



Year 1 Net Rent:

\$6.95/PSF*

*Building to be accepted on an as-is, where-is basis. Escalates annually from Year 1, subject to CPI indexation.

For Lease | 741 Portage Avenue

Prominent Stand-Alone Building on **Portage Ave**

741 Portage Avenue is a single-storey, 1,863 SF retail/office building offering high-visibility and excellent access from Portage Avenue.

Located four minutes from Portage & Main, this building has exposure to 40,300 daily vehicles* who pass 741 Portage daily, emphasizing its visibility. The building has existing improvements but can also be treated as a "shell" asset ready for redevelopment.

*According to the City of Winnipeg's 2022 Traffic Flow Map



High visibility signage



Excellent transit access

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Property Overview



Address 741 Portage Avenue

Zoning C2

Year 1 Net Rent \$6.95 PSF*

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Additional Op Costs: \$16.97 PSF
Realty Taxes: \$7.73 PSF
Total: \$24.70 PSF

Rentable Area 1,863 SF

Parking Available on site

Available Immediately

Key Highlights



Major traffic artery



Parking available on site



Stand-alone building



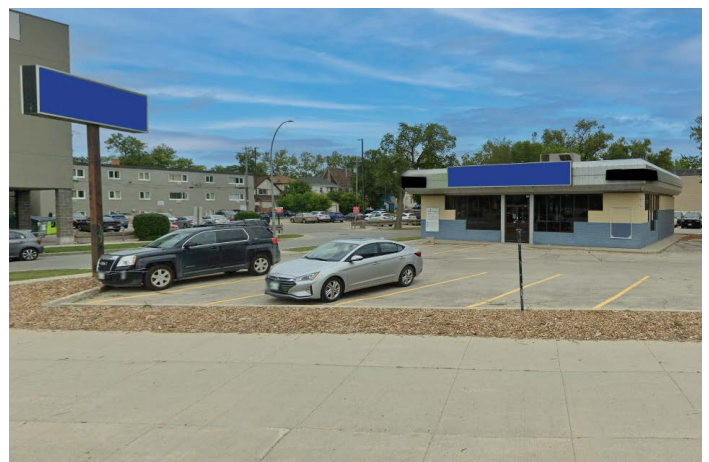
Wheelchair accessible



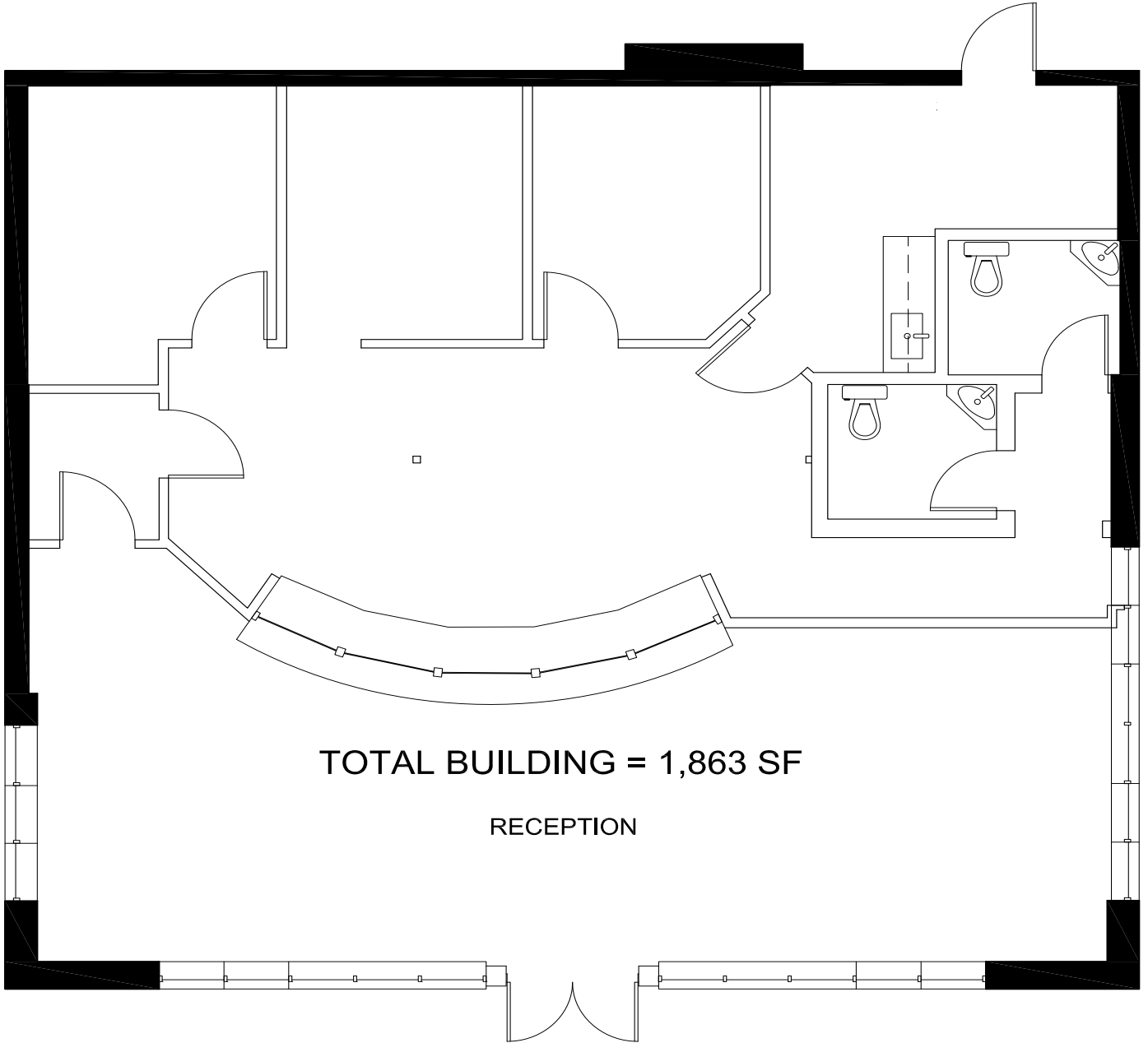
Periphery of downtown



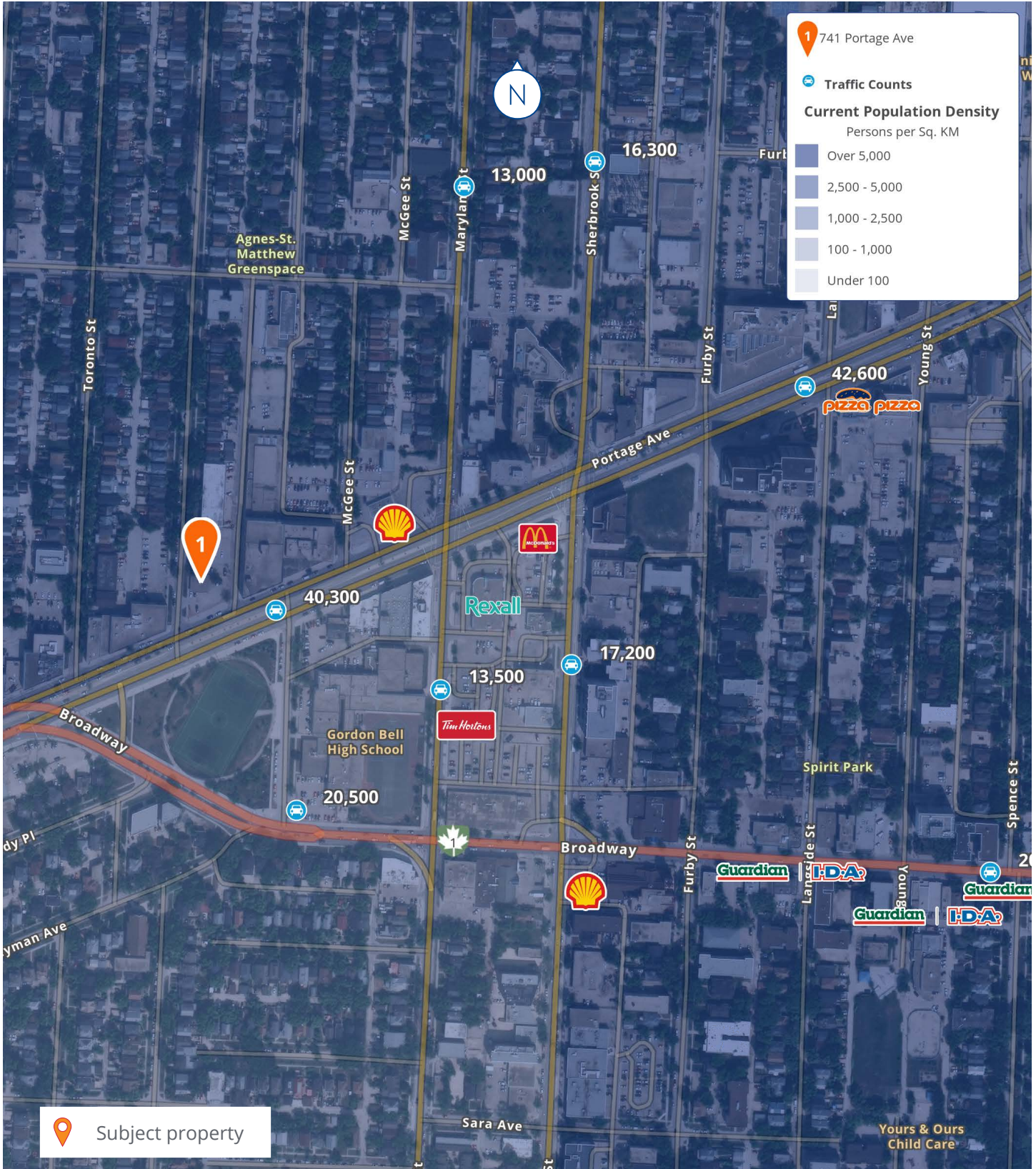
Bike Score 93



Floor Plan



Location/Demographics





741 Portage Avenue, Winnipeg, Manitoba

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