



FOR LEASE
5905 ROBLIN BOULEVARD - UNITS B & H

BRETT INTRATER
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
E brett.intrater@cwstevenson.ca

SHAE HALPIN
Senior Associate
T 204 560 2536
C 204 558 6071
E shae.halpin@cwstevenson.ca





PROPERTY HIGHLIGHTS

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

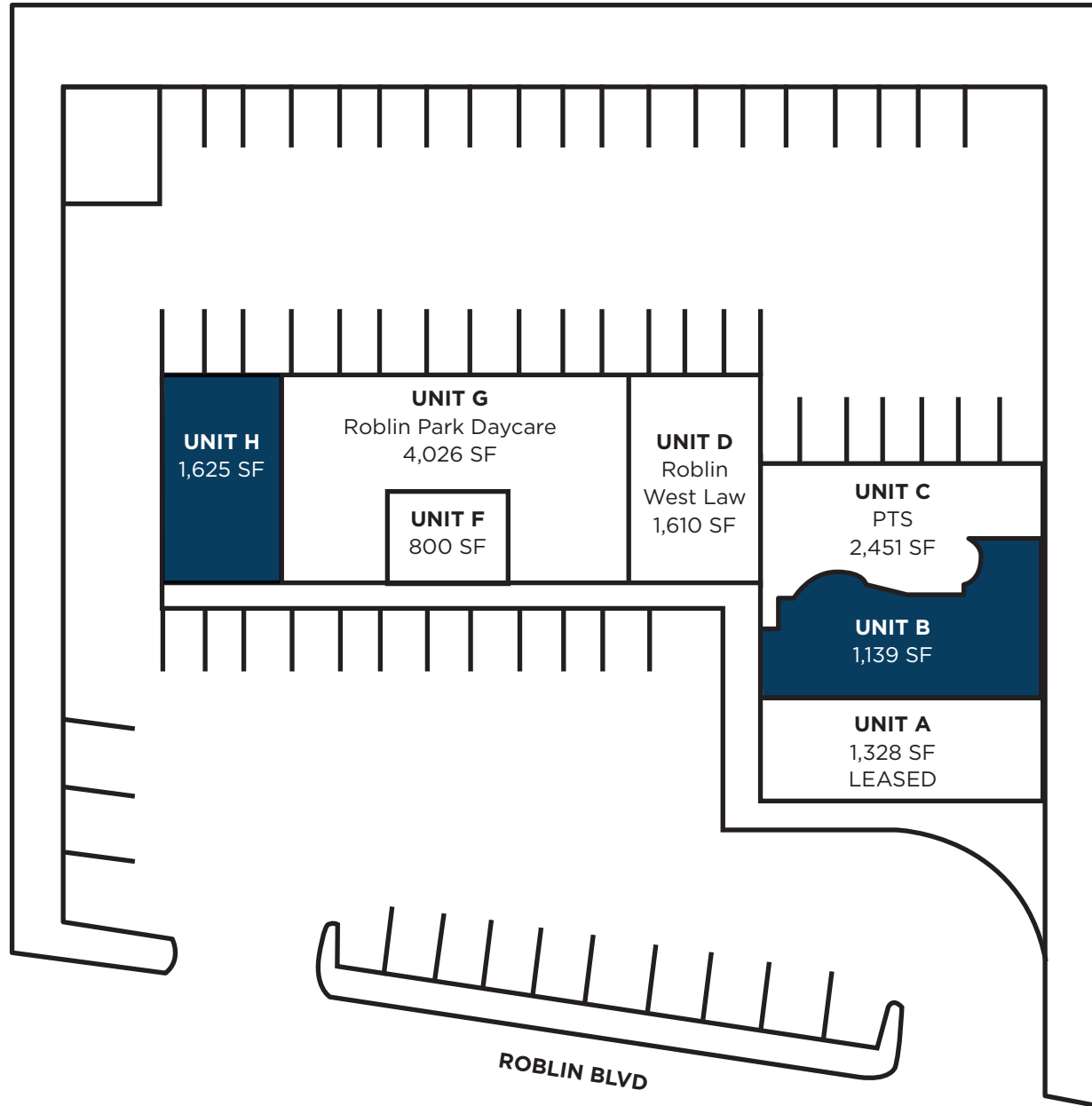
- Located on Roblin Boulevard just east of the Perimeter Highway
 - Unit B: 1,139 sf
 - Unit H: 1,625 sf
- Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette
- Unit H features an open concept room currently being used as a hair salon, two accessible 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	\$22.00 PSF	\$9.56 (2024 EST.)

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



SITE PLAN



UNIT B

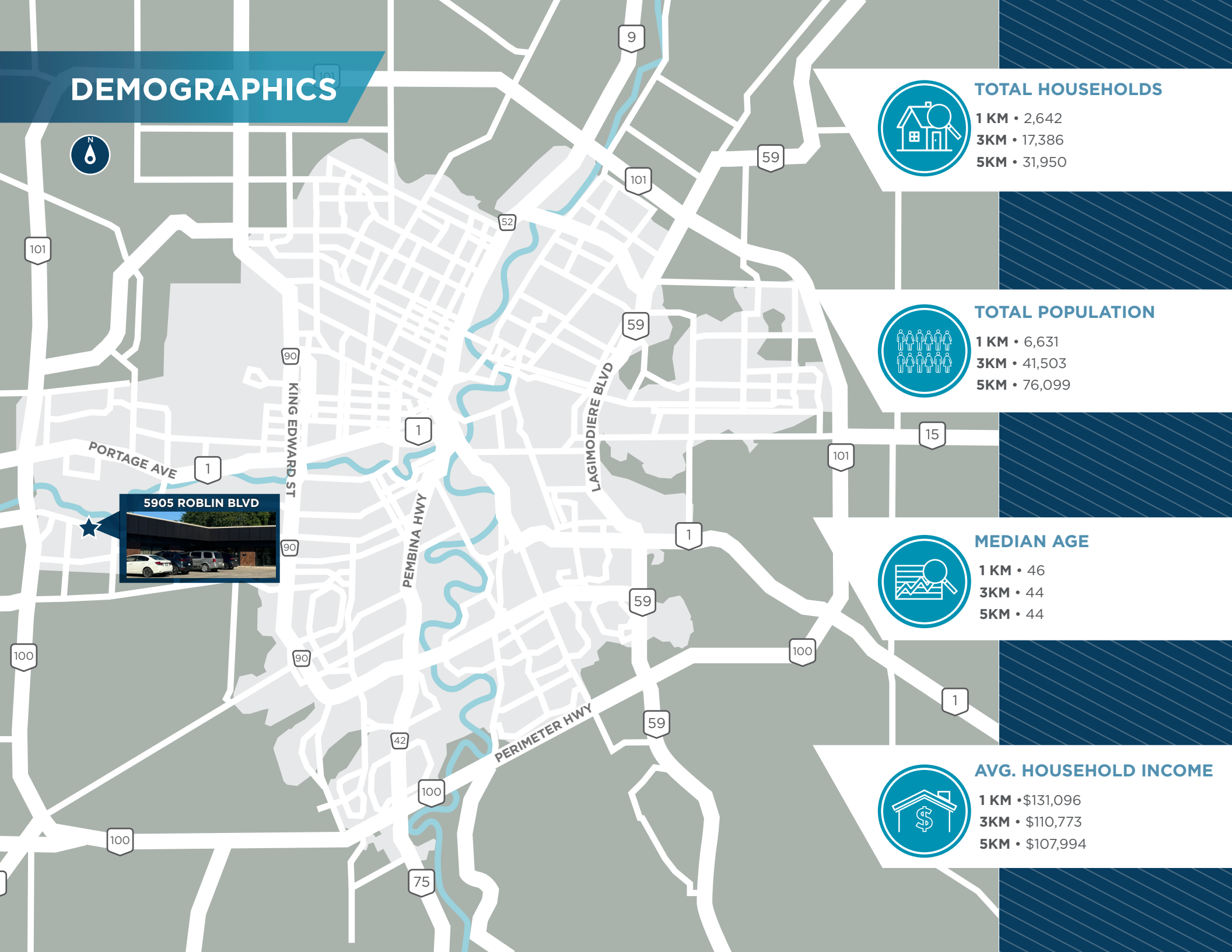


UNIT H



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



5905 ROBLIN BLVD



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

- SHOPPERS DRUG MART
- Esso
- NOFRILLS
- SUBWAY
- ANYTIME FITNESS

- SAFeway
- Ingredients for life
- Starbucks
- McDonald's

OUTLET COLLECTION
WINNIPEG

SEASONS OF
TUXEDO



CONTACT

BRETT INTRATER

Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

E brett.intrater@cwstevenson.ca

SHAE HALPIN

Senior Associate

T 204 560 2536

C 204 558 6071

E shae.halpin@cwstevenson.ca



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.