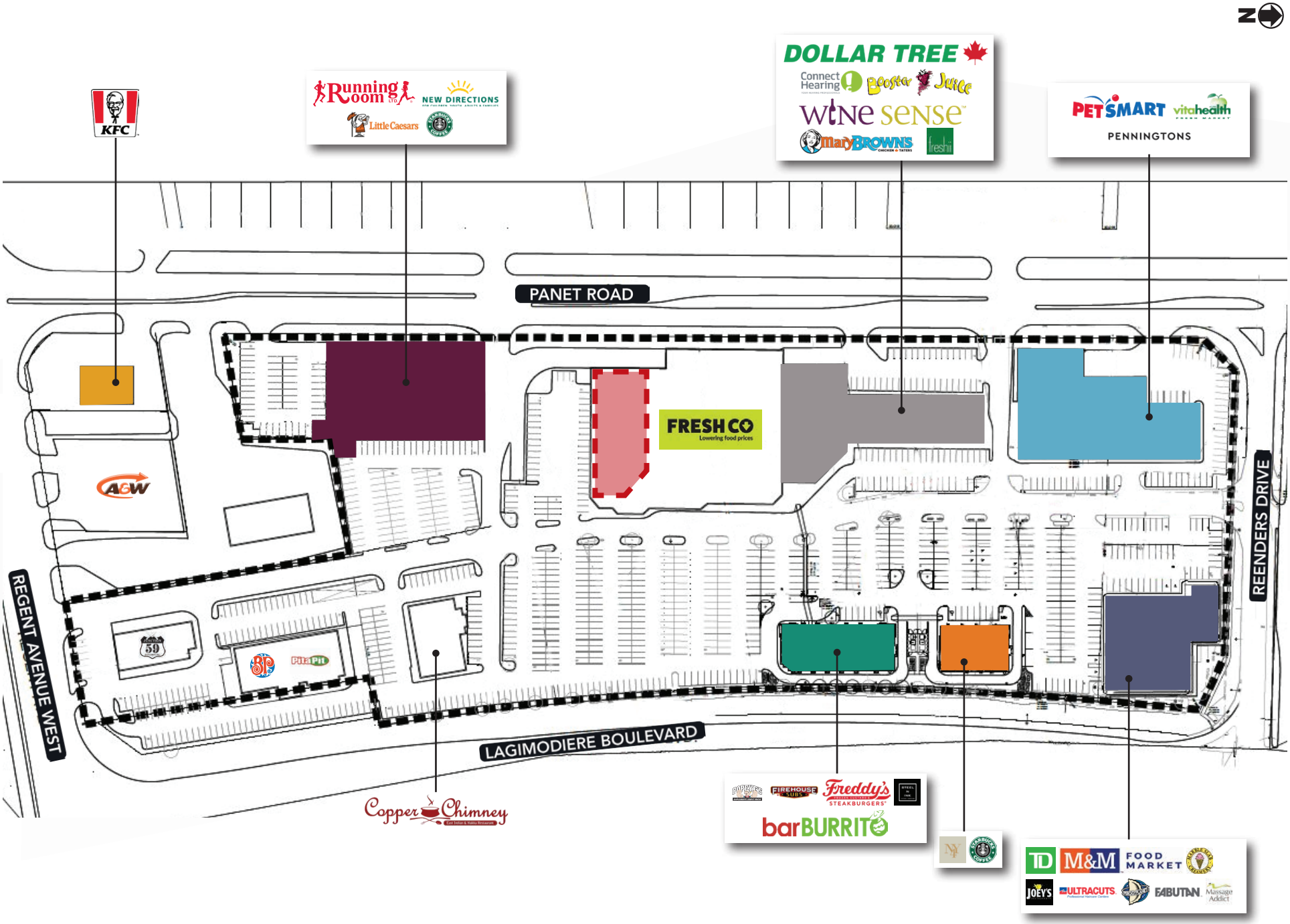
FLOOR PLAN


N
26'-8½"
115'-4½"
26'-2"
114'-10½"
14'-5½"
14'-5½"
65'-7½"
64'-4½"
43'-11"
46'-3½"
46'-0"
32'-10½"
46'-2"
47'-2½"
26'-8"
29'-7"
31'-0"
38'-5"
49'-0"
173'-5"
174'-8"

BUILDING PLAN



KILDONAN CROSSING SHOPPING CENTRE



KILDONAN CROSSING SHOPPING CENTRE

REGENT & LAGIMODIERE RETAIL NODE

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