

212 Regent Avenue West, Winnipeg, Manitoba



FOR LEASE

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PROPERTY SUMMARY

Space Available (November 1, 2021)	3,669 +/- SF
Net Rent	\$24.00/SF
Additional Rent (est. 2021)	\$6.12/SF* *plus management fee
Zoning	C2 - Commercial
Parking	10 designated stalls included

FEATURES

- **Fully developed office space.**
- On-site staff parking and street parking available on both sides of Regent Avenue.
- Prominent building signage opportunities.
- **Ideal for professional or medical offices.**

LOCATION

- Located on the south side of Regent Avenue West between Winona Street & Bond Street.
- Situated in the heart of Transcona, one of Winnipeg's fastest growing communities.
- Directly north of a major employment base including Palliser, New Flyer and CN rail yards/campus.
- Strong rural draw from the east including the communities of Oak Bank, Dugald and Ile des Chenes.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	38,683	62,702
Households	36,152	21,731
Median Age	37.3	36.8
Avg. Household Income	\$98,677	\$100,581

Environics Analytics ©2020

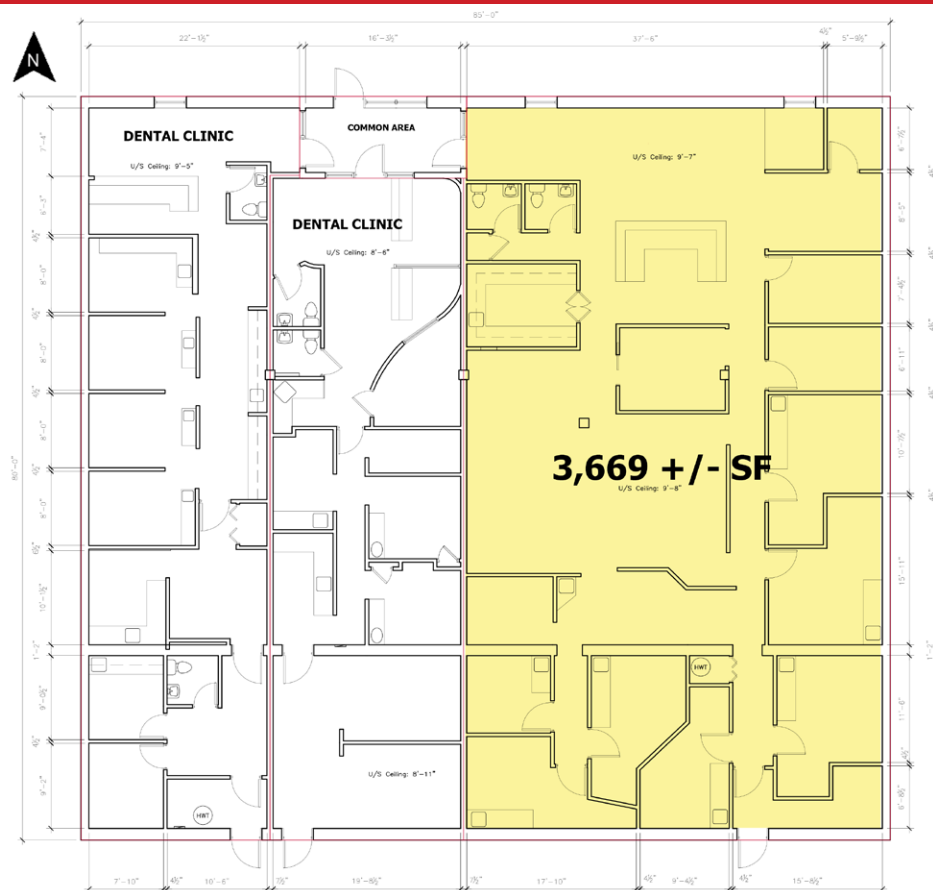


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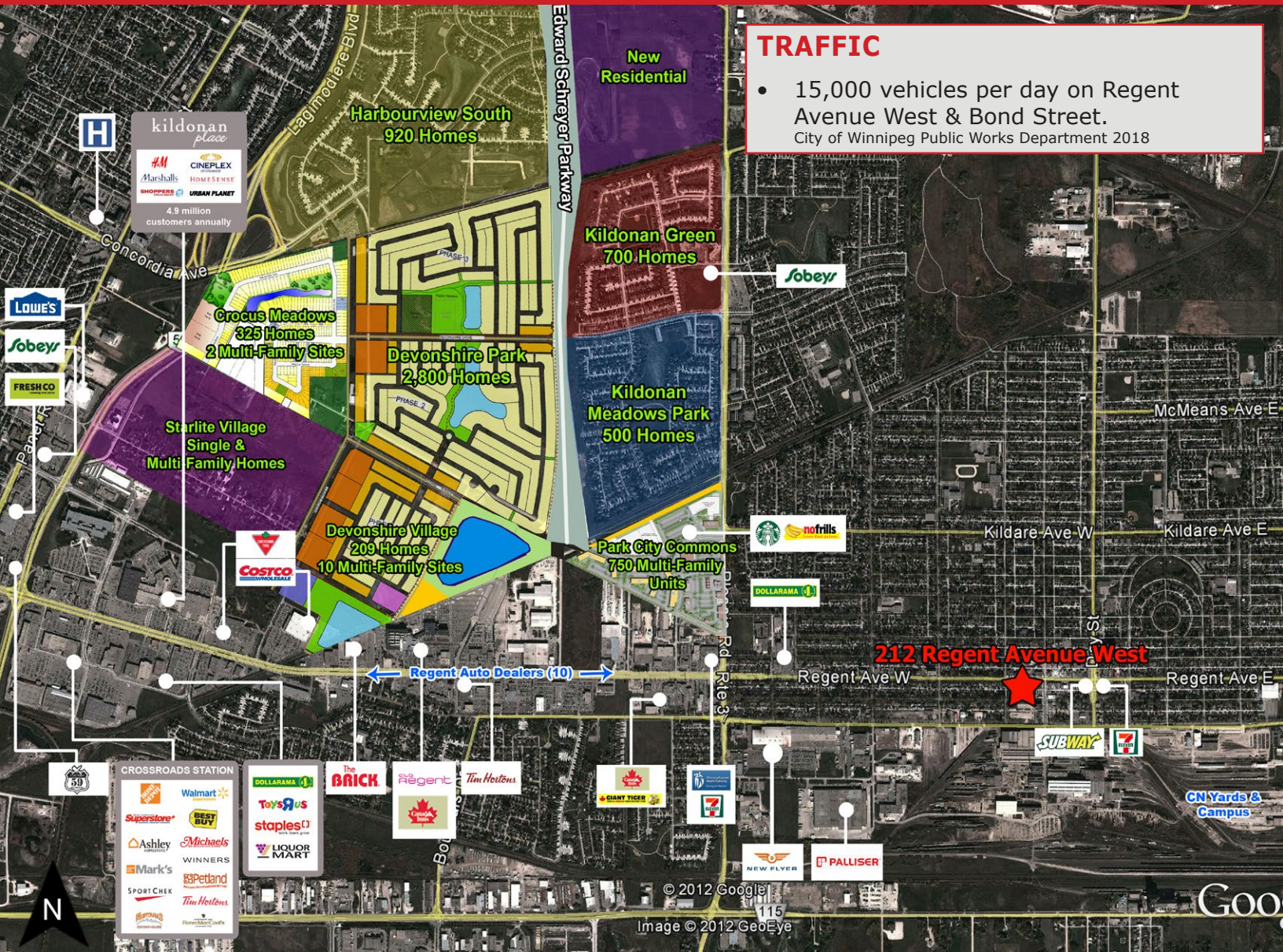
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FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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