

(+/-) 1,620 SF RETAIL SPACE FOR LEASE IN ST. VITAL



FOR LEASE
8 BRITANNICA ROAD

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 **CUSHMAN & WAKEFIELD**
Winnipeg

 **Stevenson**



PROPERTY HIGHLIGHTS

(+/-) 1,620 SF AVAILABLE

- Exceptional exposure from St. Mary's Road ensures high foot traffic and visibility
- Located near a variety of shops and services, providing easy access for both clients and employees
- Currently set up as a hair salon, this unit is ready for immediate use or can be easily adapted for other purposes
- The spacious design, featuring abundant lighting and ample storage, allows for seamless customization to meet specific needs.
- Well-maintained property under professional management
- Zoned C2
- Ready for occupancy starting January 1, 2025

LEASE RATE: \$22.00 NET PER SF PER ANNUM

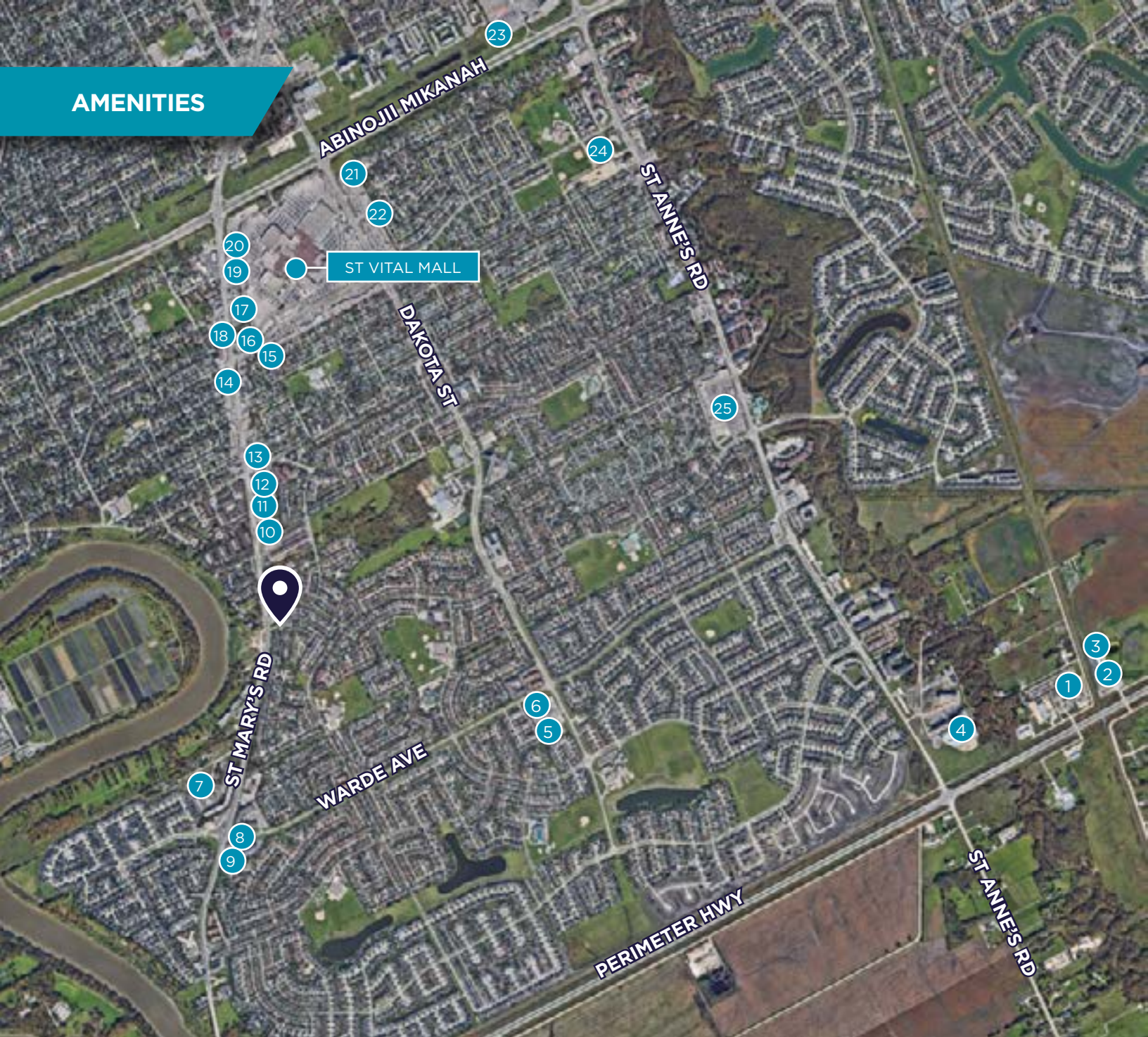
CAM & TAX: TBD (EST. 2025)



Over 66,549 people live within a 5 km radius with an average household income of \$116,314



AMENITIES

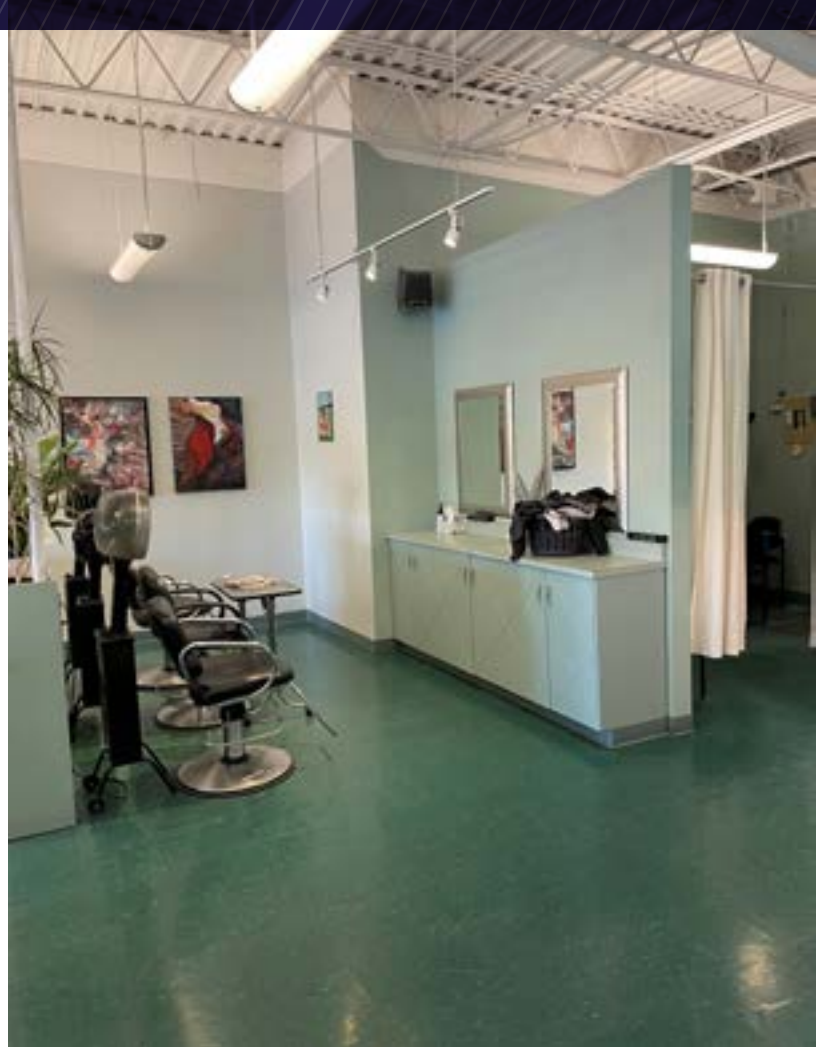


LOCAL AMENITIES

1	AIME'S AUTO PARTS
2	FIRST STUDENT
3	ST. VITAL GOLF CENTRE
4	ST. ANNE'S SELF STORAGE
5	SOBEYS
6	SCOTIA BANK
7	SHELL
8	TIM HORTONS
9	RIVER PARK AUTOMOTIVE
10	SNAP FITNESS
11	DOLLARAMA
12	SANTA ANA PIZZARIA & BISTRO

13	RED RIVER CO-OP
14	RBC
15	SMITTY'S RESTAURANT & LOUNGE
16	MCDONALD'S
17	MONTANA'S BBQ & BAR
18	BURGER KING
19	EARLS KITCHEN & BAR
20	OLD NAVY
21	MARK'S
22	CORA BREAKFAST
23	HOME DEPOT
24	ST. VITAL CENTENNIAL ARENA
25	NOFRILLS







CONTACT

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