# (+/-) 2,249 SF AVAILABLE IN WESTWOOD STRIP MALL

## 106 B BROWNING BLVD



Ryan Munt Executive Vice President

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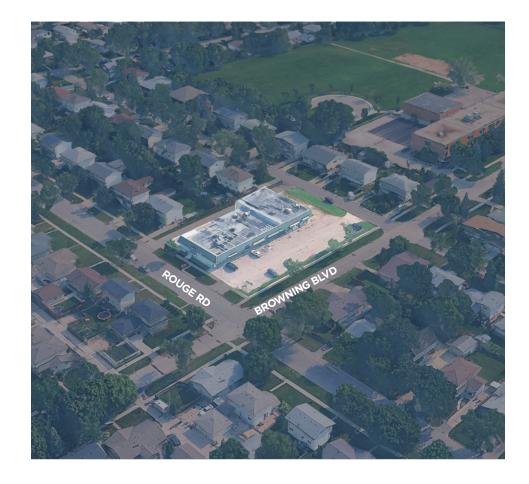
## PROPERTY HIGHLIGHTS

**AVAILABLE SF**: (+/-) 2,249

- Retail space ideal for daycare or medical use
- Outdoor space potential
- Ample on-site surface parking for staff and clients
- Many amenities nearby along Portage Avenue
- Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway
- Zoning: C2

LEASE RATE: \$15.00 PSF

CAM & TAX: \$5.76 PSF (2025 EST.)
\*PLUS MANAGEMENT FEE



## 106 B

### **AERIAL**



## UNIT 10

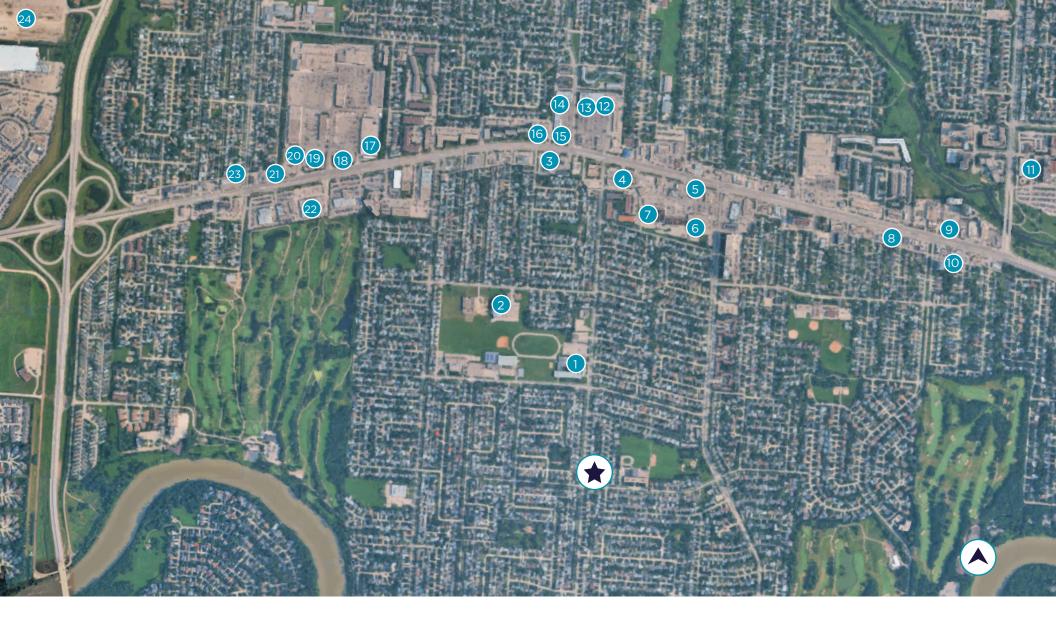
### **PHOTOS**











# AMENITIES **MAP**

- 1 WESTWOOD COLLEGIATE
- 2 KINSMEN-ALLARD ARENA
- 3 POPEYES
- 4 FIVE GUYS
- 5 TIM HORTONS
- 6 ASSINIBOINE DENTAL GROUP
- 7 ACTIVATE WINNIPEG WEST
- 8 CORK & FLAME

- 9 DAILY GRIND COFFEE
- 10 FOUNTAIN TIRE
- 11 GRACE HOSPITAL
- 12 SAFEWAY
- 13 STARBUCKS
- 14 DOLLARAMA
- 15 JOEY'S SEAFOOD
- 16 PIZZA HUT

- 17 CANADIAN TIRE
- 18 TIM HORTONS
- 9 BURGER KING
- 20 ORIGINAL JOE'S
- 21 DOMO GAS
- 22 MCMUNN & YATES
- 23 SUSHI ONE
- 24 ASSINIBOIA DOWNS



#### **CONTACT**

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