

SHOPPES OF ST. VITAL

WINNIPEG, MB

FOR LEASE: RETAIL



STARTING FROM:
\$35.00 PER SF

Located adjacent to St. Vital Centre

PROPERTY HIGHLIGHTS

- Shoppes of St. Vital is a newly constructed retail centre located in one of the strongest retail corridors in Winnipeg.
- The property is adjacent to St. Vital Centre, the second largest regional mall in Winnipeg.
- Shoppes of St. Vital has 121 parking stalls for a ratio of 5.0 stalls per 1,000 square feet of leasable area.

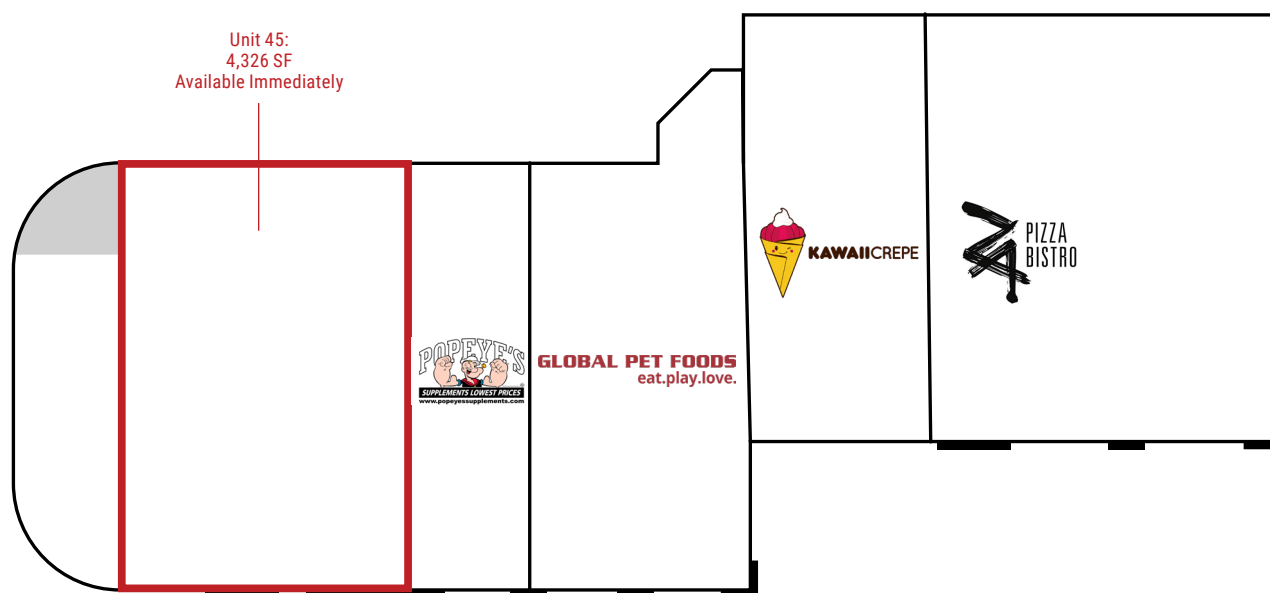
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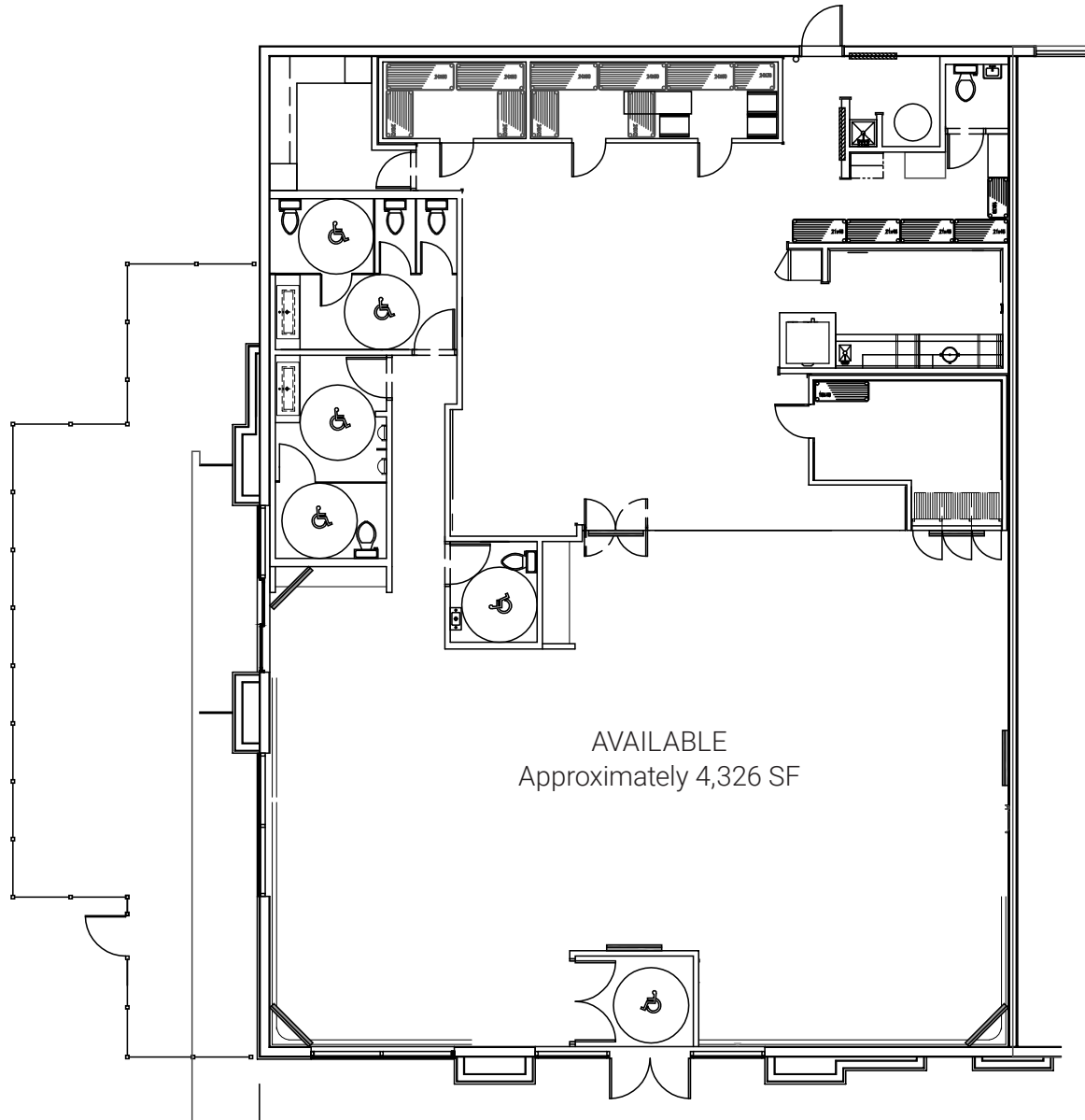
PROPERTY DETAILS

Size	Unit 45: 4,326 SF
Additional Rent (2023 Estimate)	Operating Costs: \$8.22/SF Property Taxes: \$10.35/SF Management Fee: 5% Gross Rent
Asking Net Rent	\$35.00/SF
Parking Ratio	5 Stalls per 1,000 SF
Parking	121 stalls
Zoning	C3: Commercial Corridor
Available	Immediately

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UNIT 45-1212 ST. MARY'S RD



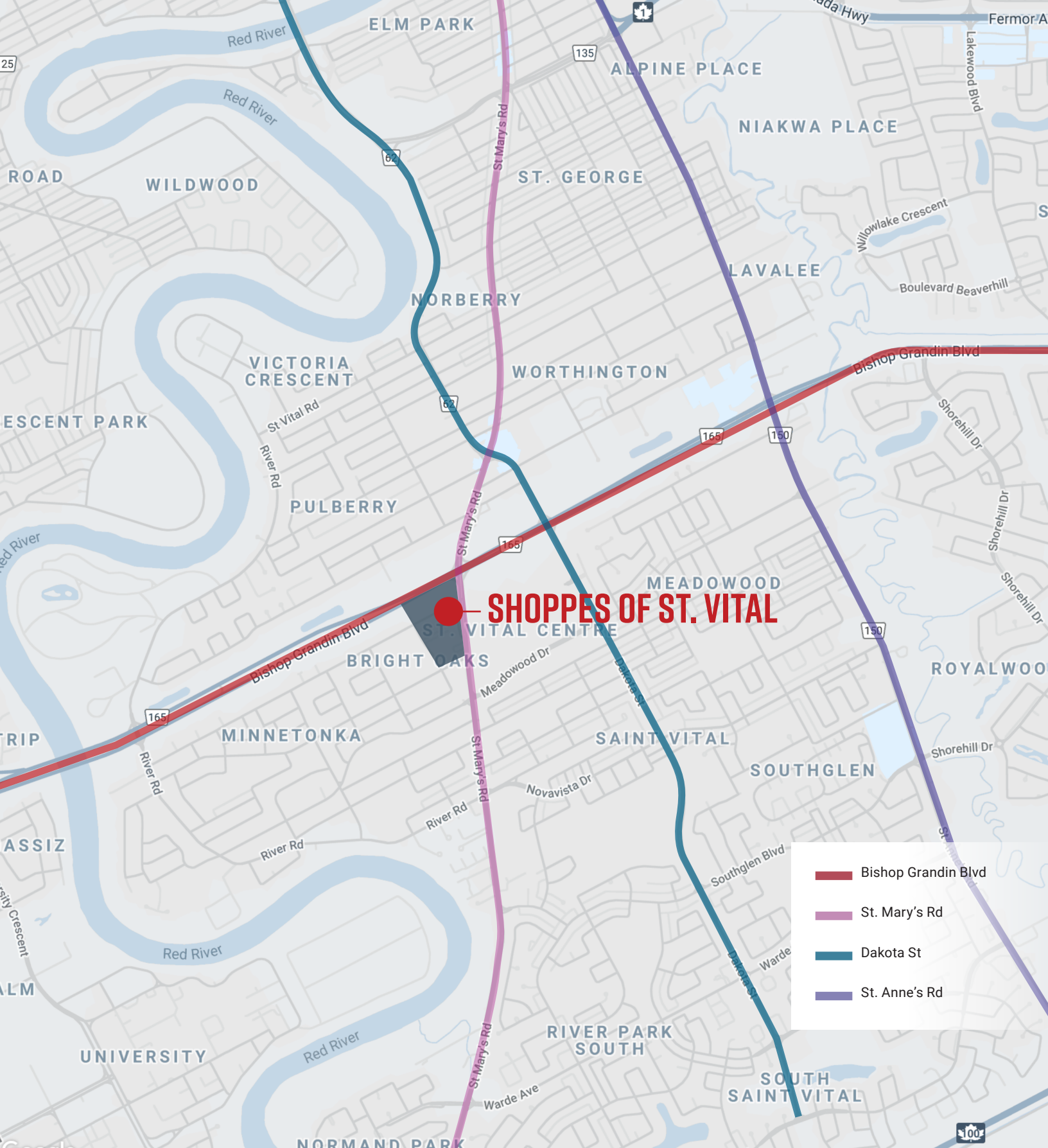
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ST. VITAL SQUARE

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