



701 | **REGENT AVENUE WEST**
WINNIPEG, MANITOBA
REGENT PARK SHOPPING CENTRE

Partnership. Performance.

Kyra Winfield
Senior Associate
D 204.560.1506
kyra.winfield@avisonyoung.com

Jamie McPetrie
Senior Associate
D 204.560.1502
jamie.mcpetrie@avisonyoung.com

Matt Odger
Associate
D 204.560.1512
matt.odger@avisonyoung.com

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701 Regent Avenue West

Regent Park Shopping Centre features 71,644 sf of retail and office opportunities at the centre of the residential community of Transcona. Strategically located, the shopping centre benefits from its close proximity to both established and many new developments within Transcona.



Details and Highlights

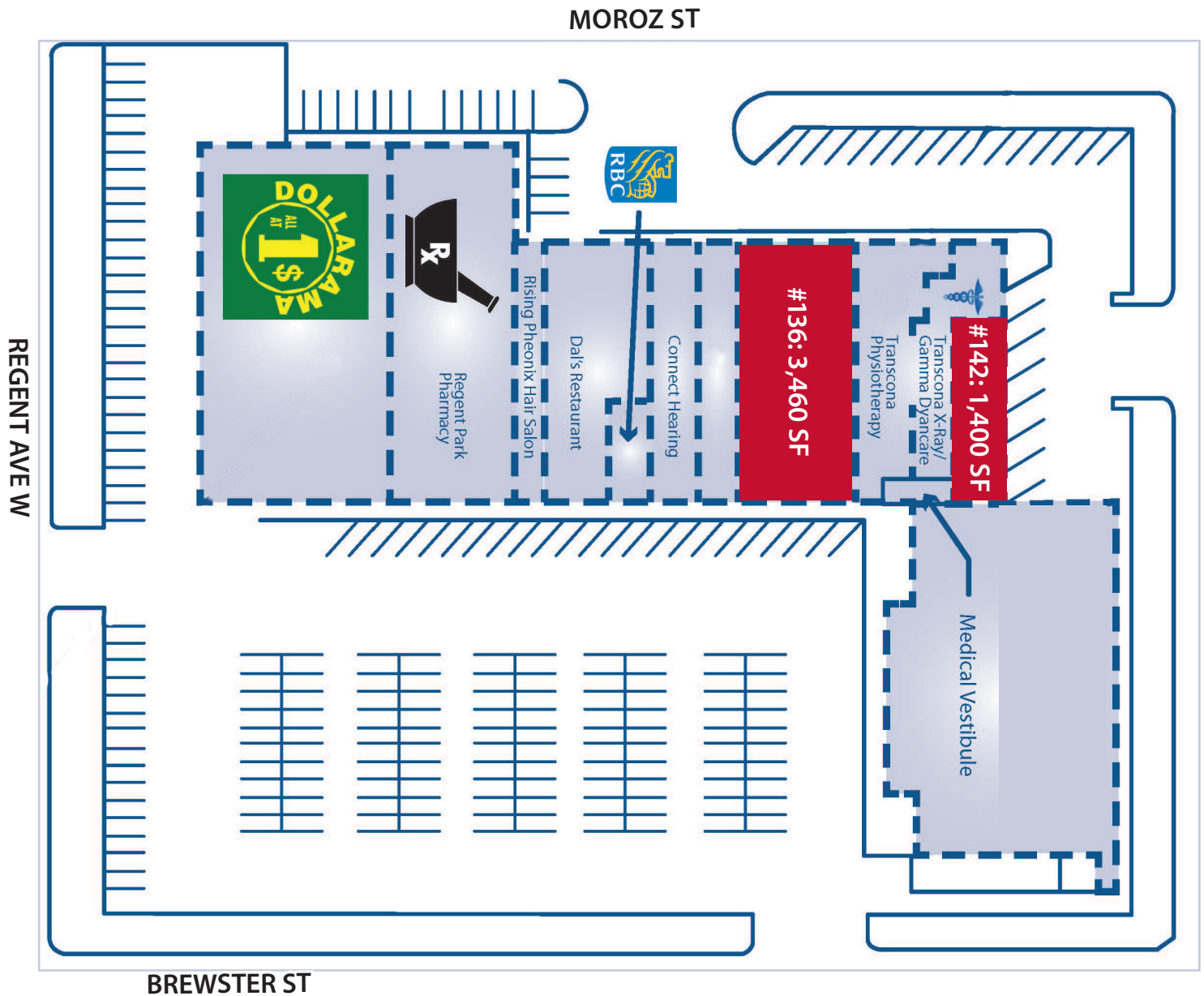
- Site area: 3.4 acres
- Building area: 71,644 sf
- Site coverage: 48%
- Join Dollarama and a number of diverse well-established medical offices and retail outlets
- Zoning: C3
- 37,900 vehicles pass by on an average week day (2015 City of Winnipeg Public Works Dept.)
- Space available:
 - Unit #142: 1,400 sf (ideal for medical or dental use)
 - Unit #136: 3,460 sf
- **Net rent: Market Rates**
- **CAM & Tax: \$5.44 psf / annum (2019 est. Plus management fees)**

2018 Demographics Snapshot	1KM	2KM	3KM
Current Population	5,482	18,592	30,750
2020 Projection	5,873	19,700	32,885
Median Age	38	38	38
2018 Households	2,240	7,333	11,969
Average Household Income	\$79,962	\$90,727	\$90,194
Persons Per Household	2.90	2.93	2.94



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SITE PLAN



Kyra Winfield, Senior Associate
204.560.1506
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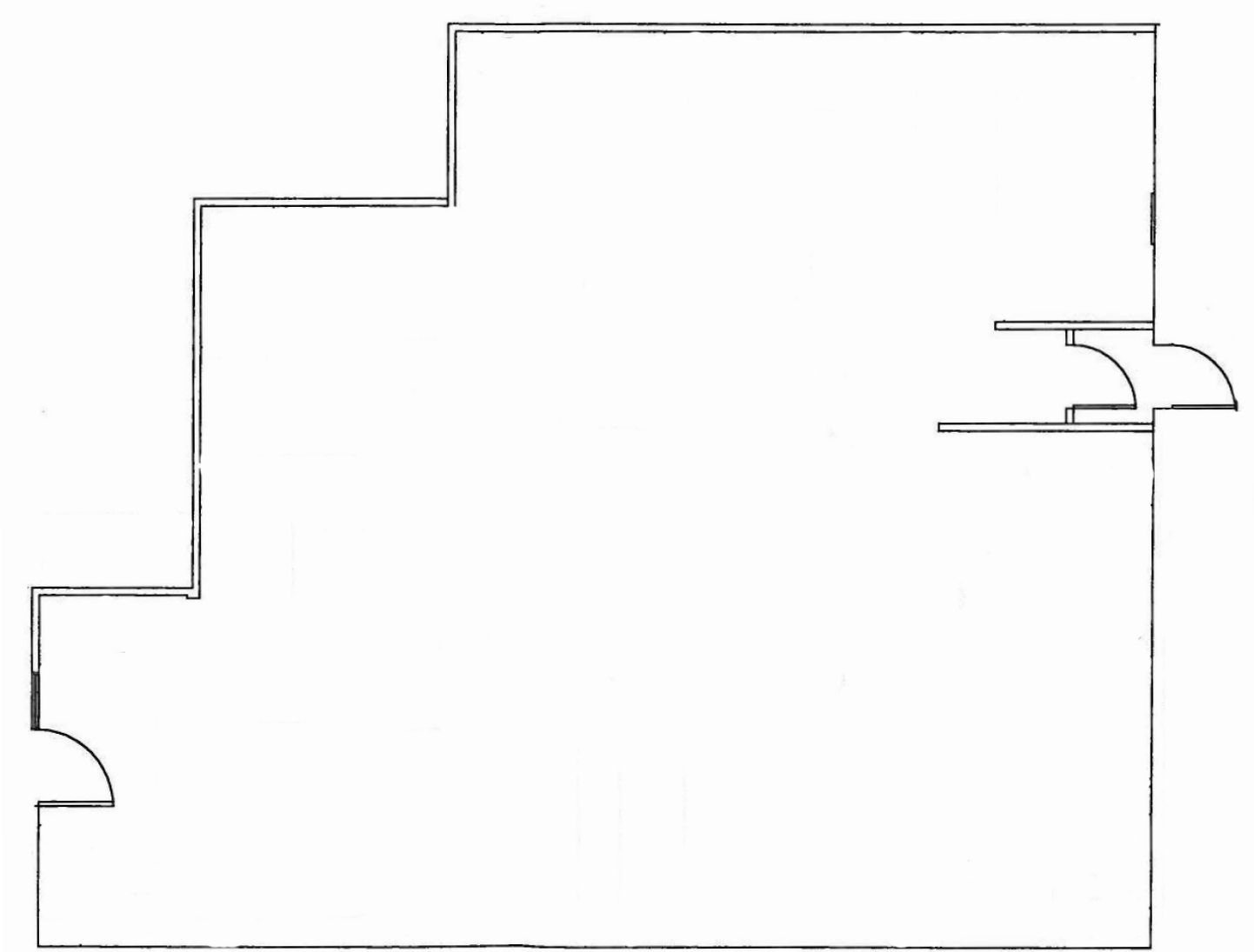
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FLOOR PLAN

Unit 142 – 1,400 SF



* Dimensions are approximate

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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PHOTOS



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