

FOR SALE 79 St Anne's Road

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SHOE REPAIR

FOR SALE



79 St Anne's Road

Main Floor (Restaurant Tenant)1,565 sfMain Floor (Retail Tenant)721 sfSecond Floor (Vacant)1,565 sfTotal3,851 sf

PROPERTY HIGHLIGHTS

- High visibility and frontage along St. Anne's Road, a major Winnipeg thoroughfare with over 34,000 cars passing by per day
- Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base
- Ample parking available at the rear of the property for customers and employees
- Two established tenants (Vanxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
- Flexibility to occupy or lease out the second-floor space, offering a range of options for businesses looking to expand or downsize
- Ideal for a variety of businesses, including retail, office, or medical tenants, with flexible space options to suit a range of needs
- Second-floor vacancy has a shared vestibule front entrance with stairway access from the front and rear. Unit build out consists of an open-concept workspace with large windows facing St. Anne's Rd., 4 individual offices, and a washroom. Hardwood floors throughout with ability to install a kitchenette.

Property Taxes: \$9,723.21 (2022)

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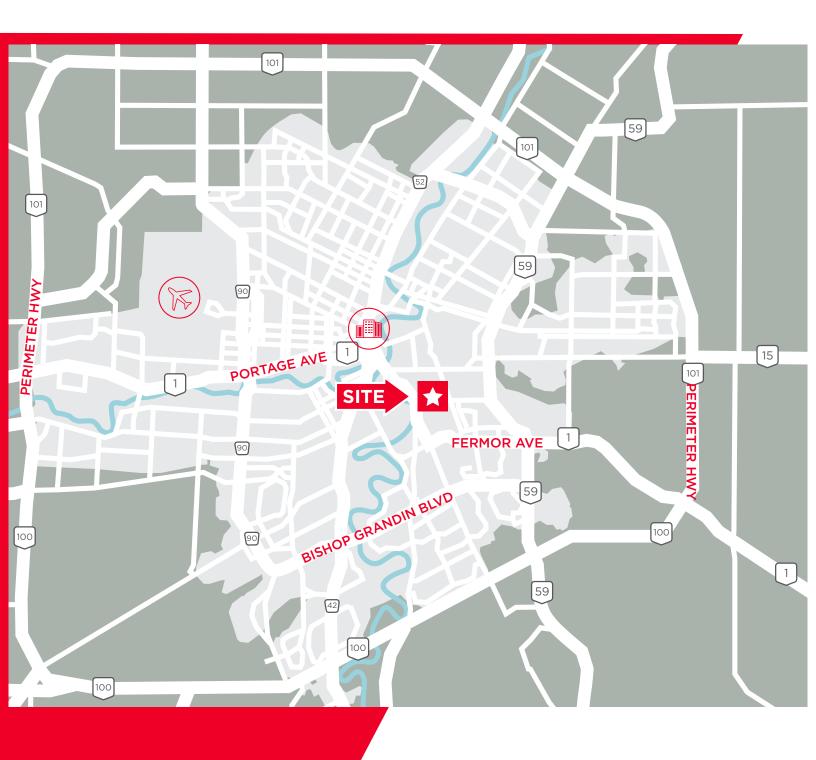
WESTON 6 anno 12 NORTH END BRAESIDE lini 12 Tran LOGAN - C.P.R. Sine ELMWOOD 10 10 KILDONAN WEST CROSSING PEGUIS ALEXANDER ANTIAN acona Ag. SARGENT PARK Manitoba Mus 10 10 kaw./v.v. Well Party of Aug WHITTIER TYNE - TEES DANIEL MCINTYRE VICTORIA I 6 Ave RECEN Winnipeg 100 TRANSCON WEST END. Prodom Ava W 55 20 à MISSION Gallery Winnipeg 4 National Am MISSION 2 刻 100 DUCALD MINTO ENTRAL ST BONIFACE ŵ 0 HOLDEN Plairie Badminton WOLSELEY 1110 20 115 NORWOOD EAST INDUSTRIAL PARK STOCK YARDS ARMSTRONGS Hd. 司 I cabert Rd FORT ROUCE ENWOOD SAINT BONIFACE 13 RHEICHTS а WINDSOR PARK 204 Canadian Mint ŵ GRANT PARK ROVE 0 $\frac{1}{2}$ NE PLACE SCOTHLAND ST. GEORGE PARK 12 SOUTHDALE FORT GARBY 南 ιX, CRESCENT PARK 22 WOODS PULBERRY (150) SACE CREEK anost? MEADOWOOD ISLAND LAKES St. Vital Park ST. VITAL CENTRE Bois-des-esprits CHEVRIER 1240 DEN RIDGE ME PEMBINA ST ŵ 211 Bois-des-Lophts Dekota Community Centre / Jonethan SOUTHWOOD l• DAKOTA CROSSING CARRY STAR NO. University of Manitoba 14 140 WAVERLEY RIVER PARK O

	POPULATION	AVERAGE AGE	AVERAGE HHI	HOUSEHOLD SPENDING	EMPLOYEMENT RATE
1KM	7,681	43	\$85,813.18	\$71,672.35	60.57%
3KM	66,311	40	\$86,061.36	\$73,367.59	60.25%
5KM	180,249	41	\$86,726.59	\$73,361.05	60.13%

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