



[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

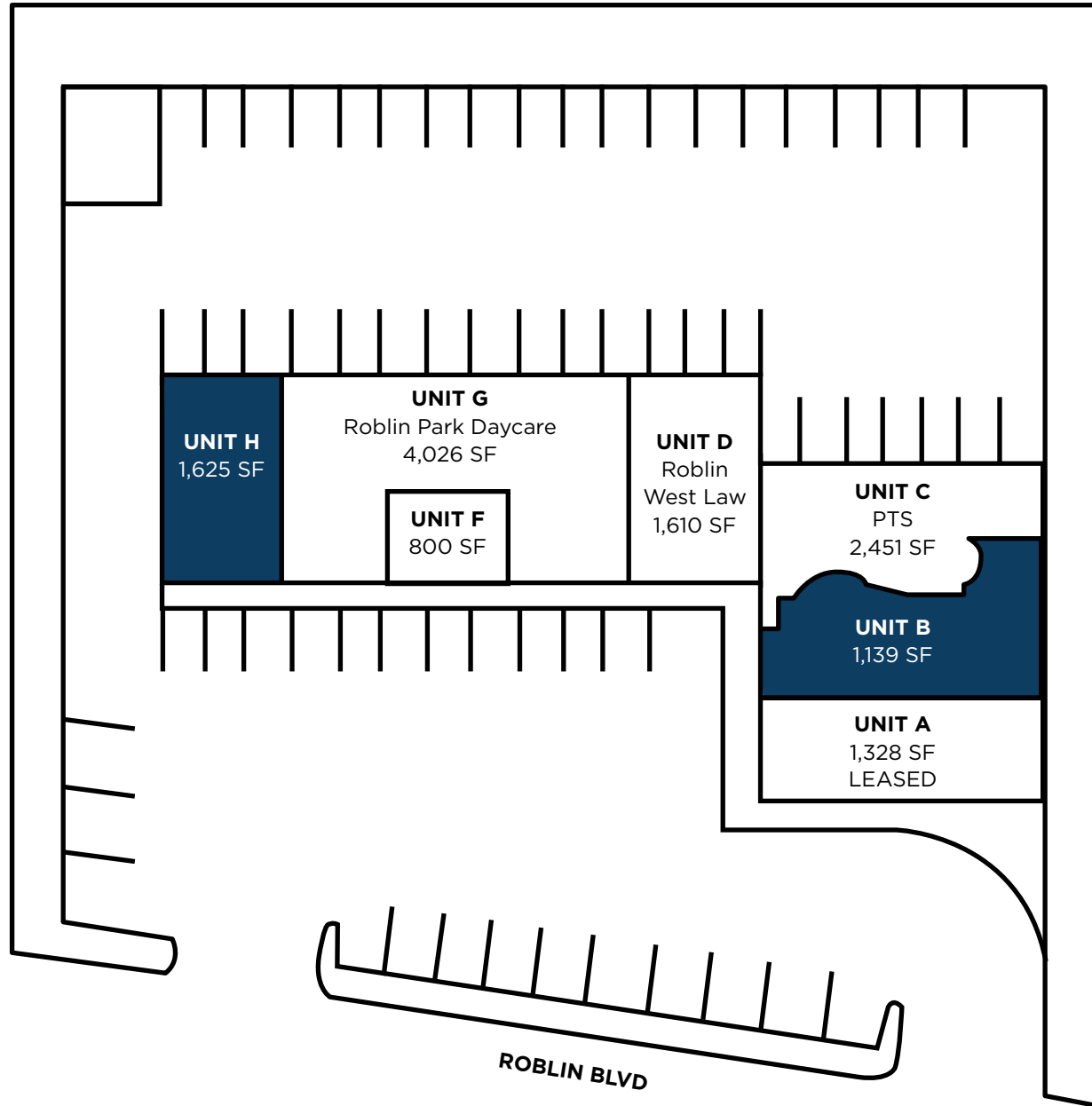
UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX
B	1,139	\$20.00 PSF	\$9.61 (2025 EST.)
H	1,625	\$22.00 PSF	\$9.61 (2025 EST.)

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



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SITE PLAN



UNIT B

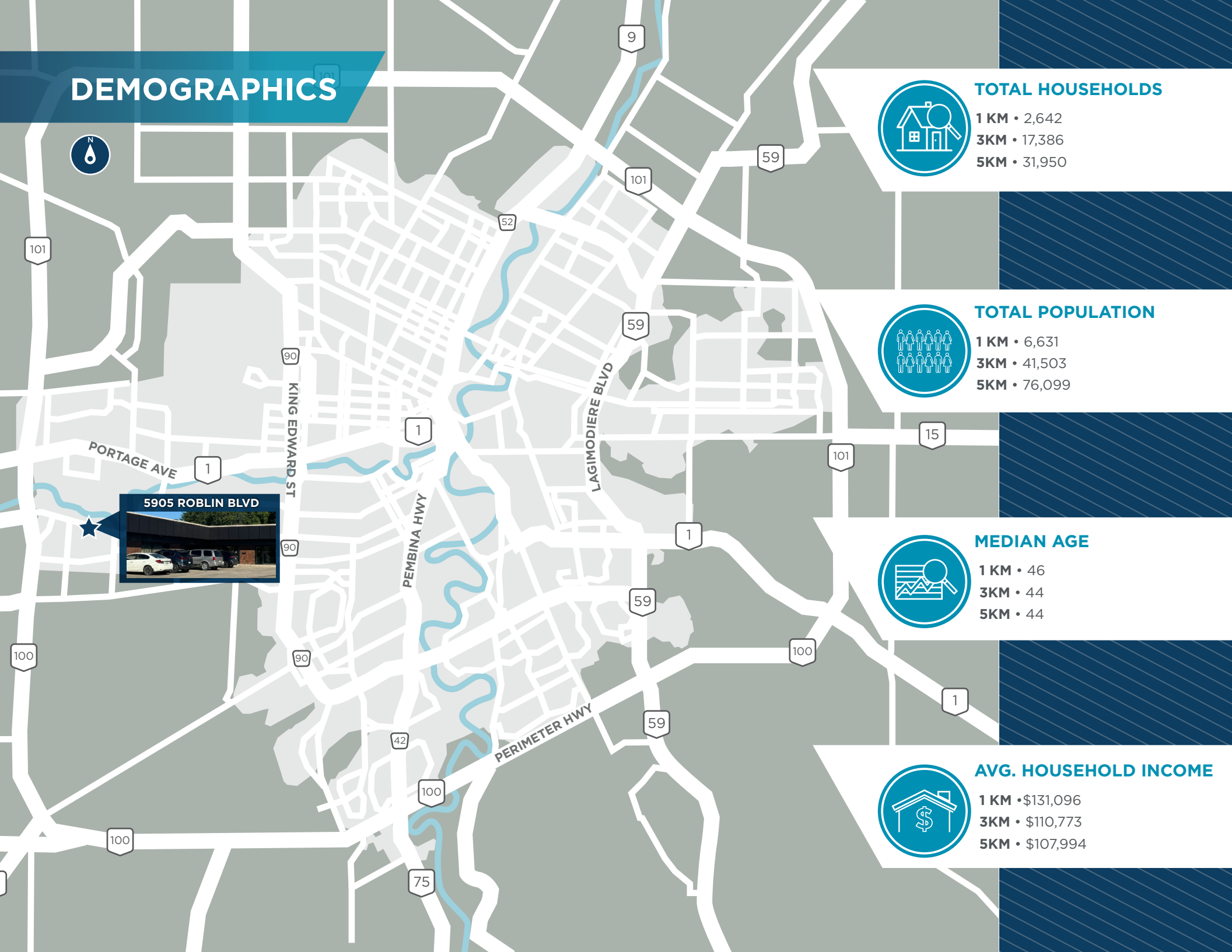


UNIT H



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

5905 ROBLIN BLVD



AMENITIES



5905 ROBLIN BLVD



SHOPPERS DRUG MART
ESSEO
NOFRILLS
SUBWAY
ANYTIME FITNESS

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

SAFeway
Ingredients for life
Starbucks
McDonald's

OUTLET COLLECTION
WINNIPEG

SEASONS OF
TUXEDO



CONTACT

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