

(+/-) 2,249 SF AVAILABLE IN WESTWOOD
STRIP MALL

106 B BROWNING BLVD



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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 2,249

- Retail space ideal for daycare or medical use
- Outdoor space potential
- Ample on-site surface parking for staff and clients
- Many amenities nearby along Portage Avenue
- Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway
- Zoning: C2

LEASE RATE: \$15.00 PSF

CAM & TAX: \$5.76 PSF (2025 EST.)

**PLUS MANAGEMENT FEE*



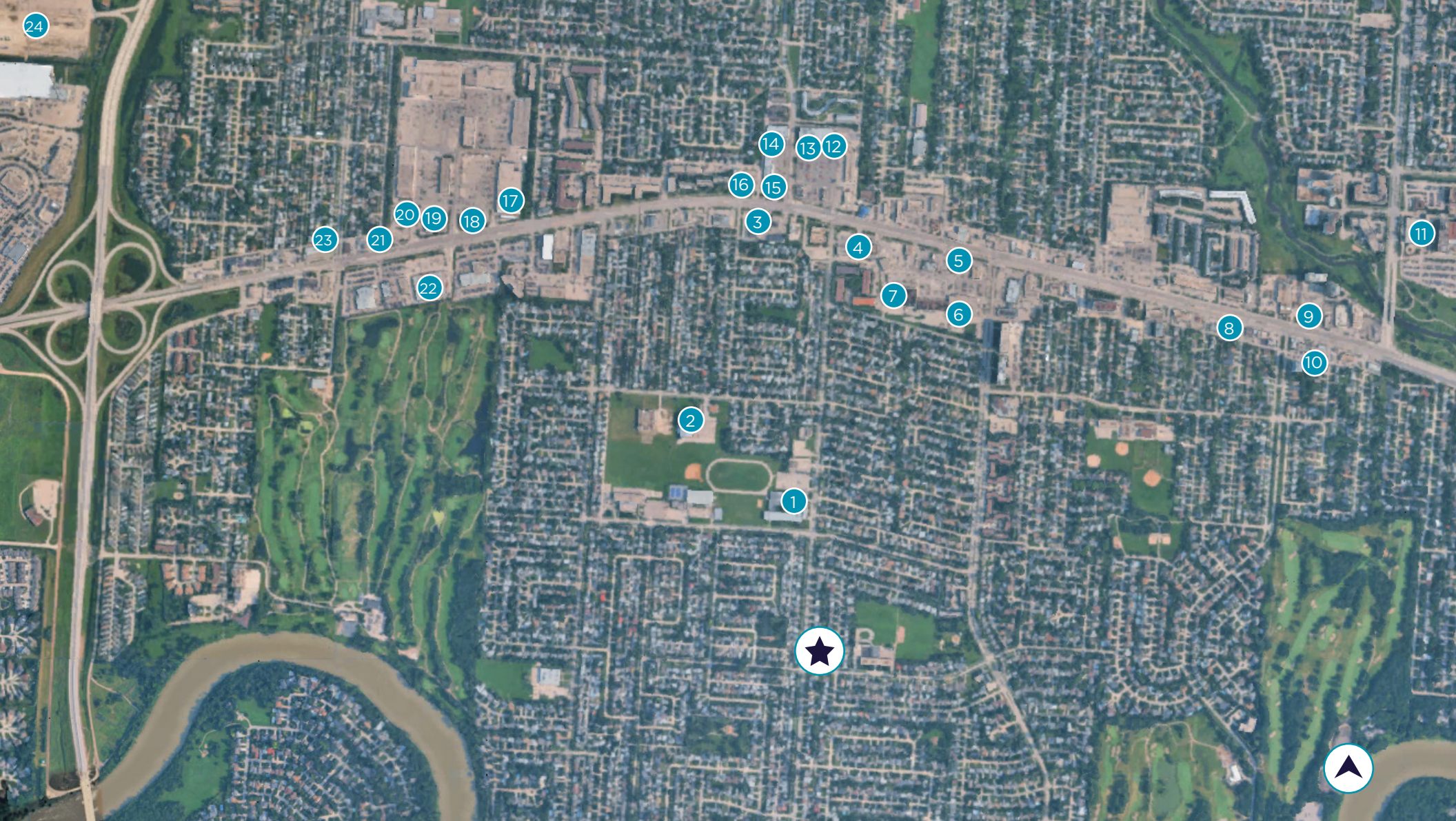
106 B AERIAL



UNIT 10

PHOTOS





AMENITIES MAP

- | | | | | | |
|---|--------------------------|----|--------------------|----|------------------|
| 1 | WESTWOOD COLLEGIATE | 9 | DAILY GRIND COFFEE | 17 | CANADIAN TIRE |
| 2 | KINSMEN-ALLARD ARENA | 10 | FOUNTAIN TIRE | 18 | TIM HORTONS |
| 3 | POPEYES | 11 | GRACE HOSPITAL | 19 | BURGER KING |
| 4 | FIVE GUYS | 12 | SAFEWAY | 20 | ORIGINAL JOE'S |
| 5 | TIM HORTONS | 13 | STARBUCKS | 21 | DOMO GAS |
| 6 | ASSINIBOINE DENTAL GROUP | 14 | DOLLARAMA | 22 | MCMUNN & YATES |
| 7 | ACTIVATE WINNIPEG WEST | 15 | JOEY'S SEAFOOD | 23 | SUSHI ONE |
| 8 | CORK & FLAME | 16 | PIZZA HUT | 24 | ASSINIBOIA DOWNS |



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