

# (+/-) 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)

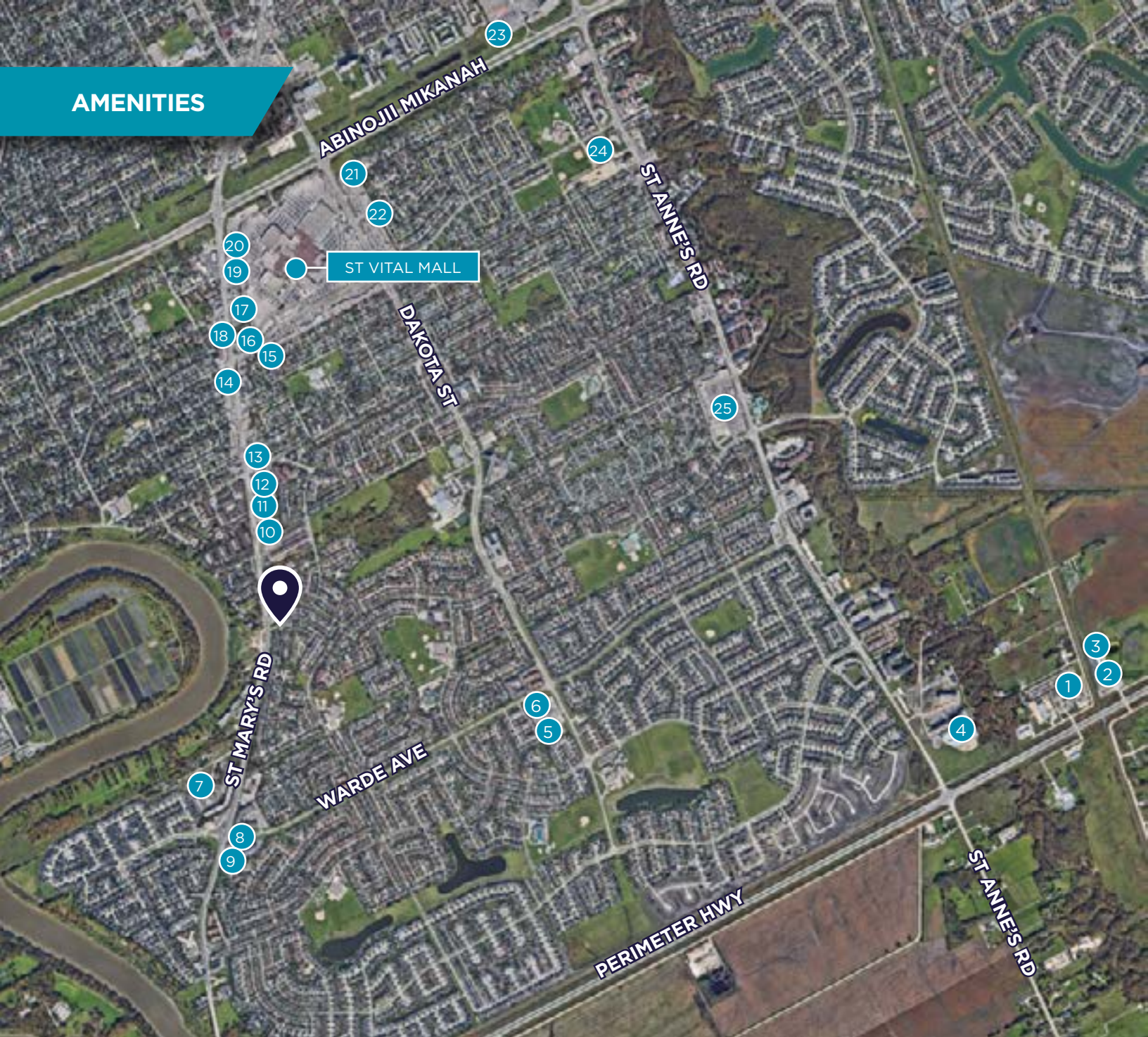


Over 66,549 people live within a 5 km radius with an average household income of \$116,314





# AMENITIES



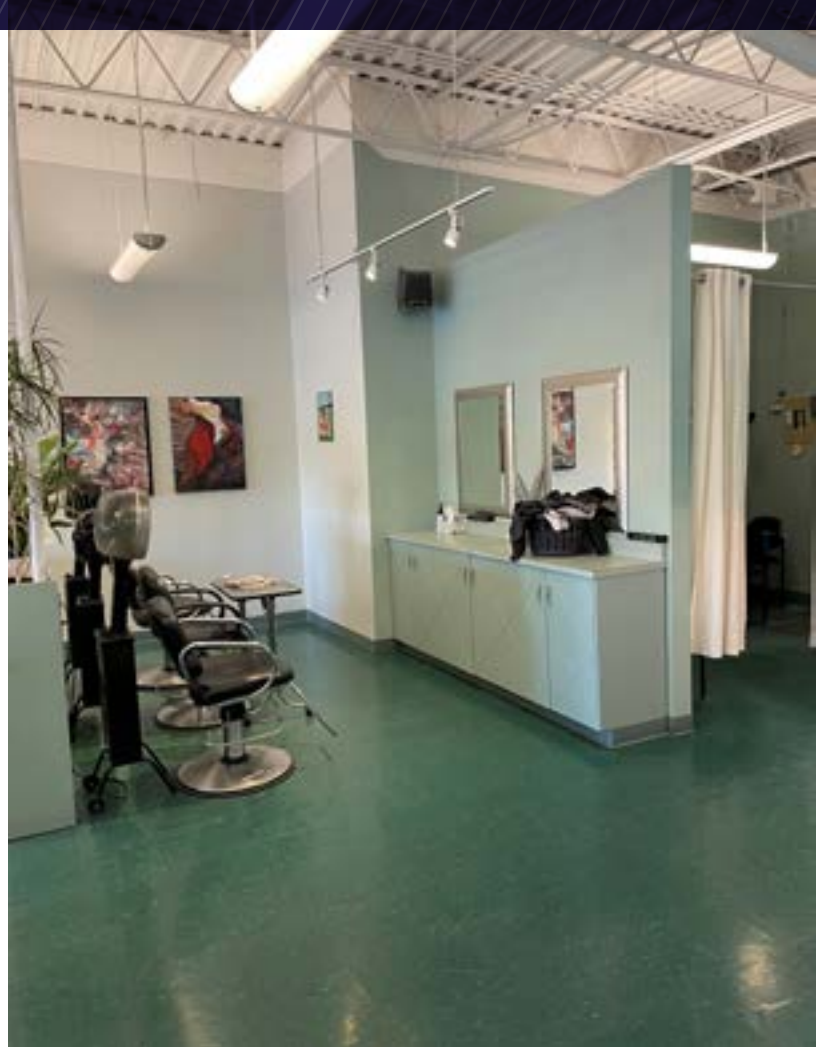
## LOCAL AMENITIES

1	AIME'S AUTO PARTS	13	RED RIVER CO-OP
2	FIRST STUDENT	14	RBC
3	ST. VITAL GOLF CENTRE	15	SMITTY'S RESTAURANT & LOUNGE
4	ST. ANNE'S SELF STORAGE	16	MCDONALD'S
5	SOBEYS	17	MONTANA'S BBQ & BAR
6	SCOTIA BANK	18	BURGER KING
7	SHELL	19	EARLS KITCHEN & BAR
8	TIM HORTONS	20	OLD NAVY
9	RIVER PARK AUTOMOTIVE	21	MARK'S
10	SNAP FITNESS	22	CORA BREAKFAST
11	DOLLARAMA	23	HOME DEPOT
12	SANTA ANA PIZZARIA & BISTRO	24	ST. VITAL CENTENNIAL ARENA
		25	NOFRILLS













## CONTACT

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