

FOR LEASE

2035 Portage Avenue

(+/-) 1,451 sf of High-Traffic
Retail Space Available

PROPERTY HIGHLIGHTS

- Excellent location on the most highly-trafficked street in Winnipeg, Portage Avenue
- Across from the Portage entrance to Assiniboine Park
- Renovations underway to provide all new windows and doors, all new insulation throughout, and a new 200-amp electrical service
- On site parking at the rear as well as street parking in front
- Next door to Joe Black Coffee and across the street from Winnipeg's famous Sargent Sundae
- Zoned C2 – suited for a variety of retail or office tenants

Lease Rate: \$15.00 psf Net
CAM & Tax: \$5.64 psf (2023 est.)
Includes mgmt fee

Chris Hourihan
Associate

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AREA MAP



Madison Square

- Michaels
- save on foods
- freshii
- OLD NAVY
- BEST BUY
- PETRO-CANADA

- THE HOME DEPOT
- MONTANA'S COOKHOUSE
- PRESERVATION HALL EATERY WINE BAR
- Chapters
- Reitmans

Madison Square

- SAFeway
- pet valu
- MLCC
- Wendy's
- ONE GREAT CITY BREWING CO.
- TONY ROMA'S RIBS · SEAFOOD · STEAKS
- MR. LUBE

WINNERS

- P.F. CHANG'S
- Corona
- Polo Park
- Rae and Jerry's STEAK HOUSE
- Clarion

★ **SITE**

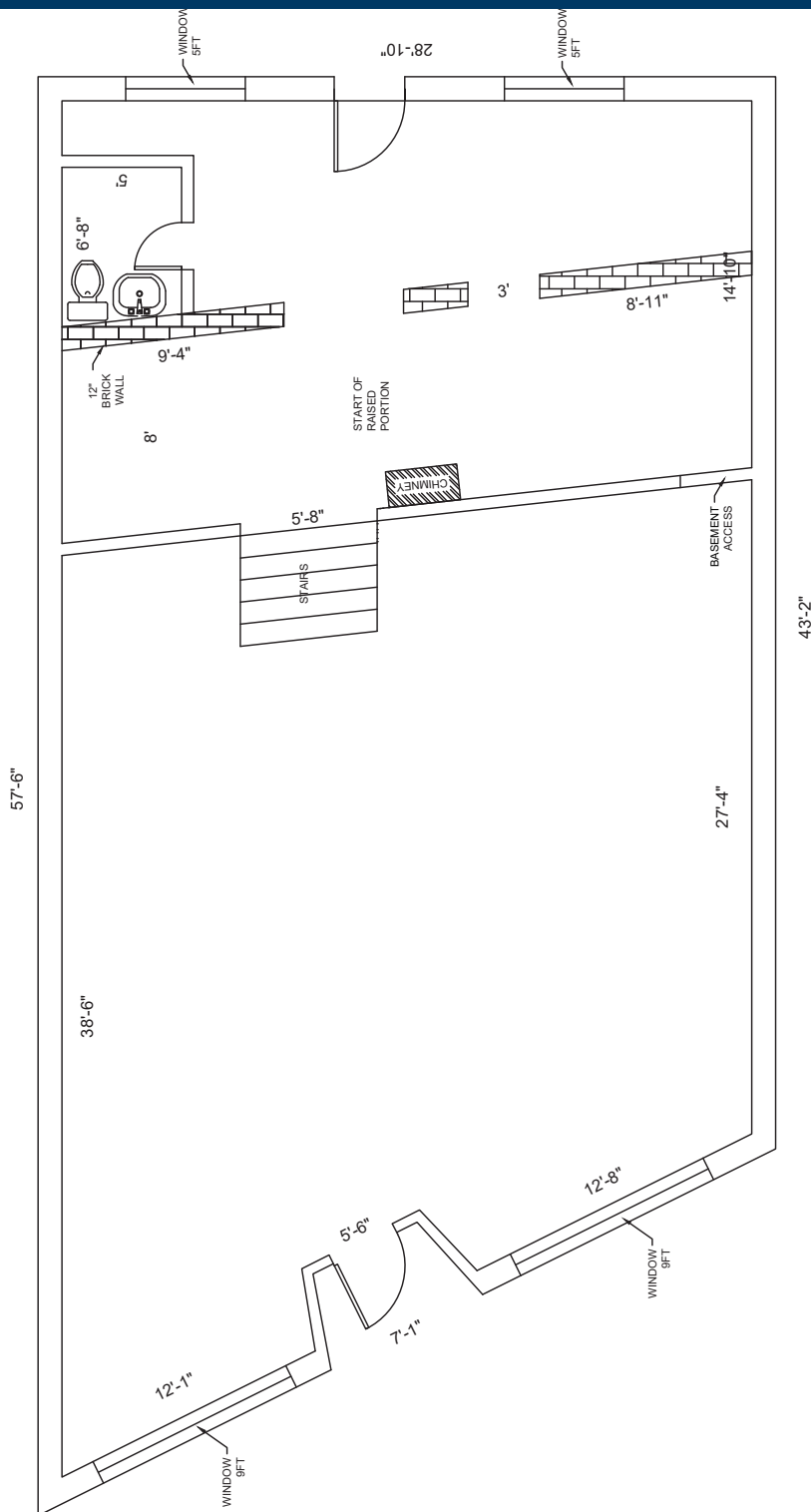
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FLOOR PLAN



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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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