

# PRIME RETAIL UNIT FOR LEASE IN ST. BONIFACE

## 316 DES MEURONS STREET



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# PROPERTY HIGHLIGHTS

(+/-) 1,388 SF AVAILABLE

- Known as “Le Market,” this brand-new mixed-use development is prominently located in the historic St. Boniface neighbourhood at the corner of Des Meurons Street and Goulet Street.
- Just minutes from downtown and The Forks, the site is surrounded by local amenities in one of Winnipeg’s most walkable and bike-friendly communities.
- Designed with modern elegance, the building features eye-catching corten steel archways and expansive floor-to-ceiling windows that maximize natural light and enhance visibility for both pedestrian and vehicular traffic.
- The retail unit is ready for tenant fixturing: walls are drywalled, taped, and sanded; electrical service is in place with 400A 120/208V 3-phase 4-wire capacity; plumbing is capped; HVAC is ready for distribution; and the unit is fully sprinklered.
- The main retail entrance fronts Des Meurons Street, complemented by a secondary entrance along Goulet Street for added convenience and access.
- Potential for a patio space along Goulet Street, as illustrated in the rendering below.
- An ideal location for cafés, bakeries, beauty and wellness services, fashion and apparel boutiques, or specialty retail concepts.

**LEASE RATE:** \$20.95 PSF

**CAM & TAX:** \$8.25 PSF

\* Management fee included in CAM





# UNIT IMAGES





# AREA MAP

## AREA

ST. BONIFACE

## DRIVE TIME

8 MINS TO DOWNTOWN WINNIPEG
7 MINS TO THE FORKS
7 MINS TO PROVENCHER BLVD



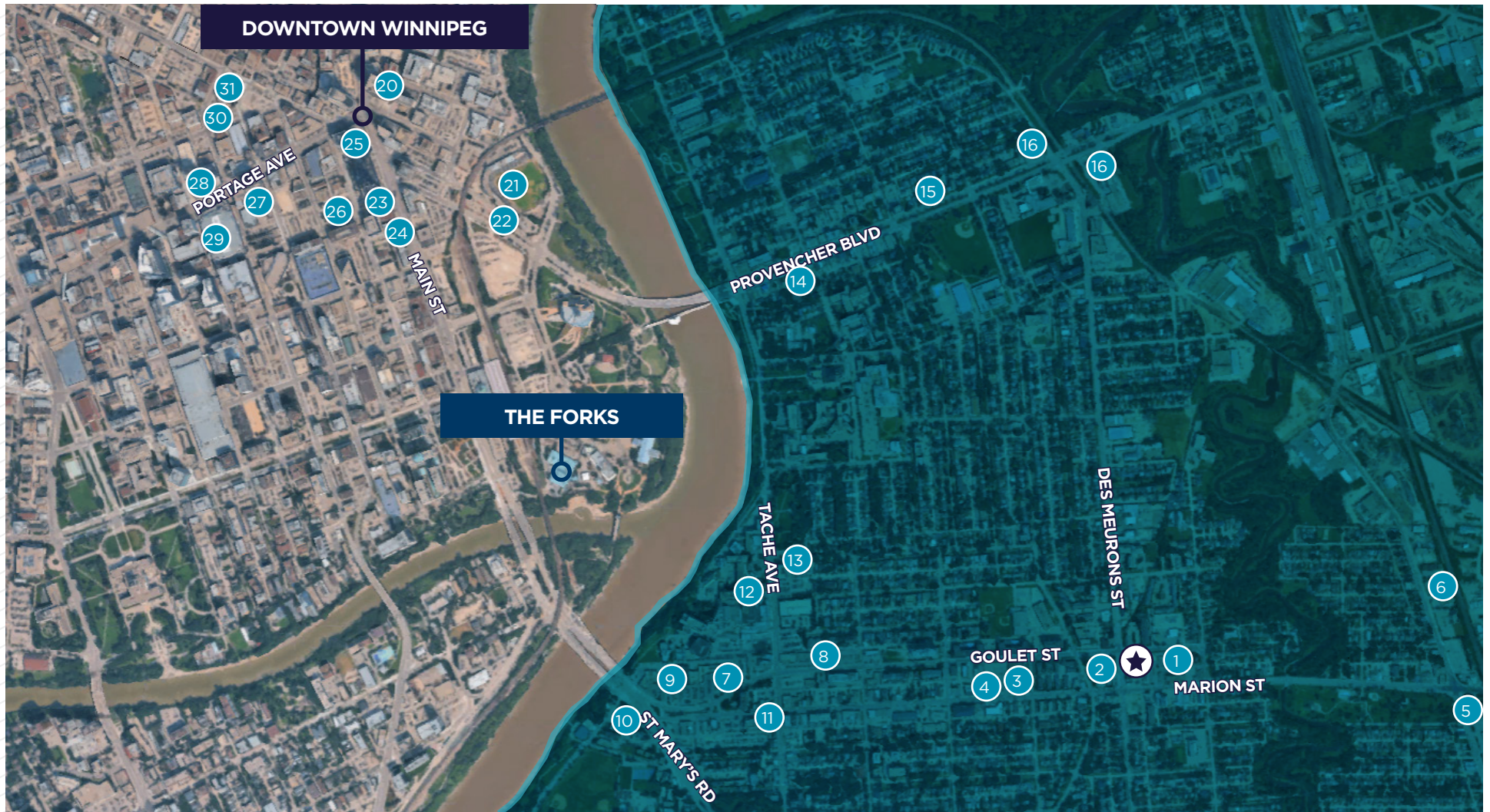


# AMENITIES MAP

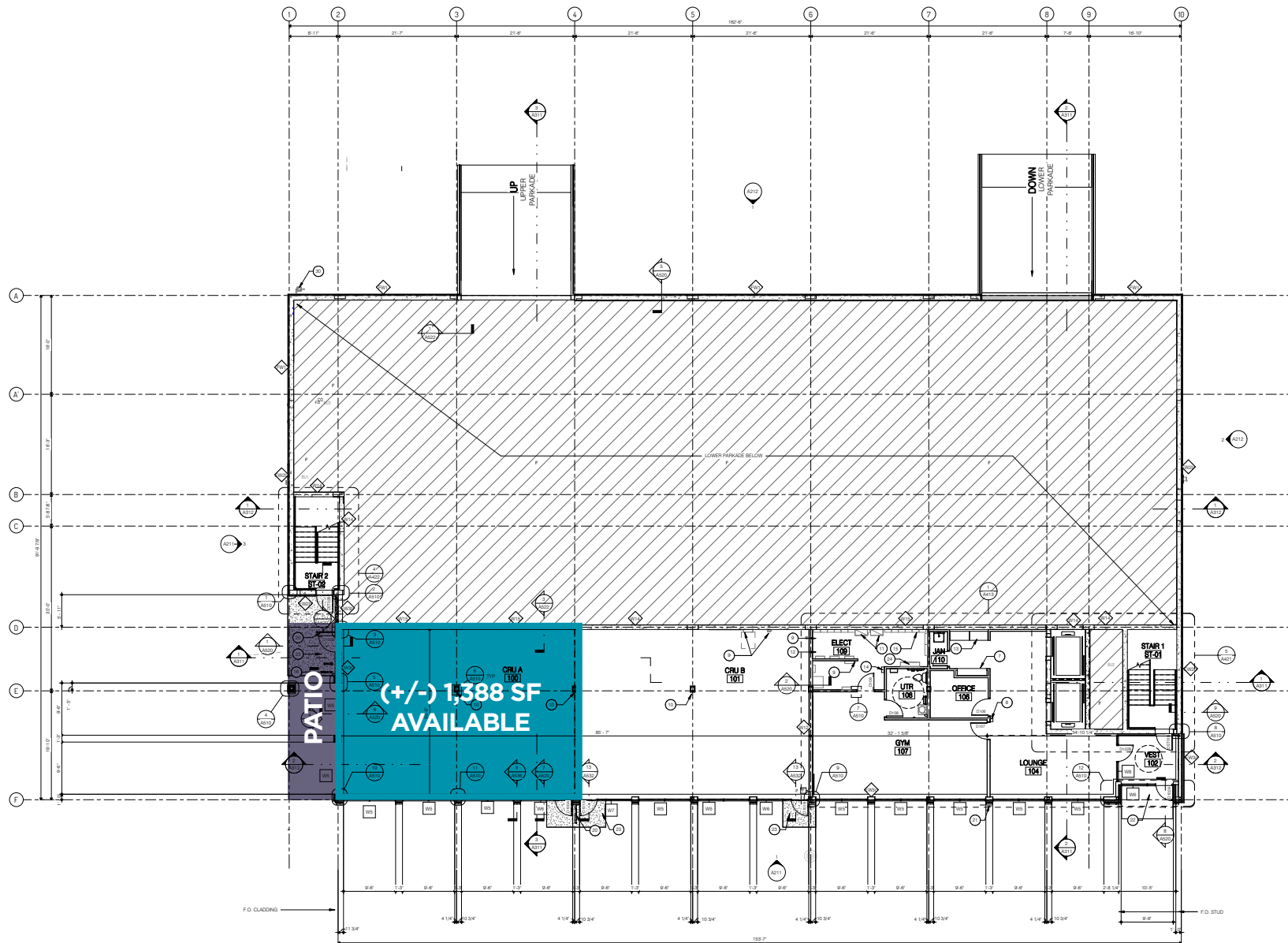
## AREA

ST. BONIFACE

- |                              |                          |                                  |                            |
|------------------------------|--------------------------|----------------------------------|----------------------------|
| 1 DAIRI-WIP DRIVE IN         | 9 DOMINION CENTRE        | 17 DAIRY QUEEN                   | 25 WINNIPEG SQUARE         |
| 2 DUG & BETTY'S ICE CREAMERY | 10 SANTA LUCIA PIZZA     | 18 RESTO GARE & TRAIN BAR BISTRO | 26 LOCAL PUBLIC EATERY     |
| 3 SAFEWAY                    | 11 LE CROISSANT          | 19 SHELL                         | 27 RADISSON HOTEL          |
| 4 DOLLARAMA                  | 12 ST. BONIFACE HOSPITAL | 20 HY'S STEAKHOUSE               | 28 ALT HOTEL               |
| 5 TIM HORTONS                | 13 STARBUCKS             | 21 BLUE CROSS PARK               | 29 CANADA LIFE CENTRE      |
| 6 KID CITY                   | 14 CAFE POSTAL           | 22 CLAY OVEN                     | 30 GIANT TIGER             |
| 7 MCDONALD'S                 | 15 CHAIRE CAFE & LOUNGE  | 23 EARLS KITCHEN & BAR           | 31 BURTON CUMMINGS THEATRE |
| 8 NOFRILLS                   | 16 SUBWAY                | 24 CDI COLLEGE                   |                            |



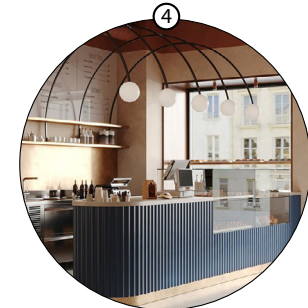
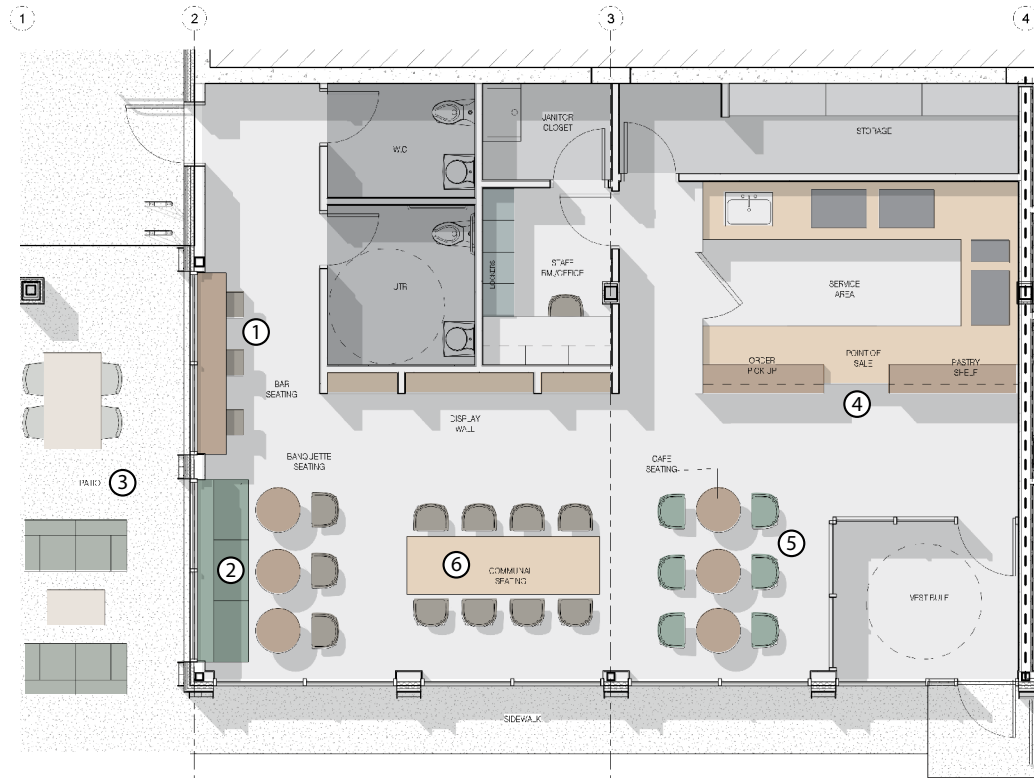
# MAIN FLOOR PLAN





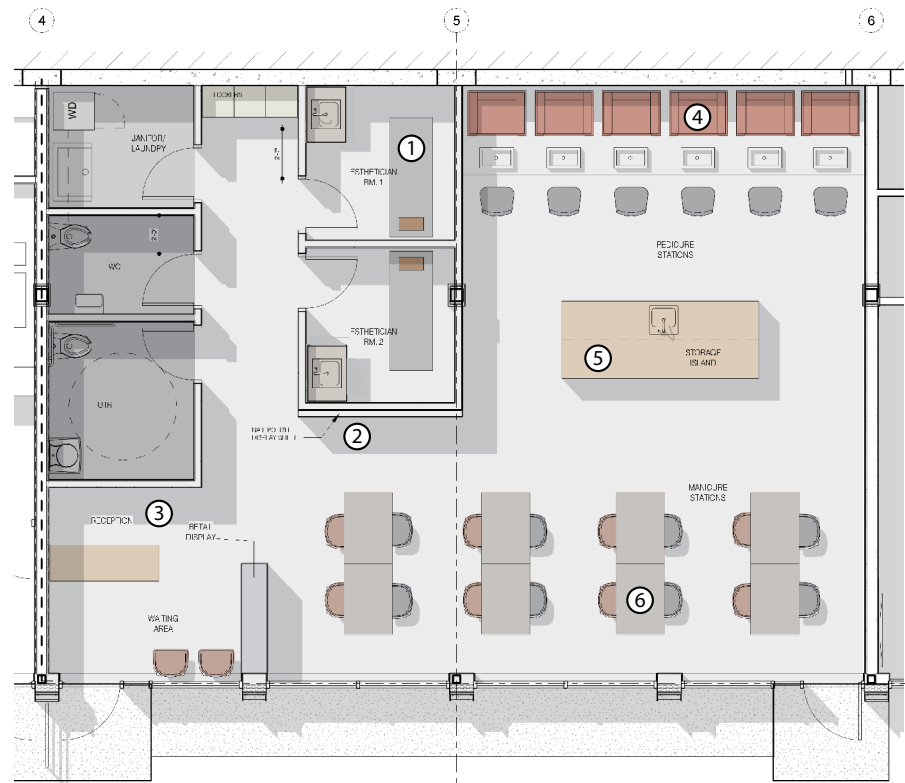
# COFFEE SHOP OPTION 1

## FLOOR PLAN



# NAIL SALON OPTION 2

## FLOOR PLAN







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