



FOR LEASE

5905 ROBLIN BOULEVARD - UNITS A & B

BRETT INTRATER

Senior Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

E brett.intrater@cwstevenson.ca

SHAE HALPIN

Associate

T 204 560 2536

C 204 558 6071

E shae.halpin@cwstevenson.ca



Stevenson



PROPERTY HIGHLIGHTS

(+/-) 1,139 - (+/-) 2,467 SF AVAILABLE

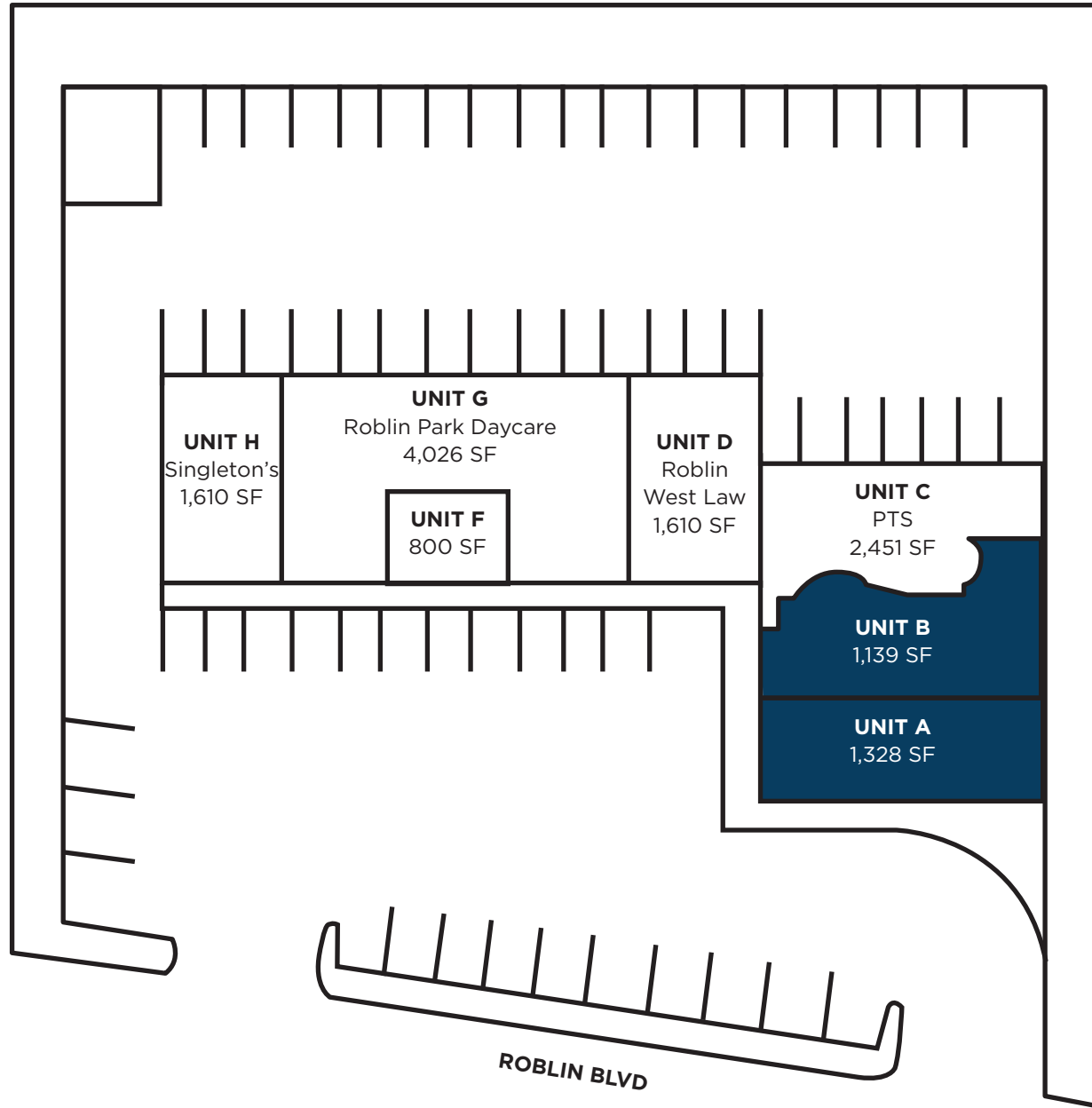
- Located on Roblin Boulevard just east of the Perimeter Highway
 - Unit A: 1,328 sf
 - Unit B: 1,139 sf
 - Combined: 2,467 sf
- Unit A features a large open area, kitchenette and a washroom
- Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette
- Ability to combine units
- Ample parking available on site
- Building and pylon signage opportunities
- Available immediately

UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX
A	1,328	\$20.00 PSF	\$9.56 (2024 EST.)
B	1,139	\$20.00 PSF	\$9.56 (2024 EST.)

**Plus Management Fee:
5% of gross rent*



SITE PLAN



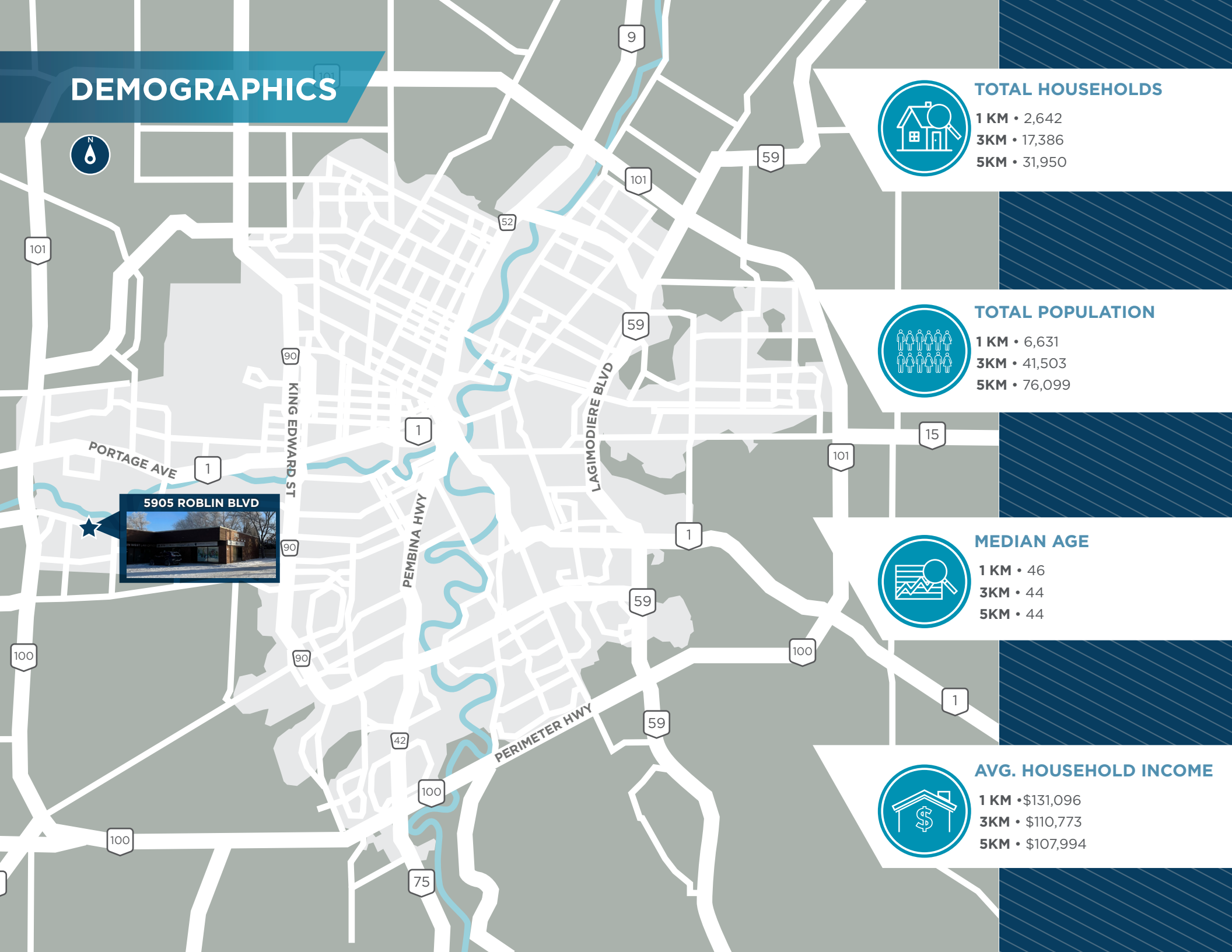
UNIT A



UNIT B



DEMOGRAPHICS



5905 ROBLIN BLVD



TOTAL HOUSEHOLDS

1 KM • 2,642
3KM • 17,386
5KM • 31,950



TOTAL POPULATION

1 KM • 6,631
3KM • 41,503
5KM • 76,099



MEDIAN AGE

1 KM • 46
3KM • 44
5KM • 44



AVG. HOUSEHOLD INCOME

1 KM • \$131,096
3KM • \$110,773
5KM • \$107,994

AMENITIES



Avalanche Flooring Inc. 7-Eleven
Fountain Tire FIVE GUYS
Singletons Core & Flame
Tim Hortons INDIA PALACE
Speedy Glass Smitty's
POPEYES LOUISIANA KITCHEN GAS+



SHOPPERS DRUG MART Esso
NOFRILLS
SUBWAY
ANYTIME FITNESS

SAFeway Ingredients for life
McDonald's Starbucks

OUTLET COLLECTION
WINNIPEG

SEASONS OF
TUXEDO



CONTACT

BRETT INTRATER

Senior Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

E brett.intrater@cwstevenson.ca

SHAE HALPIN

Associate

T 204 560 2536

C 204 558 6071

E shae.halpin@cwstevenson.ca



Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 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.