

# Mark Thiessen

COMMERCIAL REALTOR®



620  
ACADEMY ROAD

WINNIPEG, MANITOBA

RETAIL FOR LEASE

**RE/MAX**  
PROFESSIONALS

**MARK THIESSEN**

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**RE/MAX**  
COMMERCIAL

## PROPERTY FEATURES

- 3 retail units available for lease
  - 620-B - 1,400 SF
  - 620-C - 1,322 SF
  - 620-D - 880 SF
- All units are separately metered for gas, hydro, water
- Incentives for qualified tenants
- Roof and parking lot maintained in 2022
- Great onsite parking
- Located on one of Winnipeg's most desirable and sought after streets
- Prime Academy Road location with great visibility and high traffic counts
- Servicing several neighbourhoods through easy access routes

PROPERTY LOCATION Located on the South side of Academy Road between Lockwood and Centennial Street



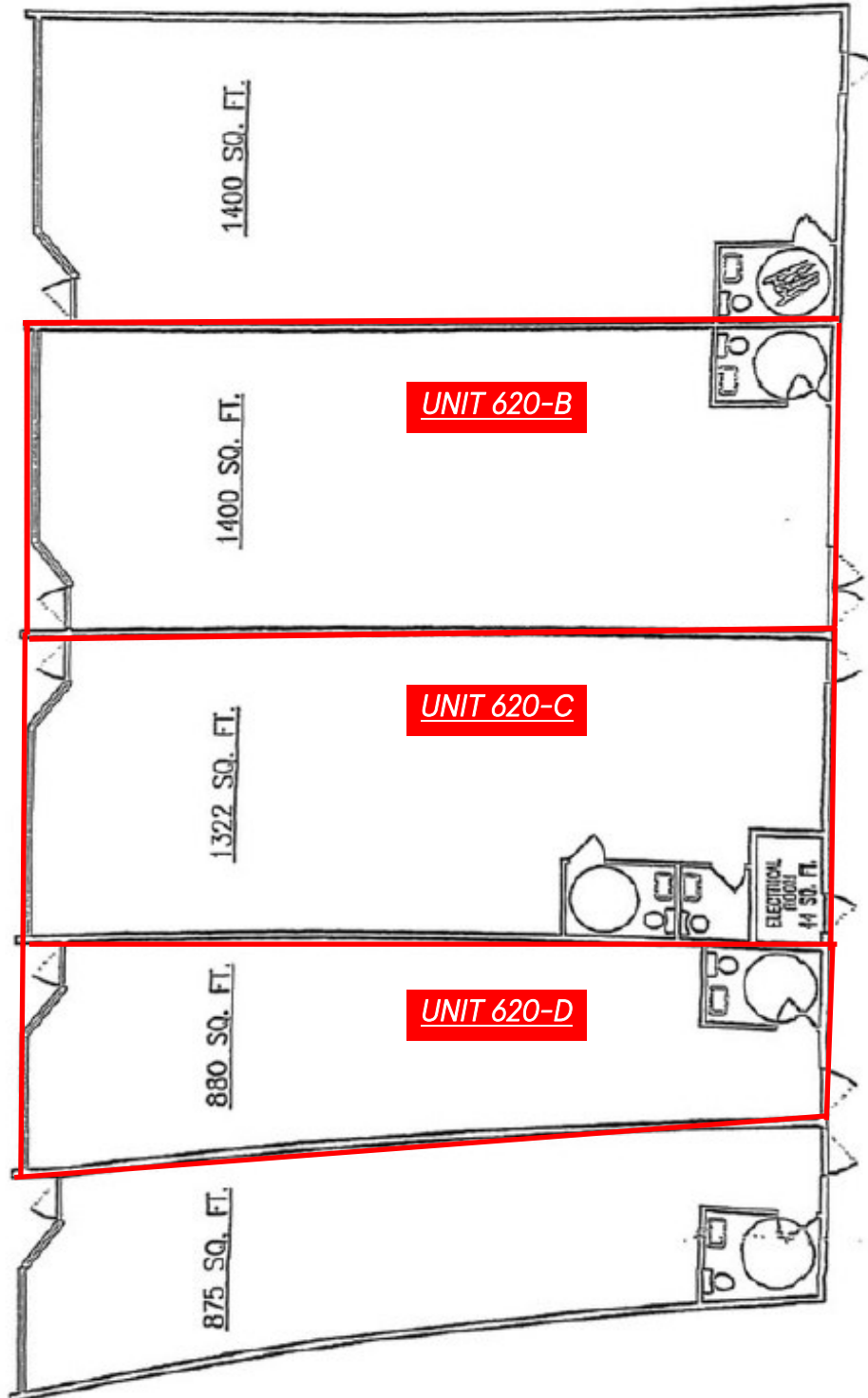
**BASIC RENT: \$ 28.00 PSF**  
**ADDITIONAL RENT: \$ 9.80 PSF (2023 Estimate)**  
**Plus 5% Management Fee On Basic And Additional Rent**

## PROPERTY DETAILS

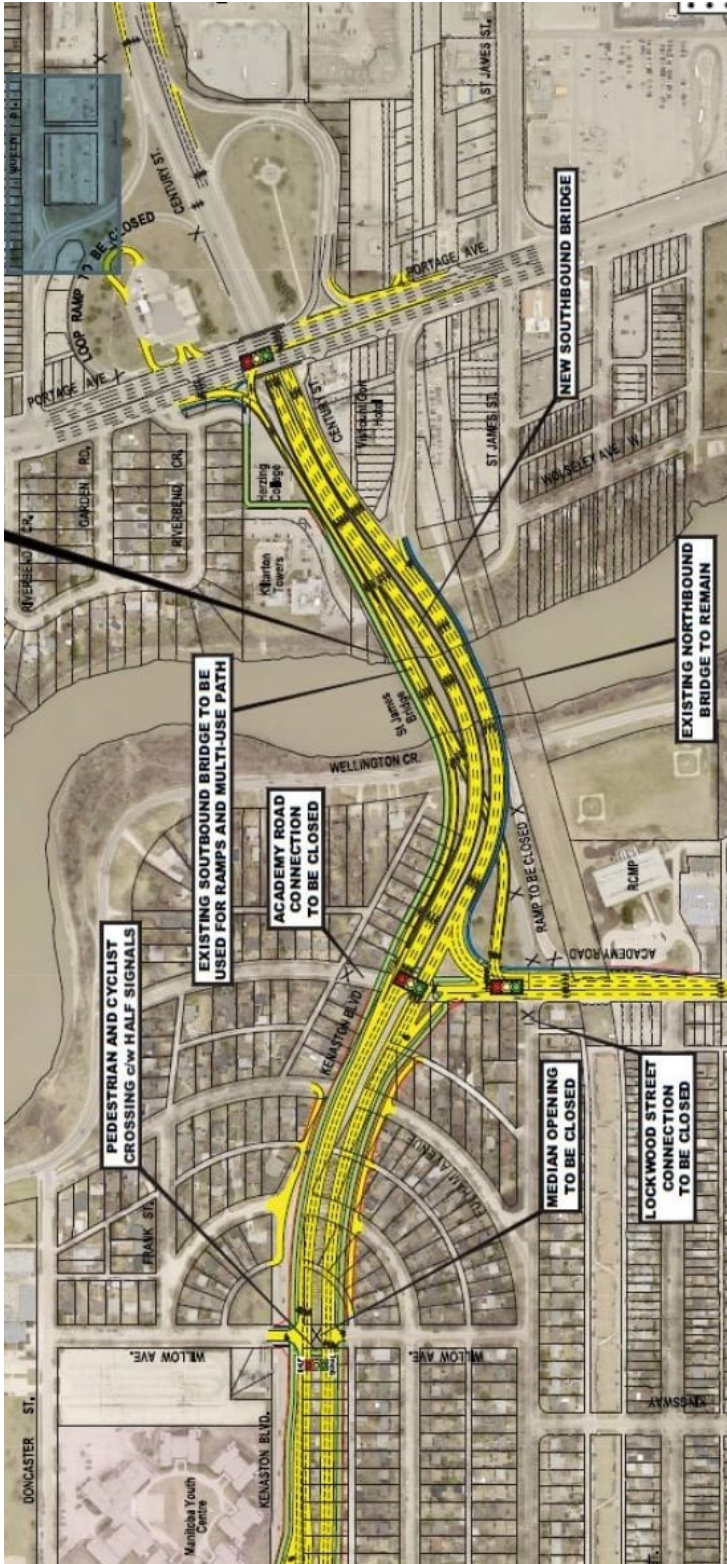
AREAS AVAILABLE: +/- 1,400 SF, 1,322 SF, 880 SF

ZONING: C1

PROPERTY FLOOR PLANS



## PROPOSED CHANGES TO THE ST. JAMES BRIDGE



The City of Winnipeg has unveiled proposed improvements for Route 90 in order to get public feedback.

Plans include widening Kenaston Boulevard to three lanes in each direction, rehabilitating and reconfiguring both spans of the St. James Bridge, rebuilding the road to accommodate a consistent speed limit of 60 km/h and adding active transportation infrastructure.

Some of the [proposed improvements](#) include roadway widening; multi-use paths for pedestrians and cyclists; synchronizing traffic lights; dedicated pedestrian and cyclist crossings at signalized intersections and bus stop enhancements.

PROPERTY IMAGES



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