

**FOR LEASE**

# Unit A-1079 Autumnwood Drive

## Former Restaurant Opportunity

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# Unit A 1079 Autumnwood Drive



(+/-) 2,868 sf Available

## PROPERTY HIGHLIGHTS

- Former restaurant opportunity in the heart of Windsor Park
- Located in Northeast Winnipeg at the intersection of Autumnwood Drive and Cottonwood Road
- Building signage opportunity
- Ample parking on site
- Zoned C2

**Lease Rate: \$16.00 psf**

**CAM & Tax: \$9.95 (2025 est.)**



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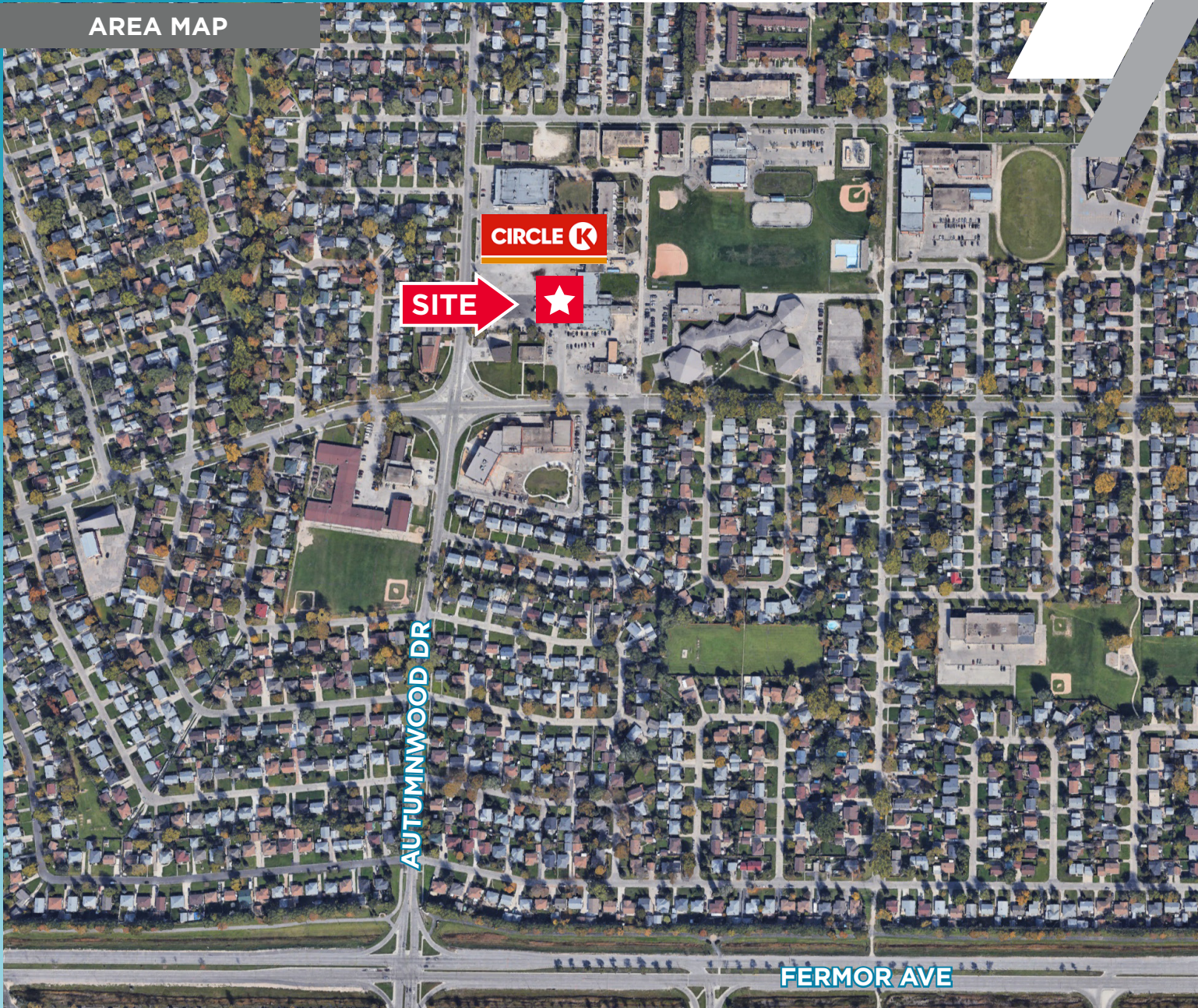


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AREA MAP



DEMOGRAPHICS

	POPULATION	AVERAGE AGE	AVERAGE HHI	DAYTIME POPULATION
1KM	8,039	40	\$96,199.21	6,778
3KM	45,885	41	\$93,857.26	42,113
5KM	129,644	40	\$96,601.56	148,766

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