

RETAIL BUILDING WITH AMPLE PARKING FOR SALE OR FOR LEASE

201 HENDERSON HWY



Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com

 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

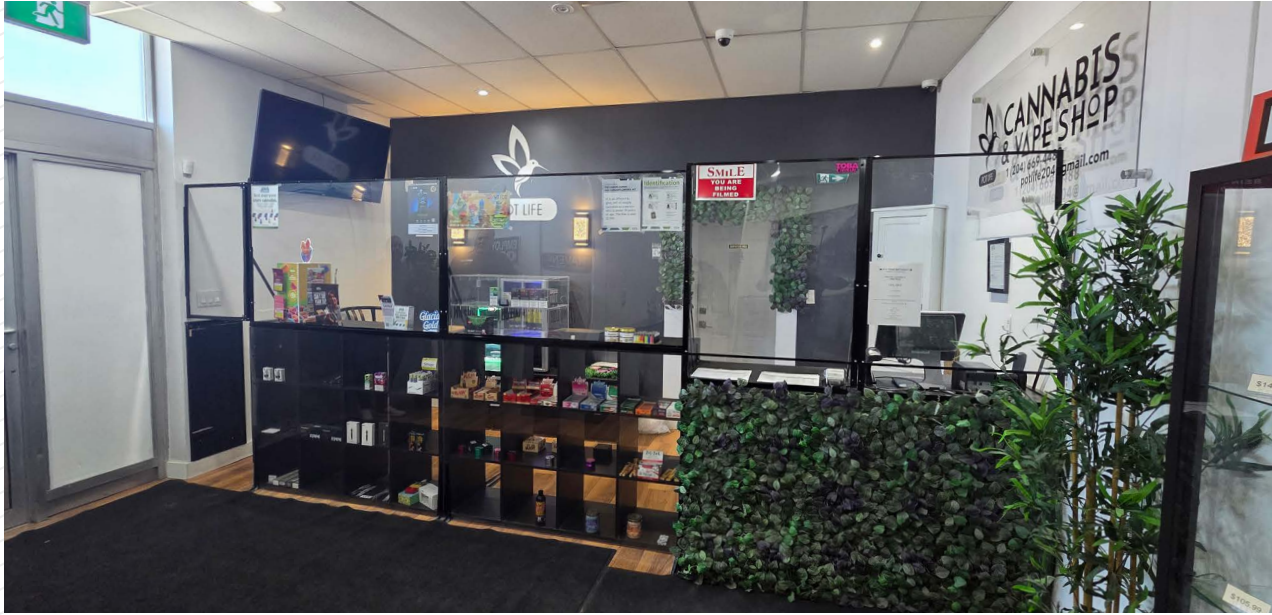
TOTAL BUILDING SIZE OF (+/-) 4,440 SF

- Conveniently located at the intersection of Henderson Highway and Hart Avenue in Northeast Winnipeg, north of the Disraeli Freeway
- Main Floor features a nicely developed retail space currently used as a cannabis store of (+/-) 834 sf coming available for lease or as an owner occupier space along with (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area
- Join Subway with high exposure signage opportunities available
- Large parking lot and excellent exposure on Henderson Highway
- Zoned C2

SALE PRICE: \$895,000 **PROPERTY TAX:** \$18,784.45 (2026)
LEASE RATE: \$9.95 **CAM & TAX:** \$3.70 PSF (2025 EST.)

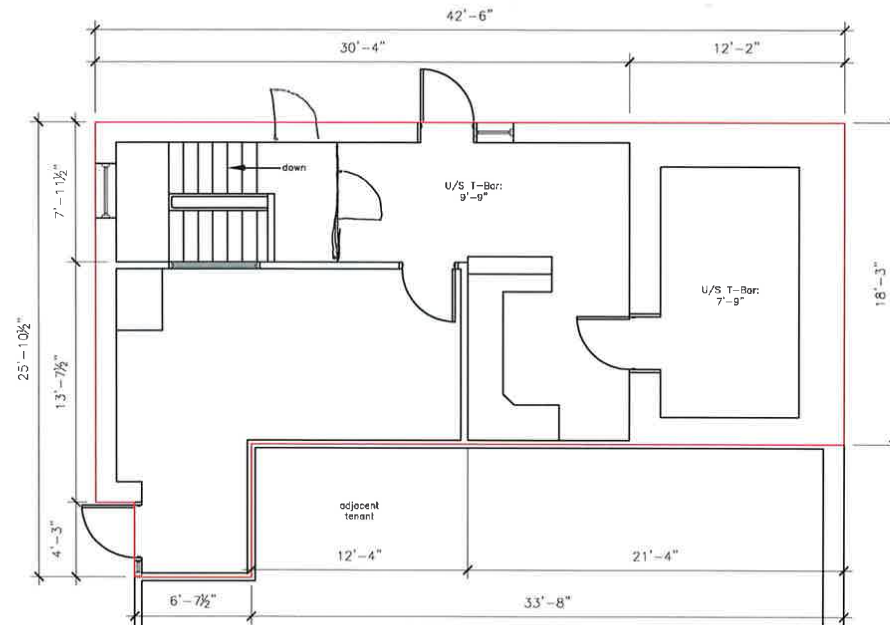


AVAILABLE UNIT

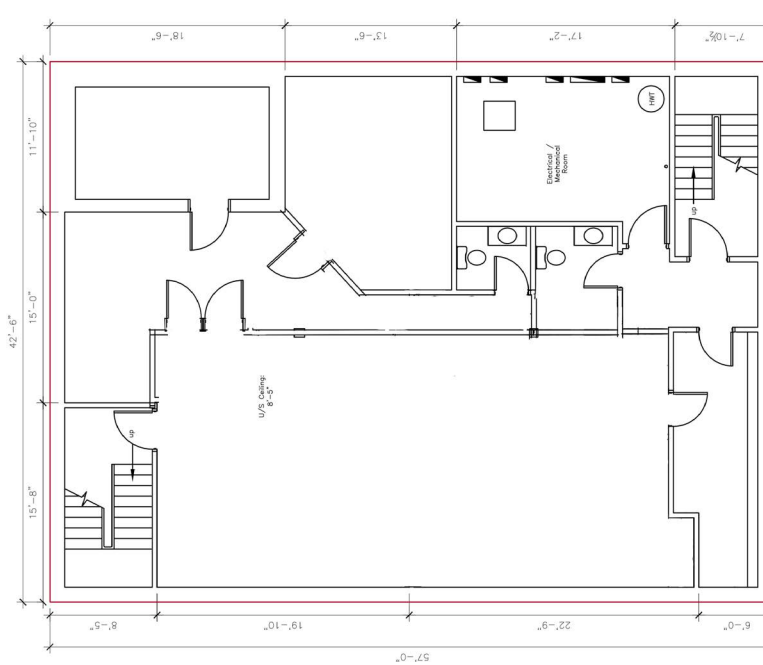


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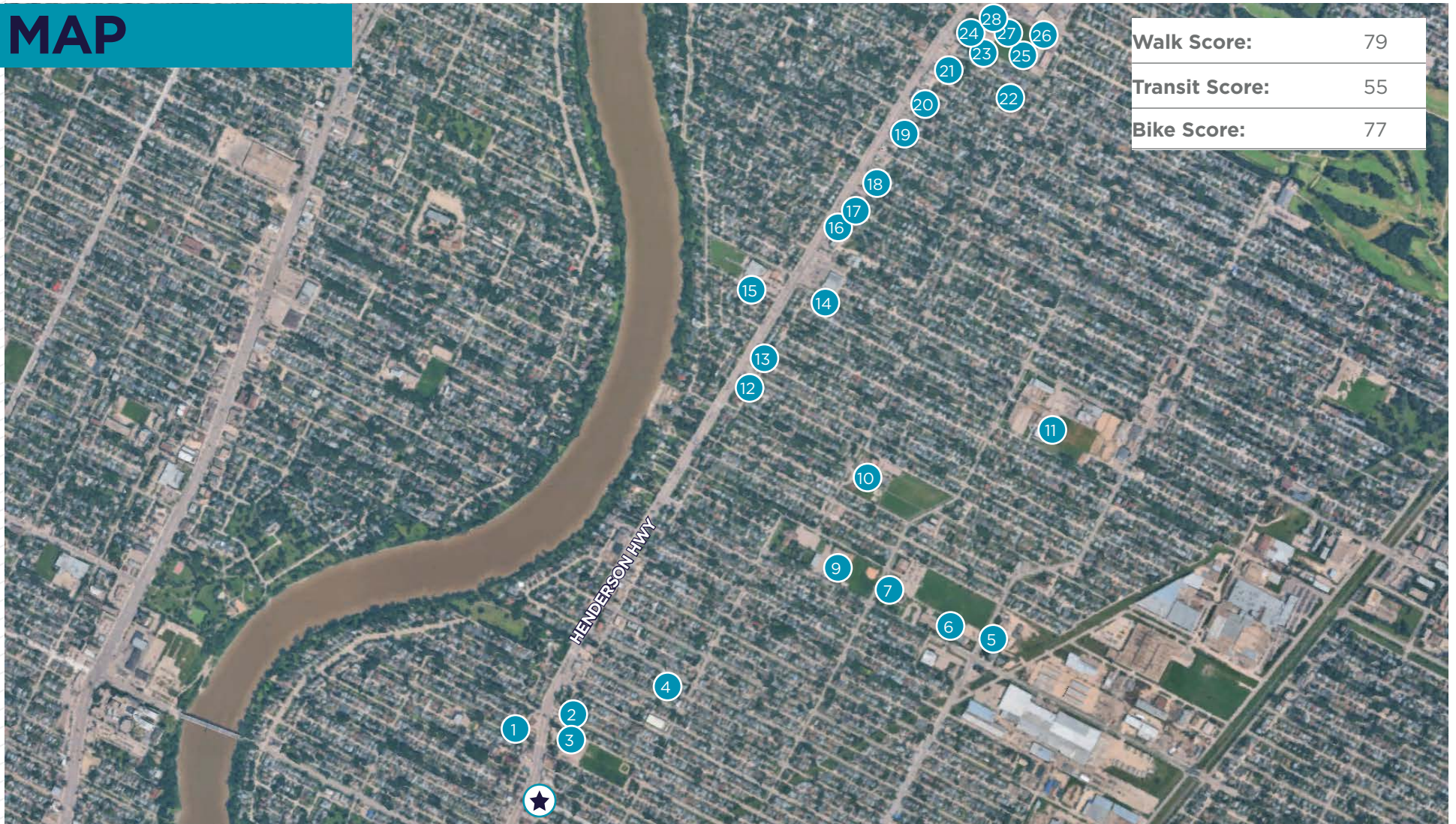
MAIN FLOOR



LOWER LEVEL



AMENITIES MAP



Walk Score:	79
Transit Score:	55
Bike Score:	77

- | | | | |
|--------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| 1 ZAX DRIVE INN | 8 7-ELEVEN | 15 BRONX PARK COMMUNITY CENTRE | 22 ÉCOLE JOHN HENDERSON MIDDLE SCHOOL |
| 2 CLARA HUGHES RECREATION PARK | 9 ST. ALPHONSUS SCHOOL | 16 SANTA LUCIA PIZZA | 23 SWEET TOPS ICE CREAM |
| 3 KELVIN COMMUNITY CENTRE | 10 PRINCE EDWARD SCHOOL | 17 BEST CHOICE TAILOR | 24 DOMO |
| 4 SUB ZERO ICE CREAM | 11 MILES MACDONELL COLLEGIATE | 18 A+ HAIR SALON & SPA | 25 SOBEYS |
| 5 ELMWOOD COMMUNITYCENTRE | 12 PIZZA PIZZA | 19 COLOSIMO COFFEE ROASTERS | 26 BMO |
| 6 POLSON SCHOOL | 13 KFC | 20 SHELL | 27 PET VALU |
| 7 ÉCOLE MUNROE MIDDLE SCHOOL | 14 FRESHCO | 21 LORD WOLSELEY SCHOOL | 28 REXALL |

AREA MAP

DRIVE TIME

- 9 MINS TO DOWNTOWN WINNIPEG
- 9 MINS TO THE FORKS
- 10 MINS TO CHIEF PEGUISE TRAIL





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