

**NORTH
ATLAS**

COMMERCIAL REAL ESTATE

ReaL

Real Broker

Redevelopment For Lease

1941 Saskatchewan Ave W
Portage la Prairie, MB



Space Available: 1,880 - 11,536 SF
Zoning: C3 - Avenue Commercial

Net Rent: \$18 - \$20 PSF
Operating Costs: TBD
Property Tax: \$2.15 PSF
(2024 Estimate)

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PROPERTY HIGHLIGHTS

North Atlas Commercial Real Estate and Real Broker Manitoba are pleased to present a commercial redevelopment for lease, prominently located on the region's dominant commercial corridor, at the doorstep of the community's preferred retail node. ***Position your business for success!***

- **Included Parking:** Exceptional street and on-site parking for convenient client and employee access.
- **Location:** Positioned for convenience and exposure, close to most of the largest retail businesses operating in the Portage La Prairie region.
- **Enhanced Image:** Benefit from coming enhancements to the storefront and streetscape
- **Layout:** Flexible options for demising a space to suite the needs of various organizations. (1,880 - 11,536 square feet available)
- **Existing Infrastructure:** Benefit from existing interior improvements to save capital costs and enhance the speed of opening.

The re-developed 1941 Saskatchewan Avenue West offers office and retail users an exceptional opportunity for an attractive and prominent position.



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PREFERRED RETAIL NODE

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1941 Saskatchewan Avenue West is located at the gateway to Portage La Prairie's preferred retail destinations, including shopping centres anchored by Sobeys, Dollarama, Walmart, Co-op Marketplace, Liquormart, RONA and Canadian Tire.



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SASKATCHEWAN AVENUE TRANSFORMATION

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Tenants at 1941 Saskatchewan Avenue West will benefit from a revitalized setting with upgraded streetscape, including fresh sidewalks, bike paths, and landscaping. Set for completion in 2024, the enhancements to Saskatchewan Avenue will elevate the image of your business.



Jonah Levine

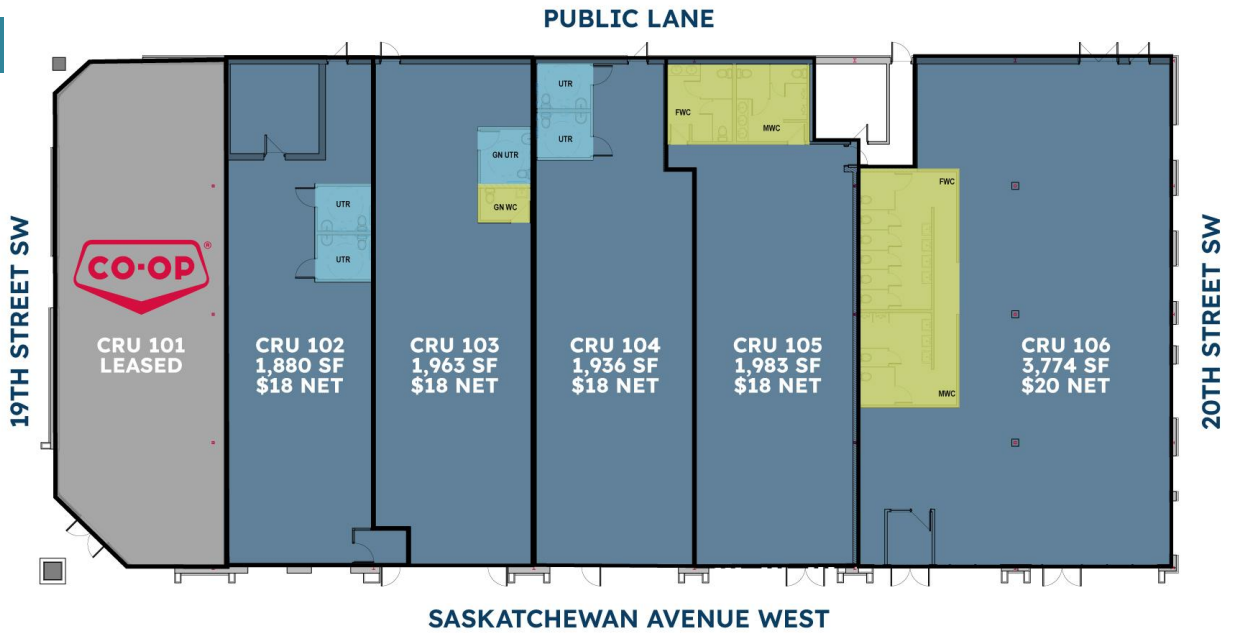
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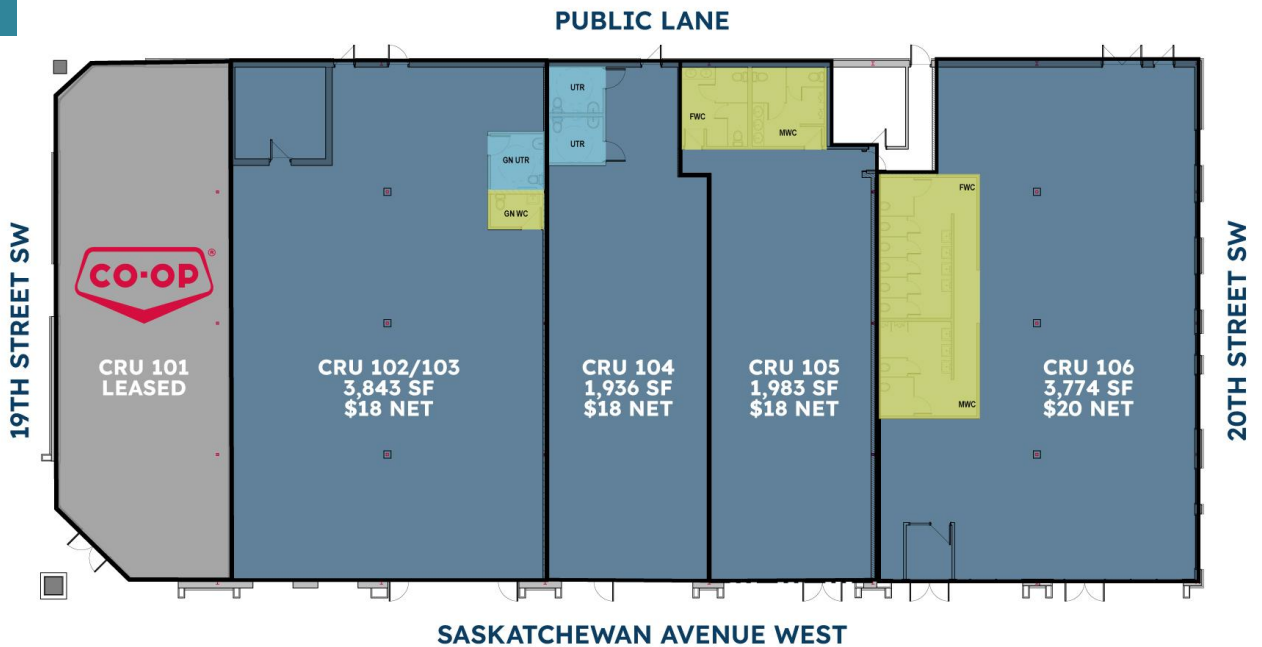
BUILDING PLAN

Option A



Available Space | Leased Space | Existing Washrooms | Proposed Washrooms

Option B



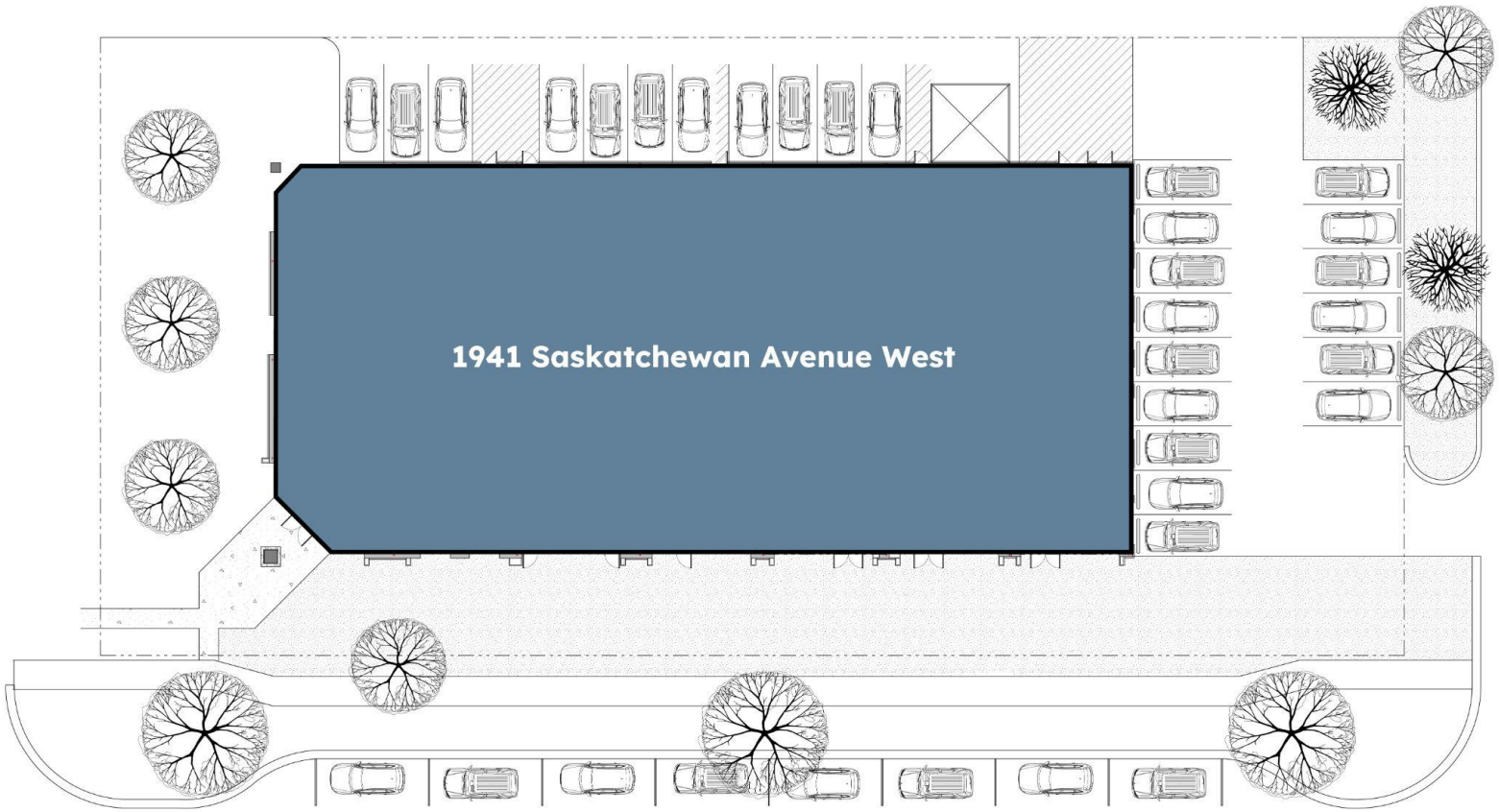
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SITE PLAN

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