

HIGH TRAFFIC OFFICE/RETAIL OPPORTUNITY

353 PROVENCHER BLVD - UNIT 6



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PROPERTY HIGHLIGHTS

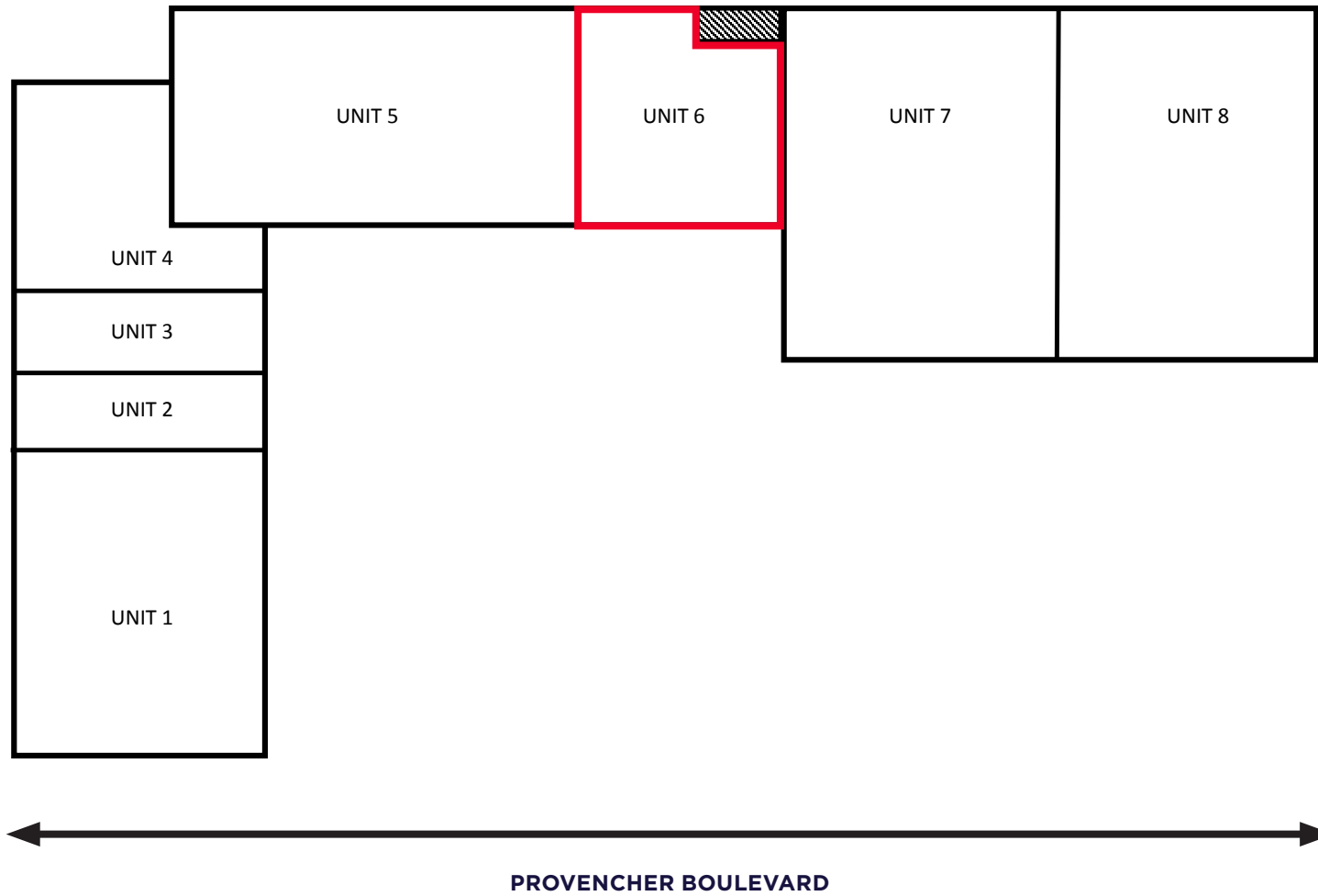
PROPERTY SF: (+/-) 843 SF

- Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface
- Pylon signage opportunity
- (+/-) 27,400 cars pass by per day (City of Winnipeg)
- Zoned: C2
- Unit 6 offers an open layout with two private offices and a dedicated washroom

UNIT	SQ FT (+/-)	LEASE RATE	CAM & TAX	AVAILABILITY
6	843	\$14.95	\$11.44 (2025 est.)	IMMEDIATELY

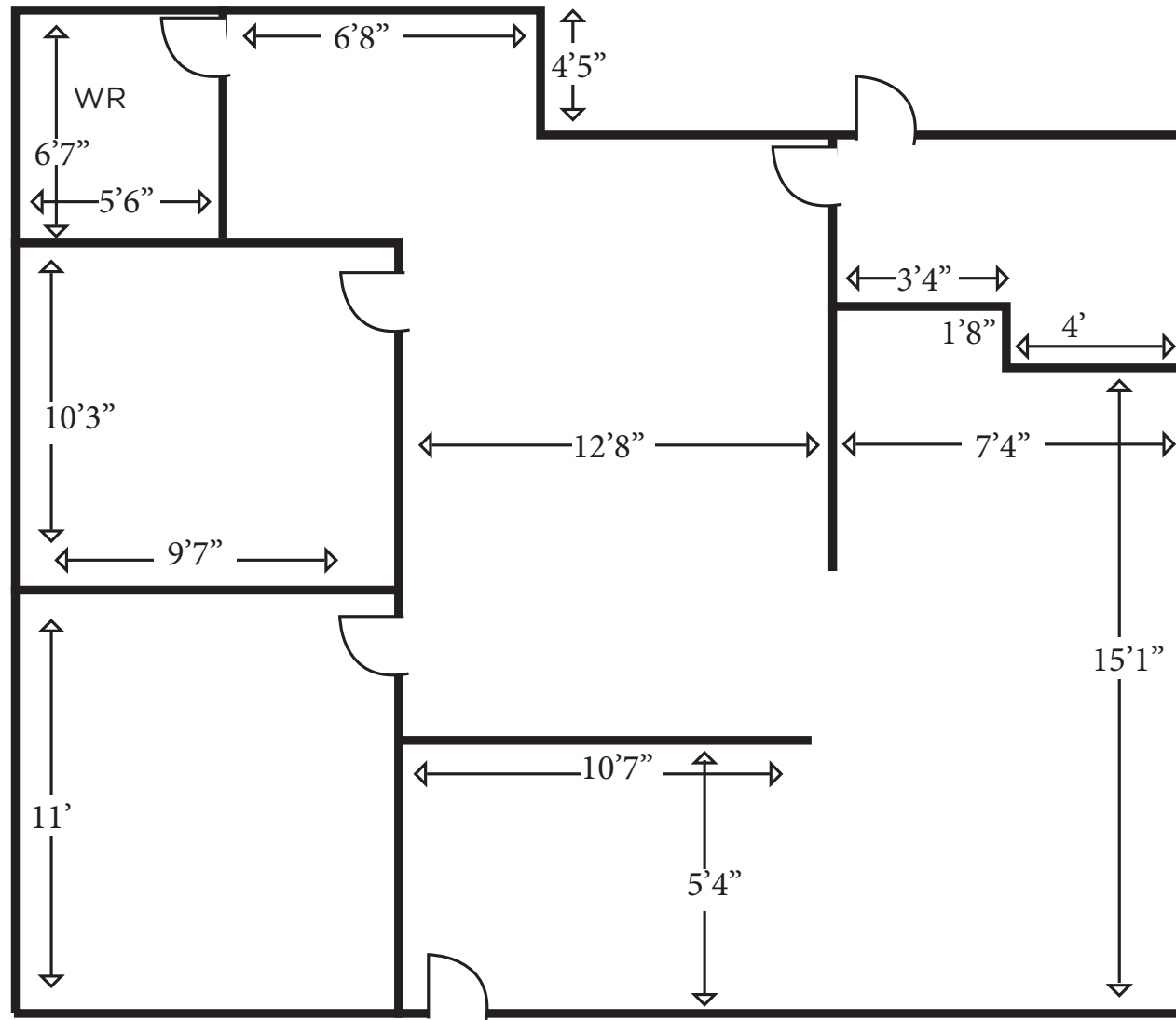


SITE PLAN



FLOOR PLAN

UNIT 6



**please note floorplan is not to scale*

IMAGES

UNIT 6





CONTACT

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