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FOR LEASE
5905 ROBLIN BOULEVARD - UNITS B & H

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PROPERTY HIGHLIGHTS

(+/-) 1,139 / (+/-) 1,625 SF AVAILABLE

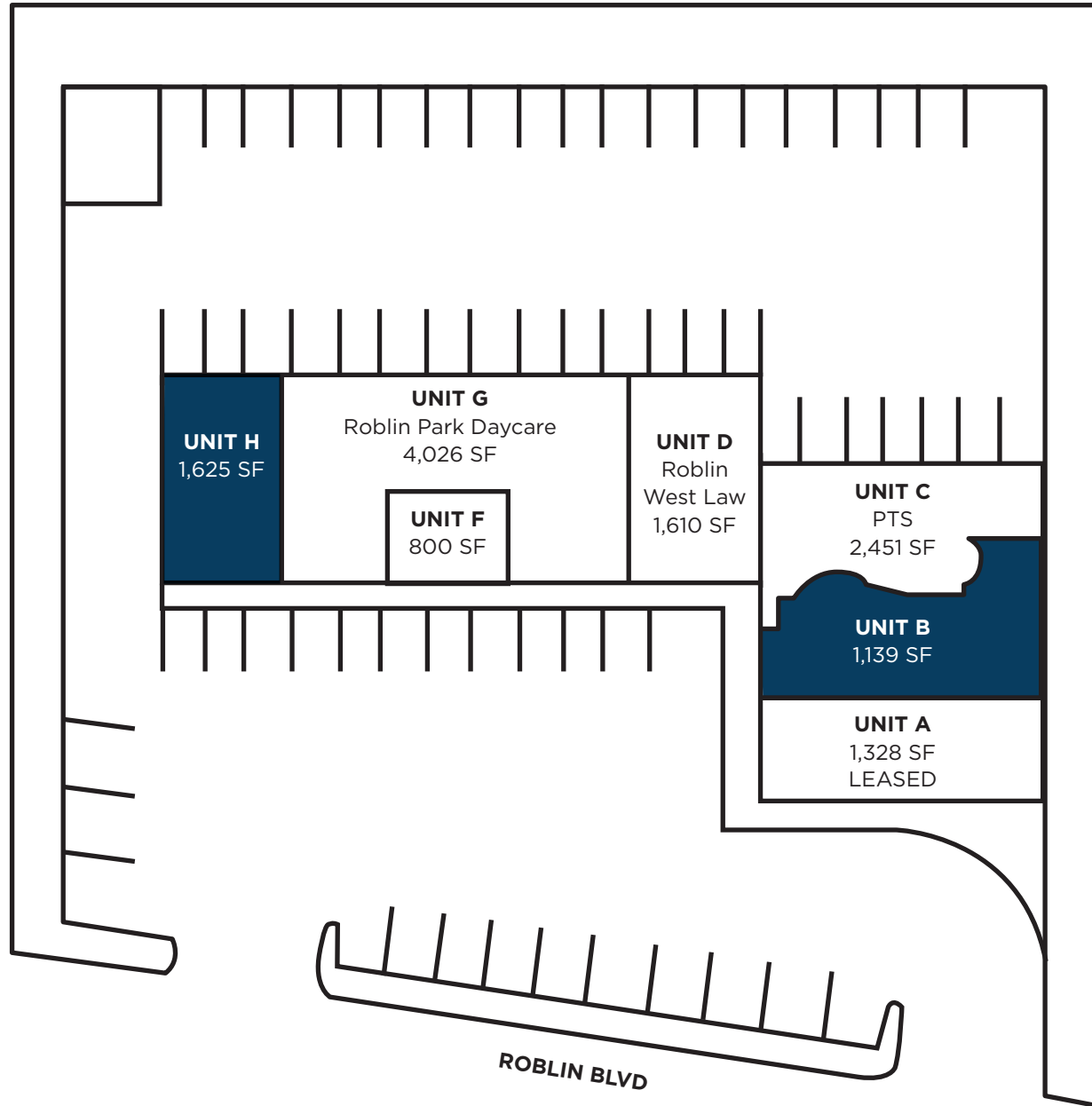
- Located on Roblin Boulevard just east of the Perimeter Highway
 - Unit B: 1,139 sf
 - Unit H: 1,625 sf
- Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette
- Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette
- Ample parking available on site
- Building and pylon signage opportunities
- Available immediately

UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX
B	1,139	\$20.00 PSF	\$9.56 (2024 EST.)
H	1,625	\$24.00 PSF	\$9.56 (2024 EST.)

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



SITE PLAN



UNIT B

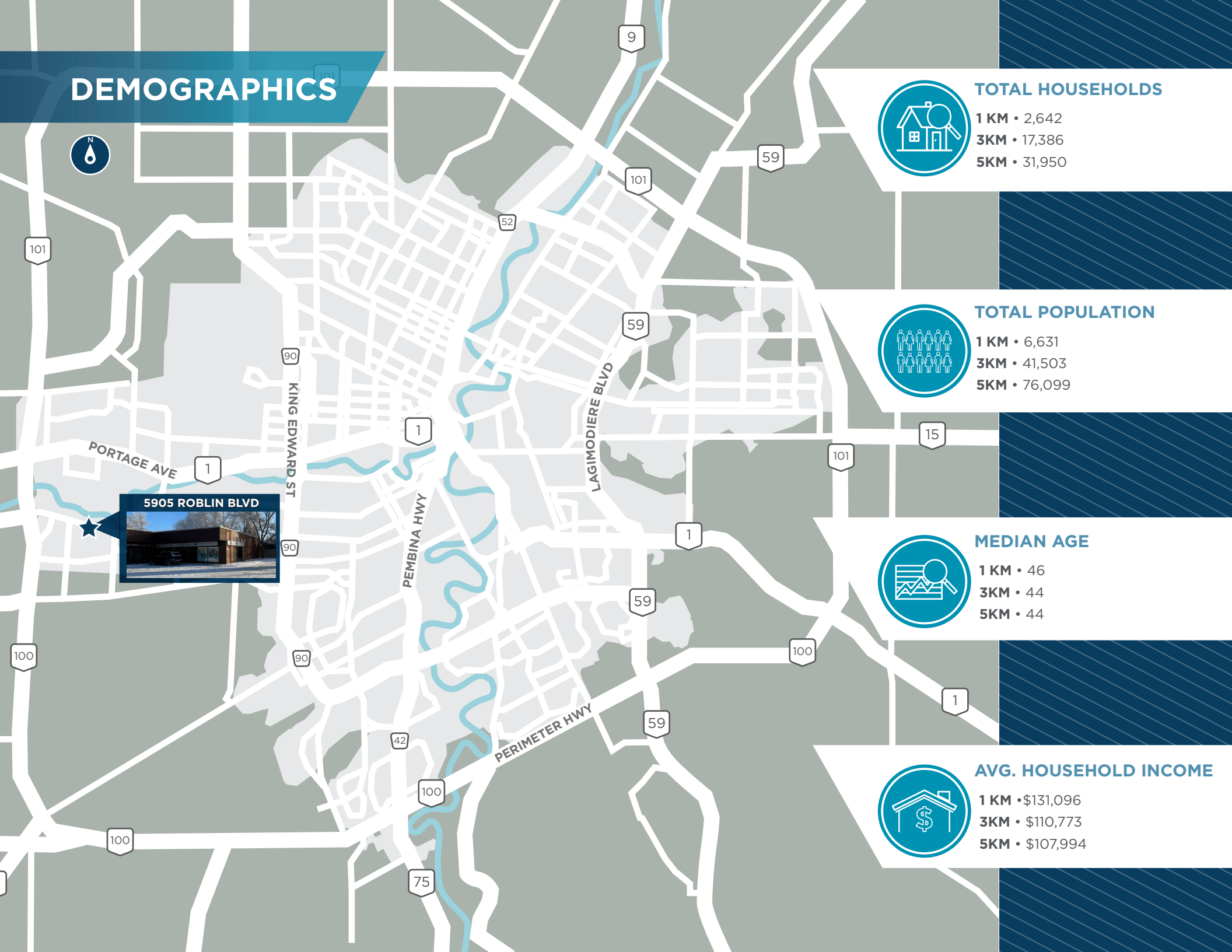


UNIT H



Former tenant's fixtures and chattels will be removed from unit H

DEMOGRAPHICS



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.
Fountain Tire
Singlesons
Tim Hortons
Speedy Glass
Popeyes Louisiana Kitchen
7-Eleven
FIVE GUYS
Cork & Flame
INDIA PALACE
Smitty's Westwood
GAS+

5905 ROBLIN BLVD



SHOPPERS DRUG MART
Esso
NOFRILLS
SUBWAY
ANYTIME FITNESS

SAFeway
Ingredients for life
Starbucks
McDonald's

OUTLET COLLECTION
WINNIPEG

SEASONS OF
TUXEDO



CONTACT

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