

FOR LEASE | RETAIL
1200 JEFFERSON AVENUE
WINNIPEG, MANITOBA



- ▶ **1,022 SF Within a Community Based Neighbourhood Centre**
- ▶ **Cost Effective Rental Rates**

Location

The property is anchored by 7-Eleven located at the corner of Jefferson Avenue and Shepperd Street. The subject premises faces Shepperd Street with surface parking directly in front.

Highlights

- ▶ Great signage opportunity
- ▶ Surface parking stalls
- ▶ Corner location
- ▶ Premises next to 7-Eleven & a hair salon

Neil S McAllister
Personal Real Estate Corporation
D 604.630.3374 C 604.720.3312
neil.mcallister@lee-associates.com

Michael Stronger
SHINDICO REALTY
D 204.928.8237 C 204.793.3448
mstronger@shindico.com

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Available Space

1,022 SF

Zoning

C2 - Community

Lease Rate

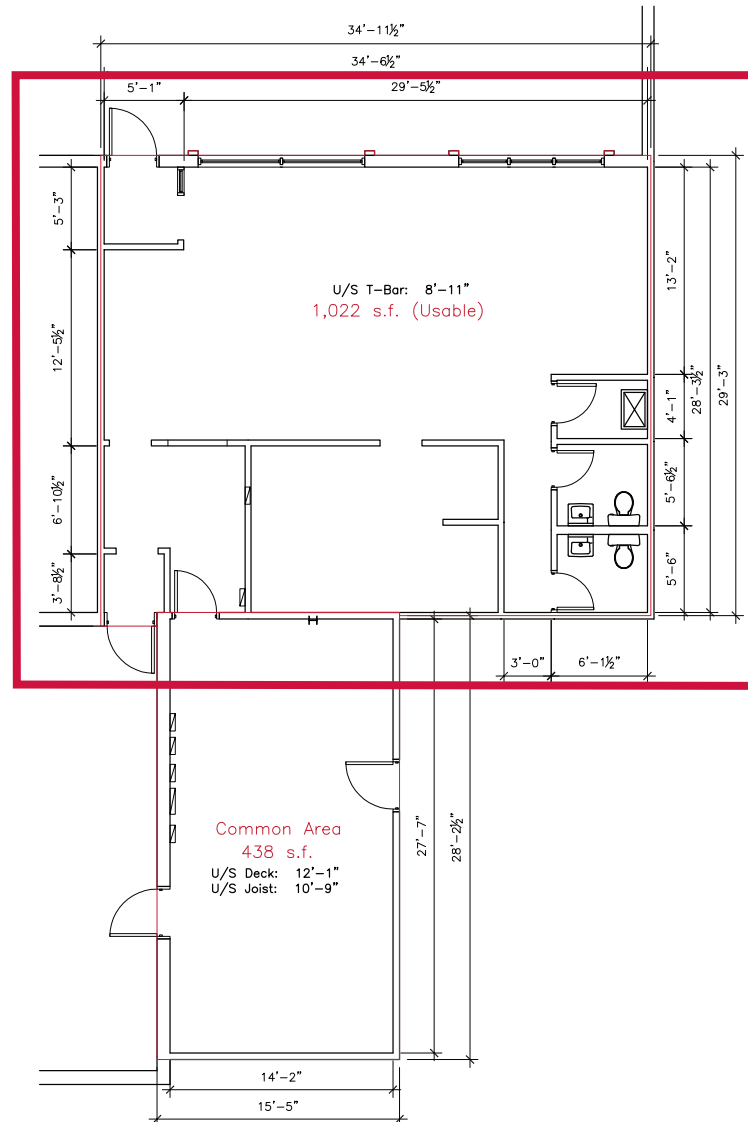
\$20.00 PSF gross

Total Monthly Rate

\$1703.00 Plus GST

Demographics	1 Mile
Population	26,518
Median Age	37
Households	9,373
Average Household Income	\$72,494

Subject Premises



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