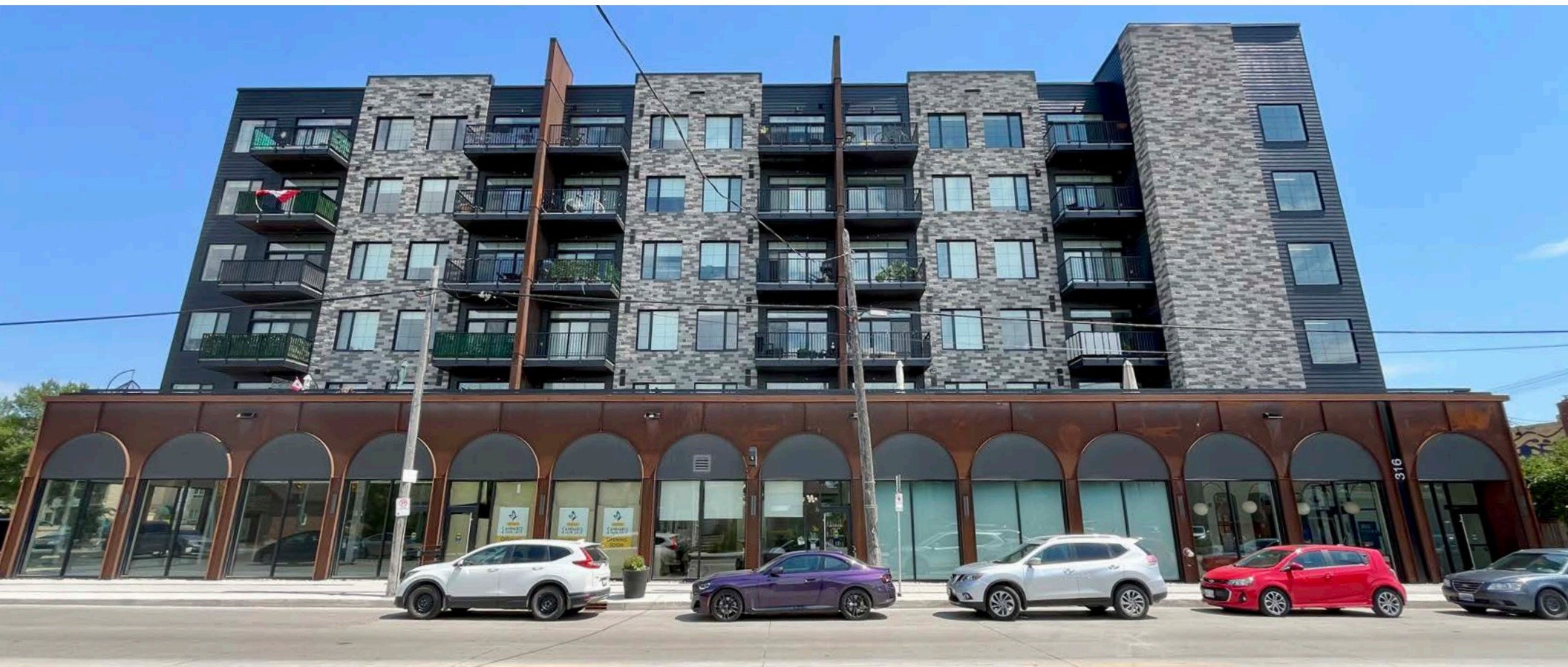


PRIME RETAIL UNIT FOR LEASE IN ST. BONIFACE

316 DES MEURONS STREET



Chris Hourihan
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Christopher Hourihan Personal Real Estate Corporation

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Stevenson



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.

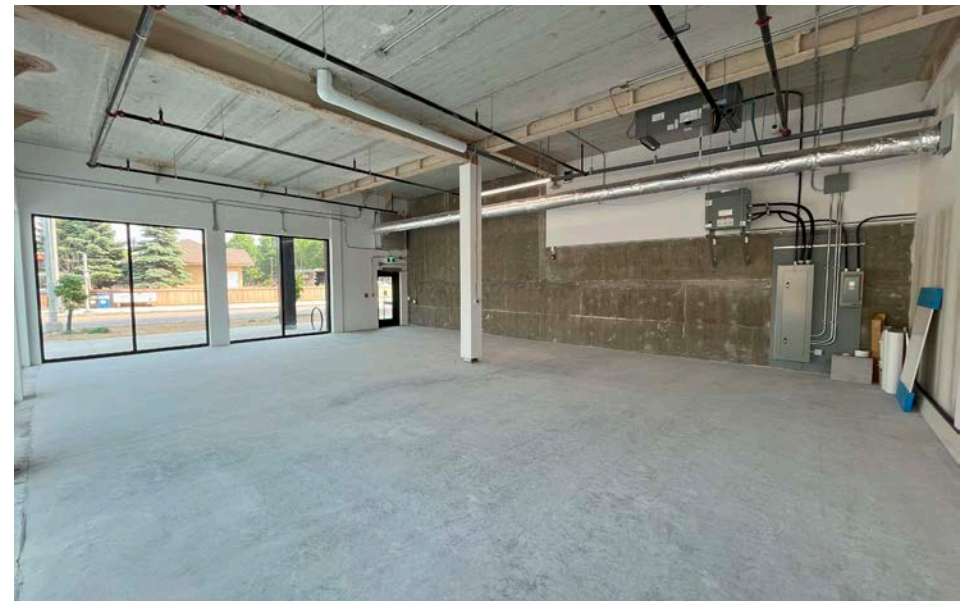
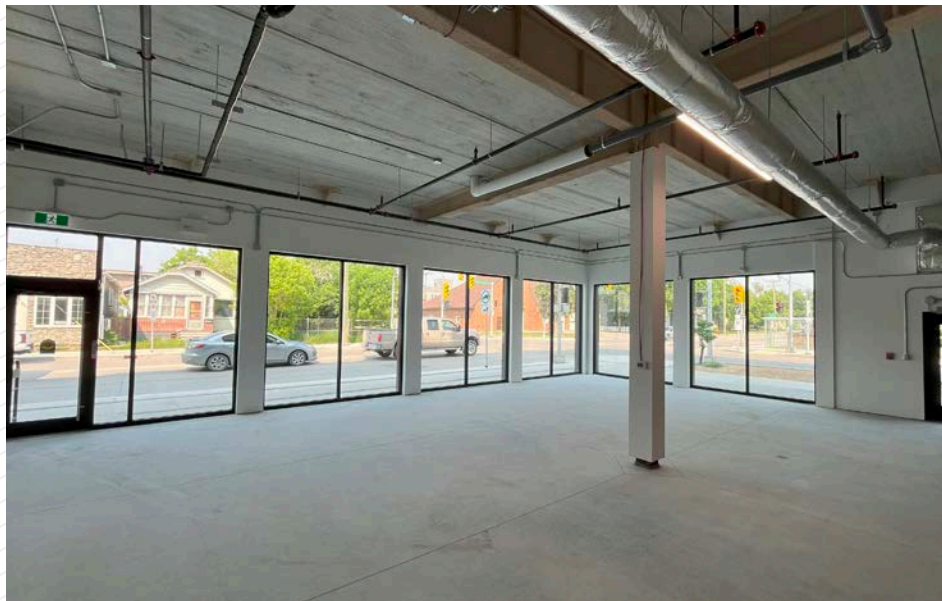
LEASE RATE: \$20.95 PSF

CAM & TAX: \$8.25 PSF

* Management fee included in CAM






UNIT IMAGES



AREA MAP

DRIVE TIME

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

AREA

	ST. BONIFACE
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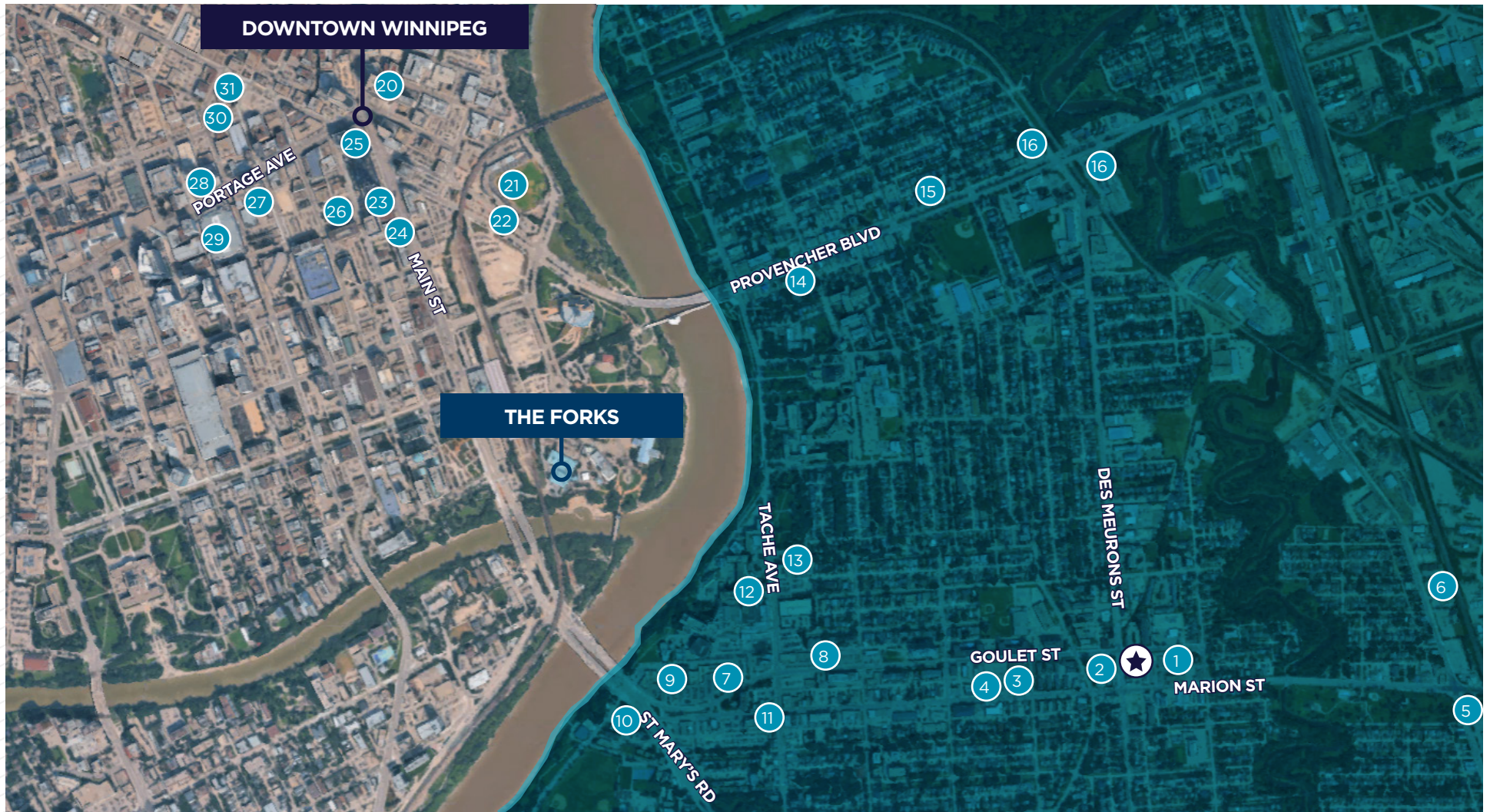


AMENITIES MAP

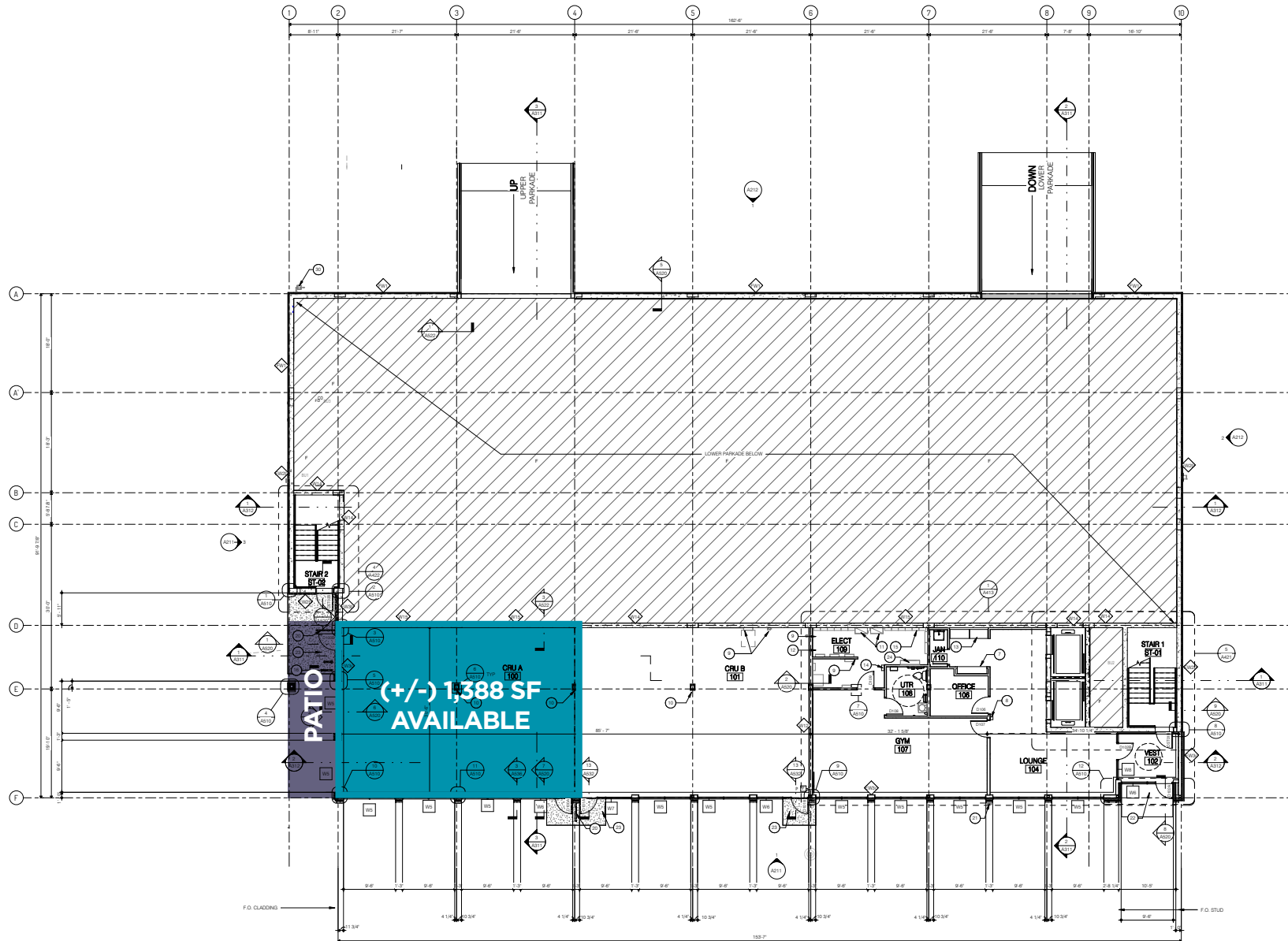
AREA

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



FLOOR PLAN



FLOOR PLAN





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316 DES MEURONS STREET | CWS WINNIPEG