

HIGH-EXPOSURE LOCATION AT PEMBINA & MCGILLIVRAY

1305 PEMBINA HWY



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Stevenson

Investment Team



PROPERTY HIGHLIGHTS

(+/-) 6,952 SF AVAILABLE

- Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility
- Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential.
- 11 Private Offices - Ideal for individual practitioners or small teams
- 2 Boardrooms - Perfect for meetings, workshops, or collaborative sessions
- Spacious Washrooms
- Clean and modern facilities for staff and clients
- Kitchenette Potential - Flexible space with plumbing access for future installation
- Safe Removed - Clean slate for customization and layout optimization
- Drive-Thru Opportunity - Subject to municipal approval; great for service-based operations
- 600A 120/208V 3-Phase Electrical Service - Robust power capacity for medical, wellness, or tech-based use

LEASE RATE: TBD

CAM & TAX: TBD

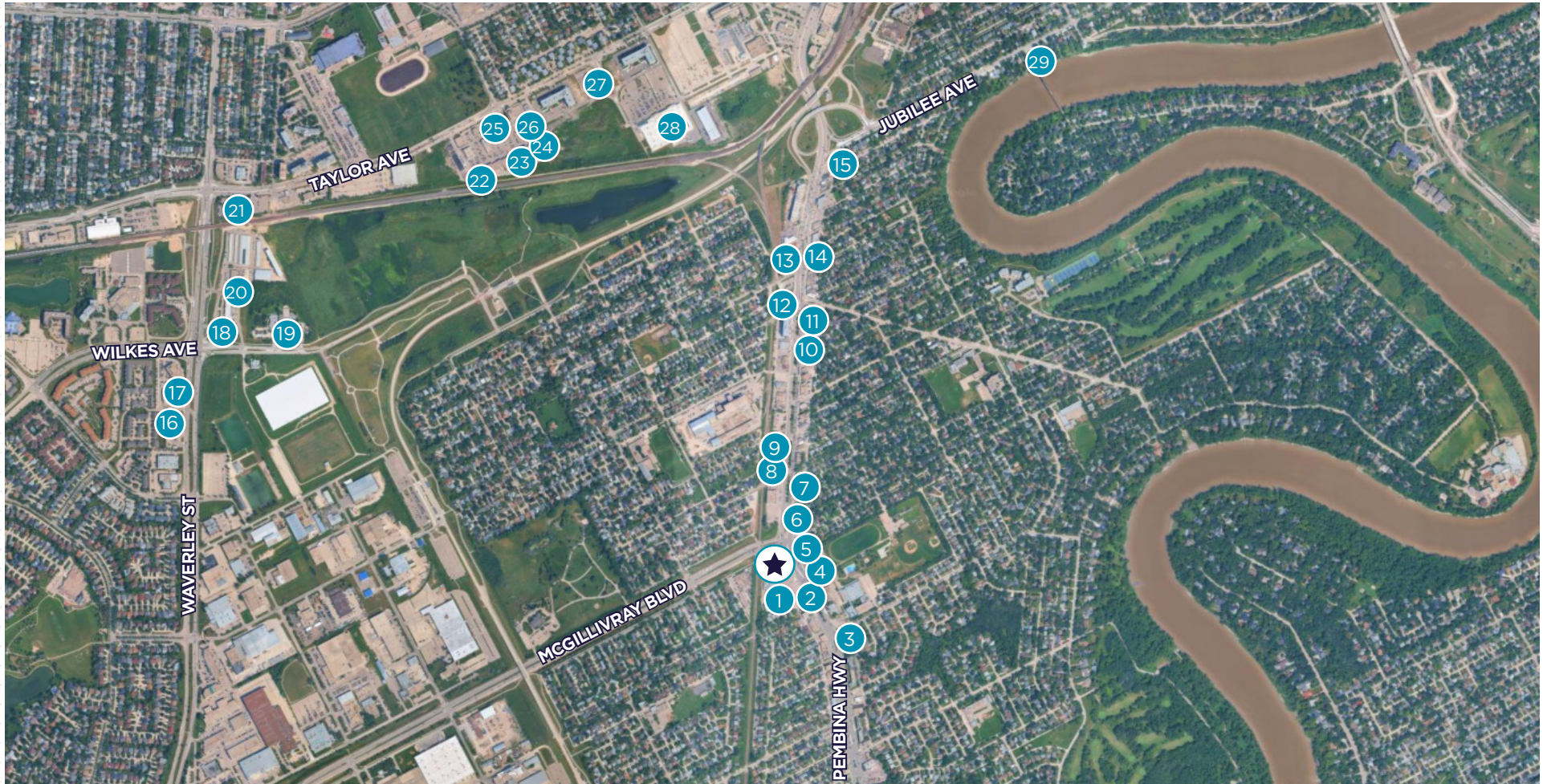


AMENITIES MAP

62
WALKING
SCORE

57
TRANSIT
SCORE

74
BIKING
SCORE



- | | | | | |
|-------------------|------------------------|-----------------------|----------------------|--------|
| 1 FRESHCO | 8 DOLLARAMA | 15 FOUNTAIN TIRE | 22 THE PANCAKE HOUSE | 29 BDI |
| 2 CHICKEN DELIGHT | 9 LITTLE CAESARS PIZZA | 16 BELLISSIMO | 23 DOLLARAMA | |
| 3 COTTAGE BAKERY | 10 STARBUCKS | 17 A&W | 24 SOBEYS | |
| 4 HOLIDAY INN | 11 SHOPPERS DRUG MART | 18 TIM HORTONS | 25 BOSTON PIZZA | |
| 5 RBC | 12 KFC | 19 THE HUMANE SOCIETY | 26 PET VALU | |
| 6 GONDOLA PIZZA | 13 ESSO | 20 CORA | 27 FIREHOUSE SUBS | |
| 7 MR CALZONE | 14 NIAKWA PIZZA | 21 LA GROTTA | 28 WALMART | |

PROPERTY PHOTOS





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