

HIGH TRAFFIC OFFICE/RETAIL OPPORTUNITY

353 PROVENCHER BLVD - UNITS 1 & 6



Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca





PROPERTY HIGHLIGHTS

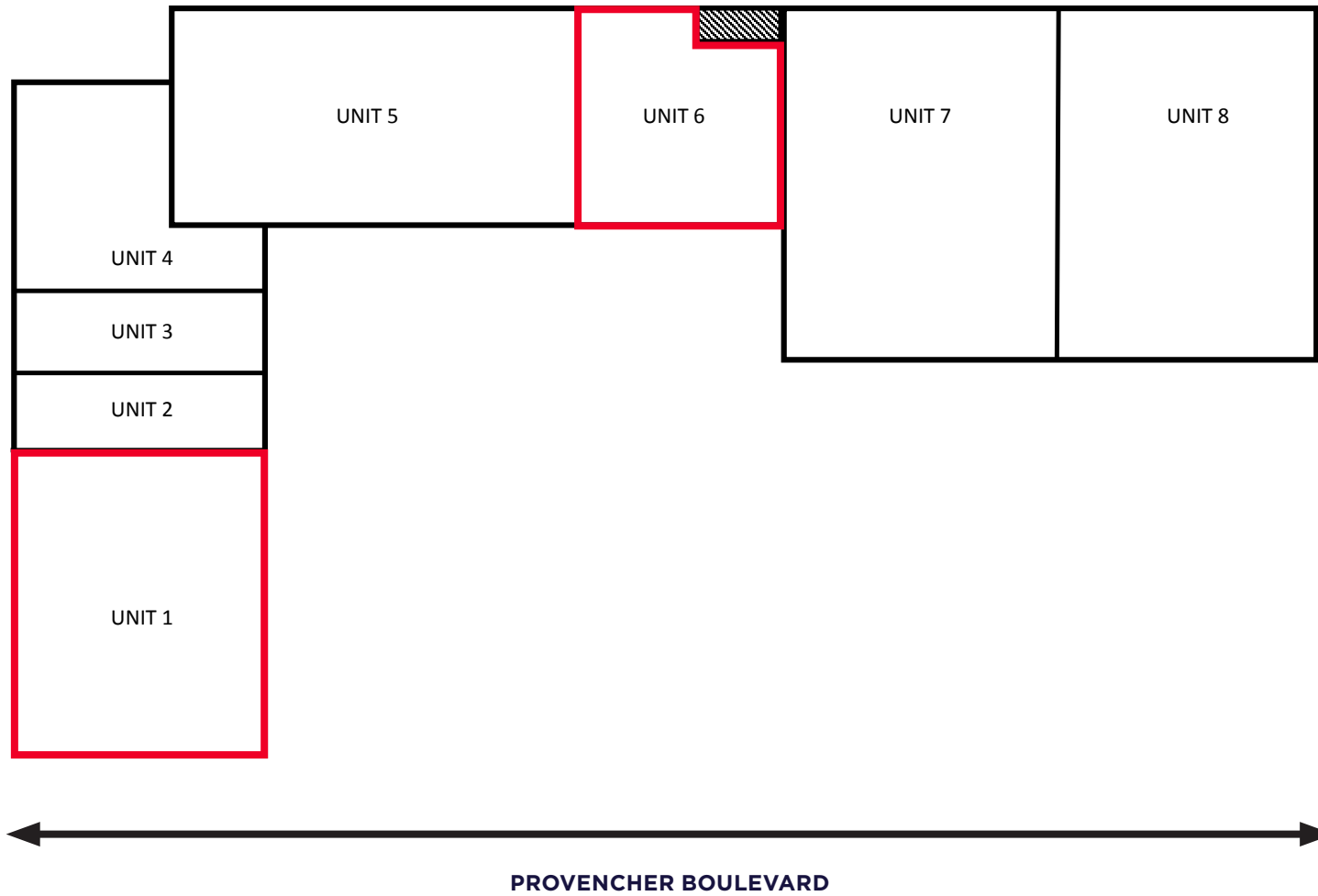
PROPERTY SF: (+/-) 1,500 SF & (+/-) 843 SF

- Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface
- Pylon signage opportunities
- (+/-) 27,400 cars pass by per day (City of Winnipeg)
- Zoned: C2
- Unit 1 was previously a tattoo shop and features four booths, a reception area, a spacious office, and a kitchen
- Unit 6 offers an open layout with two private offices and a dedicated washroom

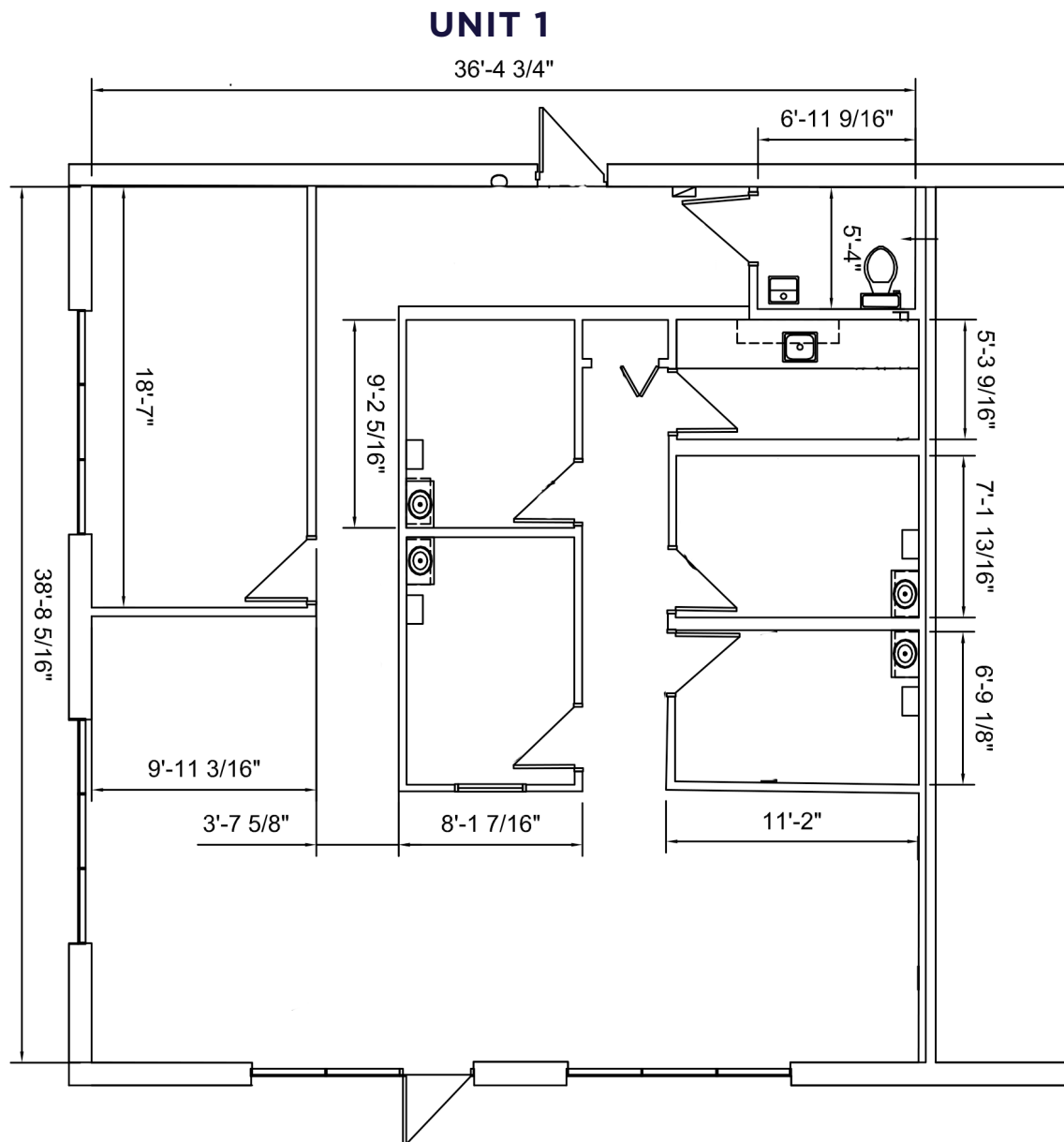
UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX	AVAILABILITY
1	1,500	\$14.95	\$11.44 (2025 est.)	IMMEDIATELY
6	843	\$14.95	\$11.44 (2025 est.)	IMMEDIATELY



SITE PLAN

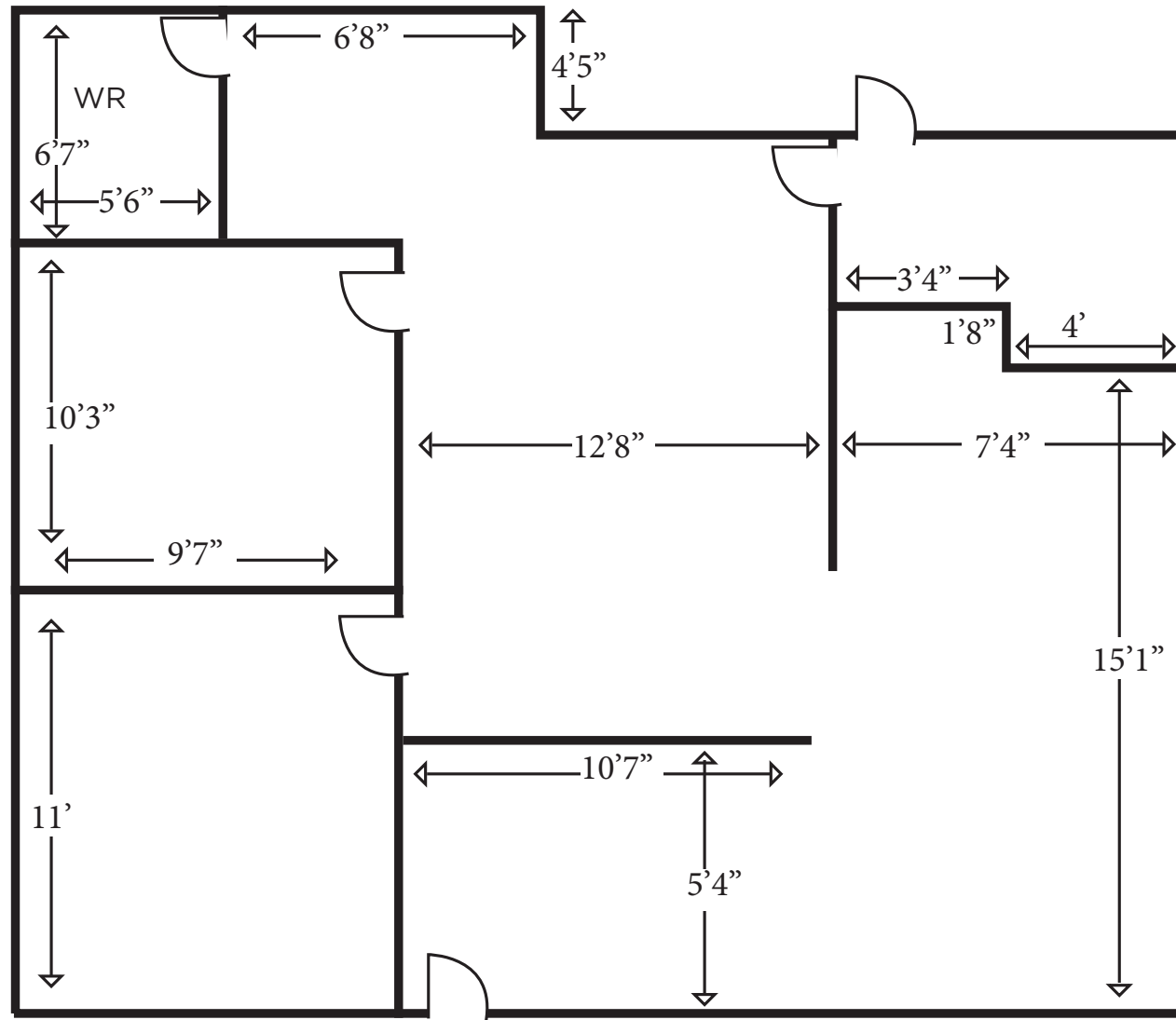


FLOOR PLAN



FLOOR PLAN

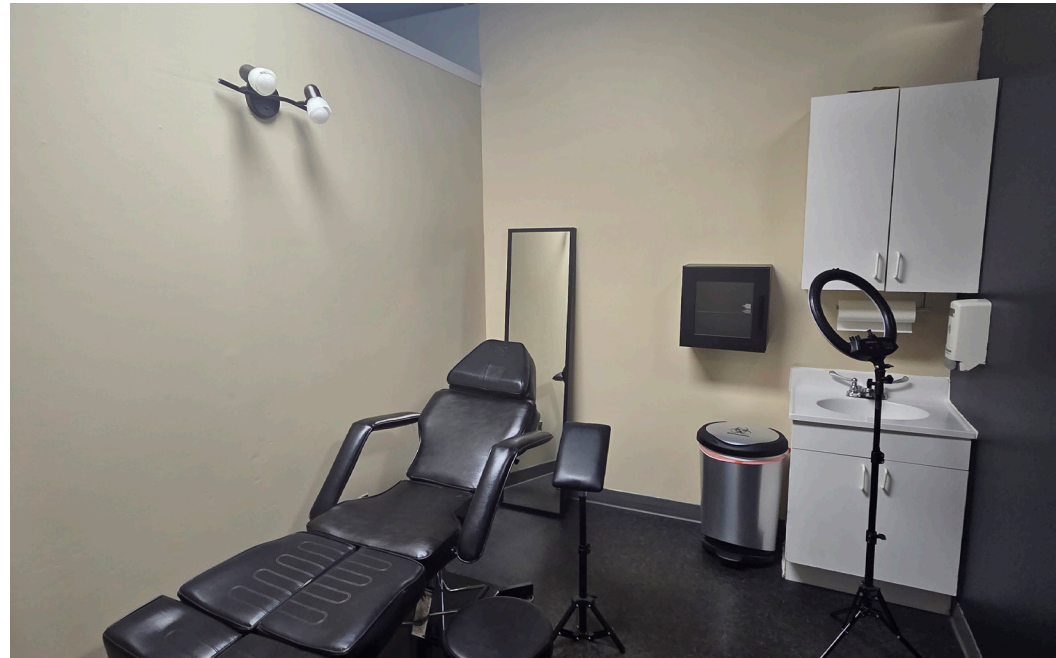
UNIT 6



**please note floorplan is not to scale*

IMAGES

UNIT 1



IMAGES

UNIT 6





CONTACT

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.