

HIGH-EXPOSURE RETAIL BUILDING FOR SALE ON THE AMENITY-RICH ACADEMY ROAD

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RETAIL/OFFICE BUILDING FOR SALE
546 ACADEMY ROAD
WINNIPEG, MANITOBA

TENANT RELOCATING

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PROPERTY HIGHLIGHTS

- Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic
- Excellent exposure with building signage opportunity
- Surrounded by an abundance of amenities including restaurants, cafes and boutiques
- Main floor layout features a spacious showroom area with built-out fitting rooms
- 2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit
- Flexible C1 zoning allows for a variety of retail uses
- Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access
- Radiant heat and two AC units service the main and second floor

Main Floor	(+/-) 1,941 Sq. Ft.
Second Floor	(+/-) 900 Sq. Ft.
Building Size	(+/-) 2,841 Sq. Ft.
Land Size	(+/-) 6,655 Sq. Ft.

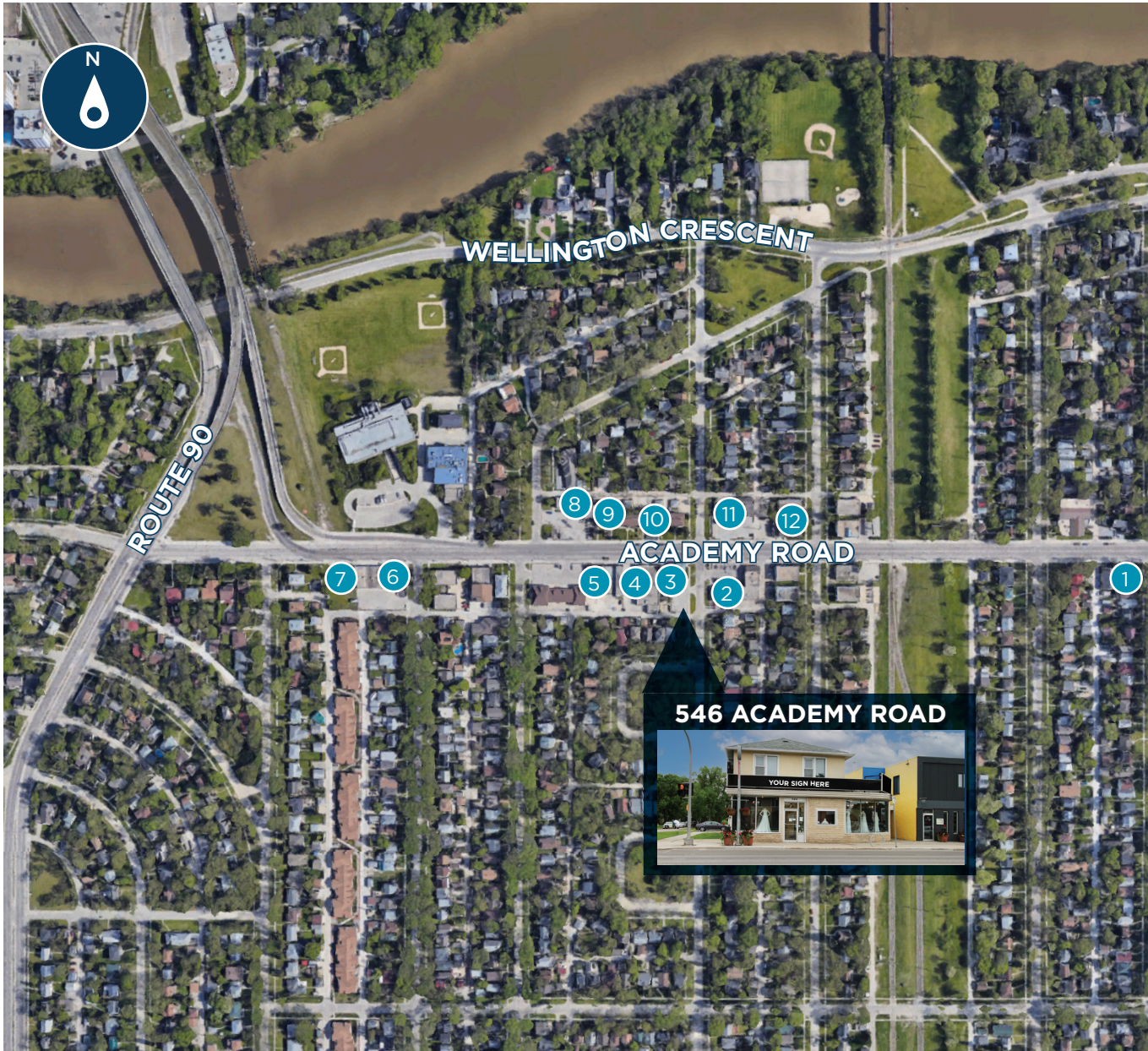
SALE PRICE: \$1,600,000
PROPERTY TAXES: \$13,853.09 (2024)



MAIN FLOOR PHOTOS



AREA OVERVIEW



LOCAL AMENITIES

- 1 THE SOBR MARKET
- 2 EMPTY CUP
- 3 FUSION GRILL
- 4 THE SAPPHIRE HAIR LOUNGE
- 5 SAUCERS CAFE
- 6 PIZZA 204
- 7 624 DENTAL
- 8 ACADEMY ROAD SERVICE
- 9 STAGE 6 SALON
- 10 ACADEMY MASSAGE THERAPY
- 11 SUSHI ACADEMY
- 12 WOODLANDS GALLERY

DEMOGRAPHICS



SCORE

- 83
- 63
- 70



TOTAL POPULATION
 1 KM • 6,651
 3 KM • 71,002
 5 KM • 179,735



MEDIAN AGE
 1 KM • 43
 3 KM • 42
 5 KM • 41



AVERAGE HOUSEHOLD INCOME
 1 KM • \$132,800
 3 KM • \$110,465
 5 KM • \$92,600



TOTAL HOUSEHOLDS
 1 KM • 2,972
 3 KM • 31,077
 5 KM • 82,225



TOTAL DAYTIME POPULATION
 1 KM • 8,914
 3 KM • 92,328
 5 KM • 291,792



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546

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