



[CLICK HERE](#) FOR THE VIRTUAL TOUR OF UNIT B  
[CLICK HERE](#) FOR THE VIRTUAL TOUR OF UNIT H



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 - Turnkey Office Space
  - Unit H: 1,625 sf - Turnkey Hair Salon
- Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette
- Unit H features 8 work stations, 2 shampoo sinks, 2 accessible washrooms, 1 private office and a kitchenette
- Ample parking available on site
- Building and pylon signage opportunities
- Available immediately

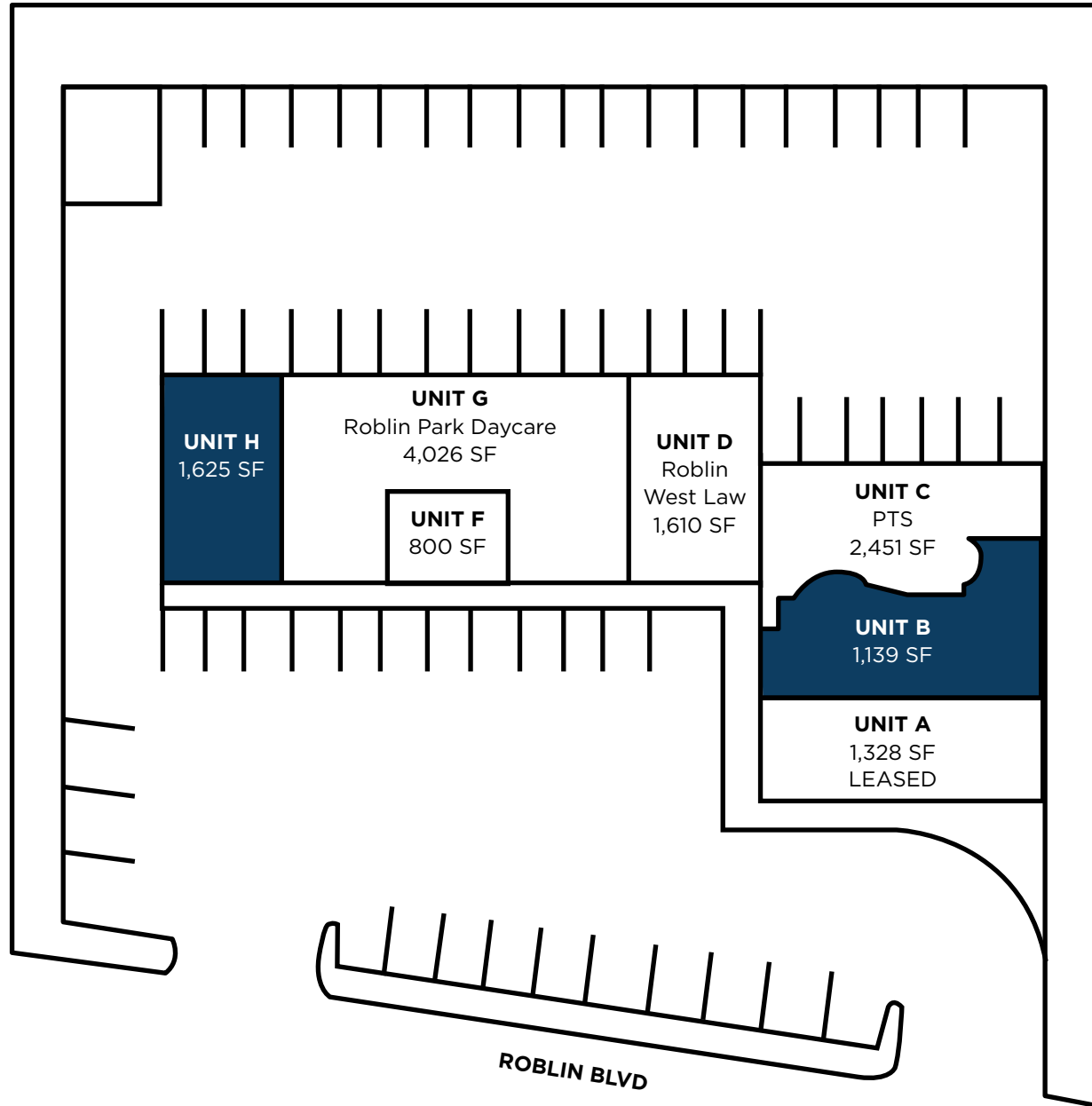
UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX
B	1,139	\$20.00 PSF	\$9.61 (2024 EST.)
H	1,625	\$22.00 PSF	\$9.61 (2024 EST.)

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



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# SITE PLAN



# UNIT B

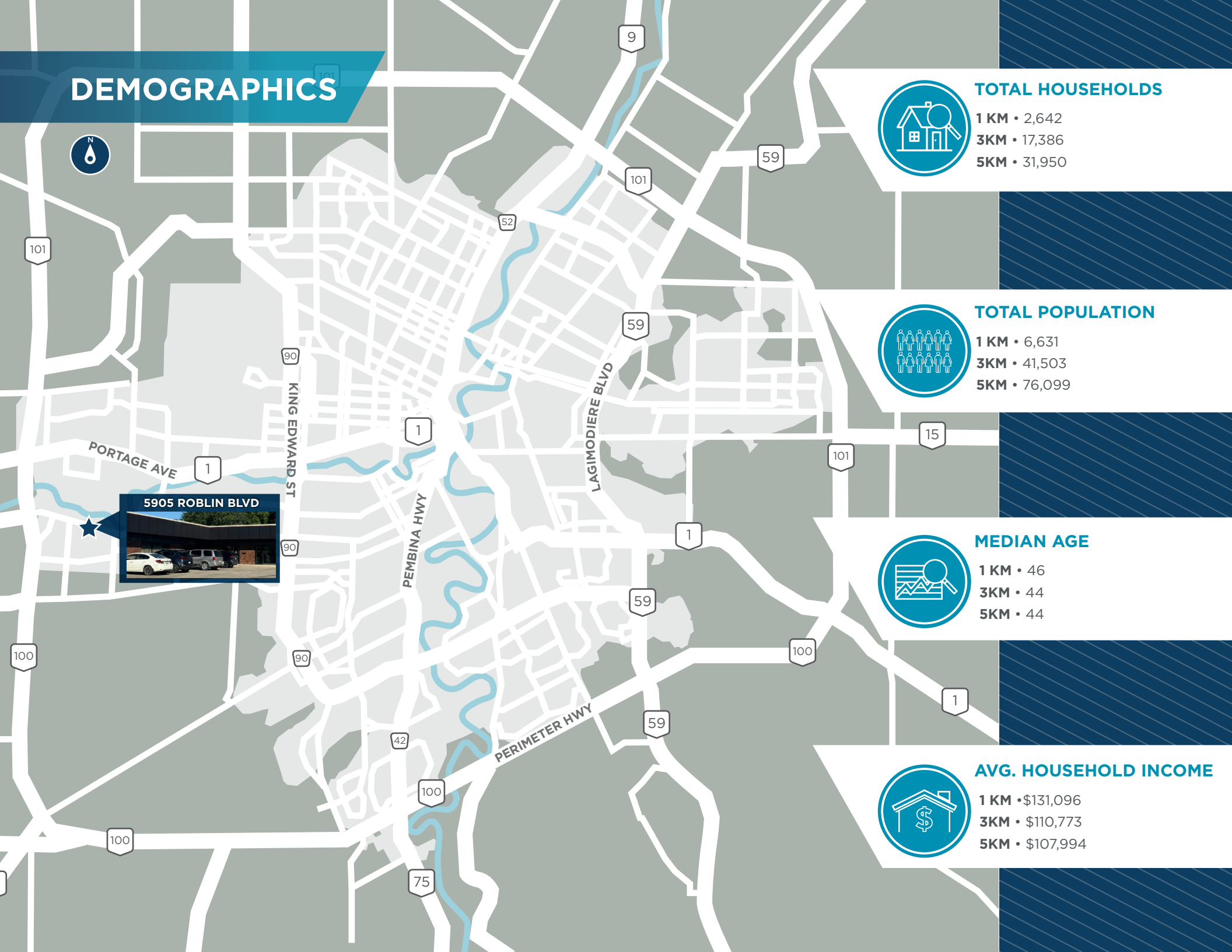


# UNIT H



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  
Singletons  
Tim Hortons  
Speedy Glass  
Popeyes  
Smitty's  
FIVE GUYS  
Core & Flame  
INDIA PALACE  
Smitty's  
GAS+

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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**Stevenson**

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