

1500 Regent Avenue West

Unit 13

Winnipeg, Manitoba

3,856
SQ FT ±
FOR LEASE

RETAIL/OFFICE/
WAREHOUSE



ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

August 2025

Property Information

- Situated on the south side of Regent Avenue West, offering excellent visibility and accessibility in a high-traffic area.
- Proximity to major retailers: Located just east of the popular Kildonan Place Shopping Centre, and across the street Costco, Canadian Tire, The Brick, Tim Horton's, and Club Regent Casino.
- Easy access to major roadways ensures that clients, customers, and employees can reach the location conveniently, enhancing the property's appeal.
- Ample parking available.
- The property boasts a modern and attractive facade enhancing its curb appeal and making it a standout in the area.



Club Regent
Casino
&
Canada Inns

The Brick
Furniture

Jim Pattison
Subaru

Costco

Tim
Hortons

1500 Regent Avenue W

Canadian
Tire

Kildonan Place
Shopping Centre

Pandora Avenue West
Starlight Drive

Juddell Bay

Perry Bay

Rougeau Avenue

Balaban Place

Boulevard Elan Boulevard

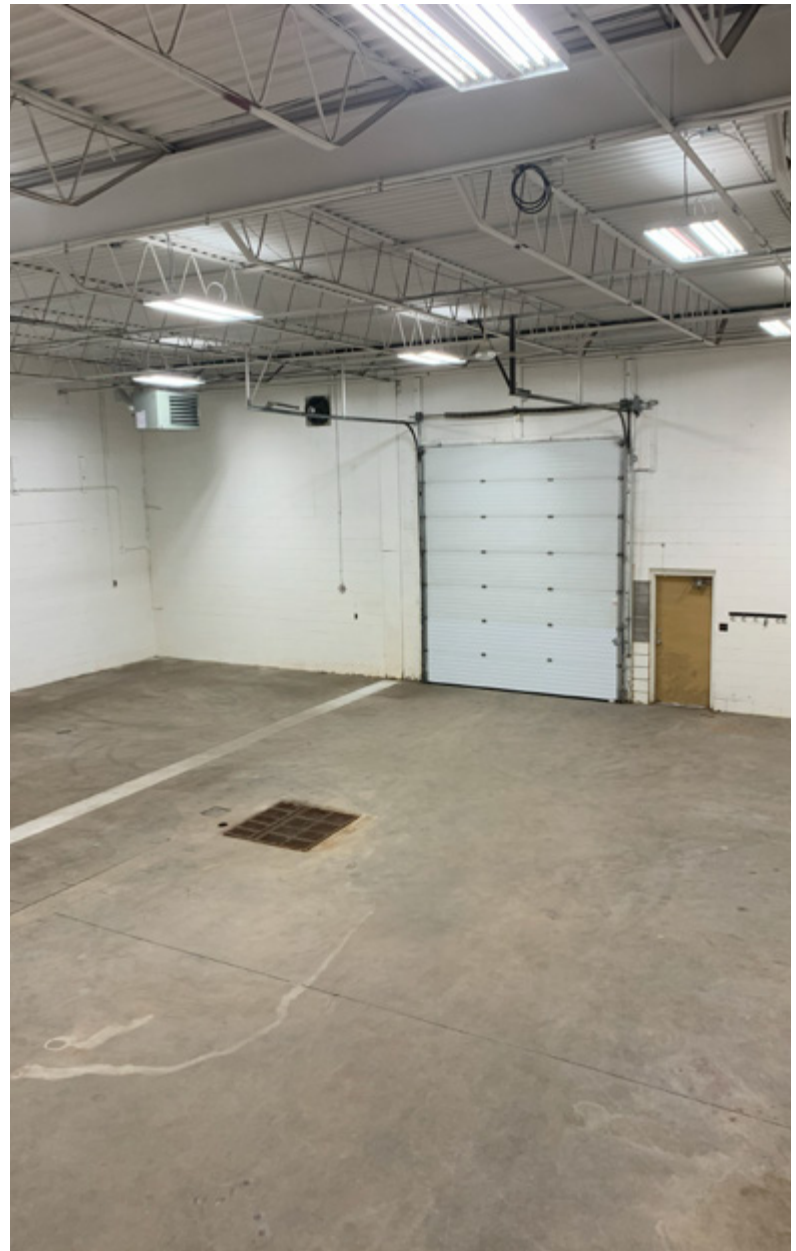
Peguis Street

Reenders Drive

Rougeau Avenue

Suite Information

- 3,856 sf ± plus a warehouse mezzanine.
- 1 - 12' x 14' grade loading door.
- 20' ceiling height to underside of roof deck.
- 2 breaker panels:
347/600 v, 3 phase, 250 amp 208 v,
3 phase 225 amp
- One (1) 3 ton rooftop mechanical unit.
- One(1) suspended gas furnace.
- Exterior signage opportunity.
- C3 Zoning.



Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
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\$17.00

\$5.47^{1,2}

¹ Plus 5% Management Fee on Base Rent and Additional Rent. Plus hydro and gas utilities.

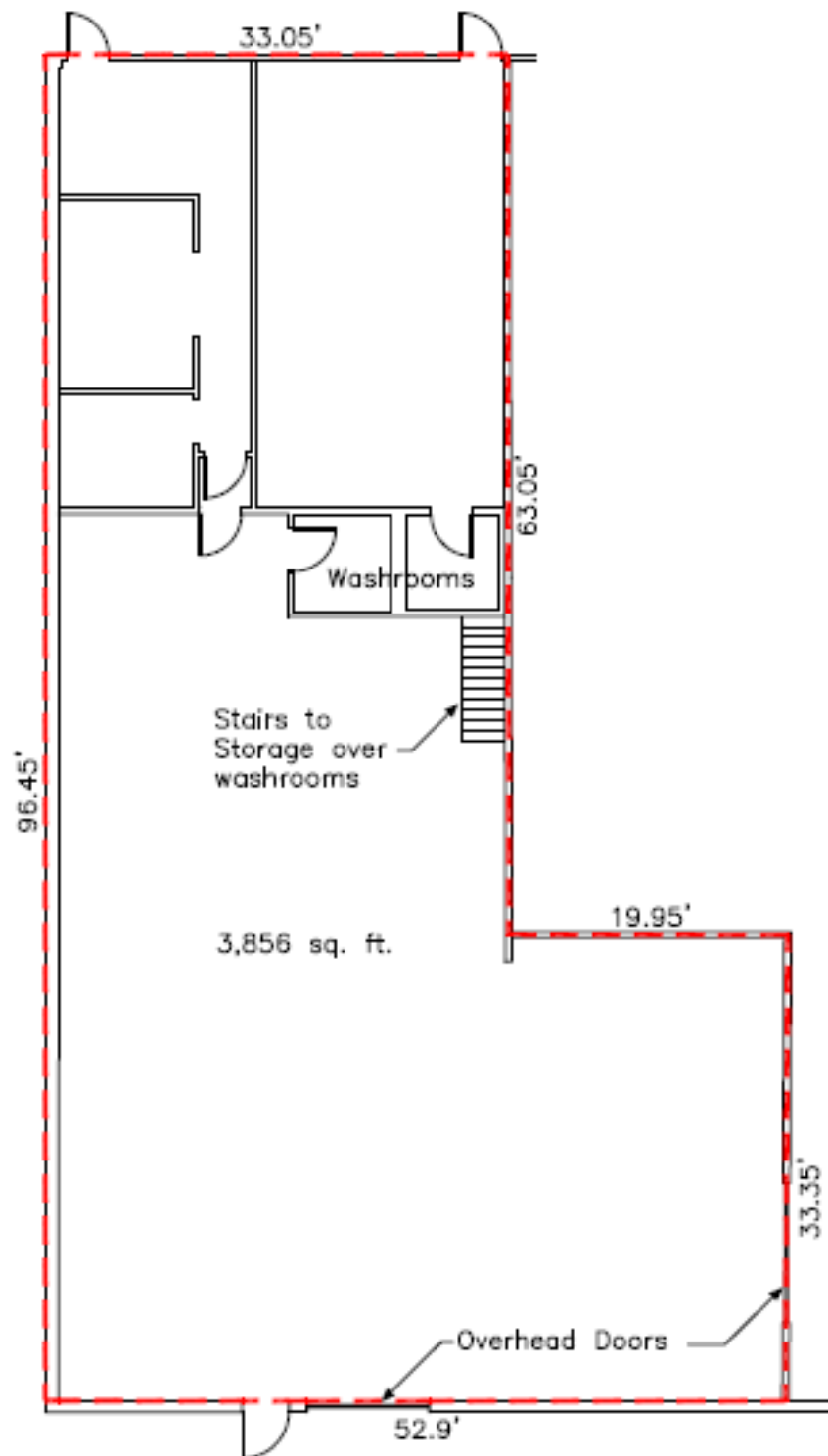
² Inclusive of water utility

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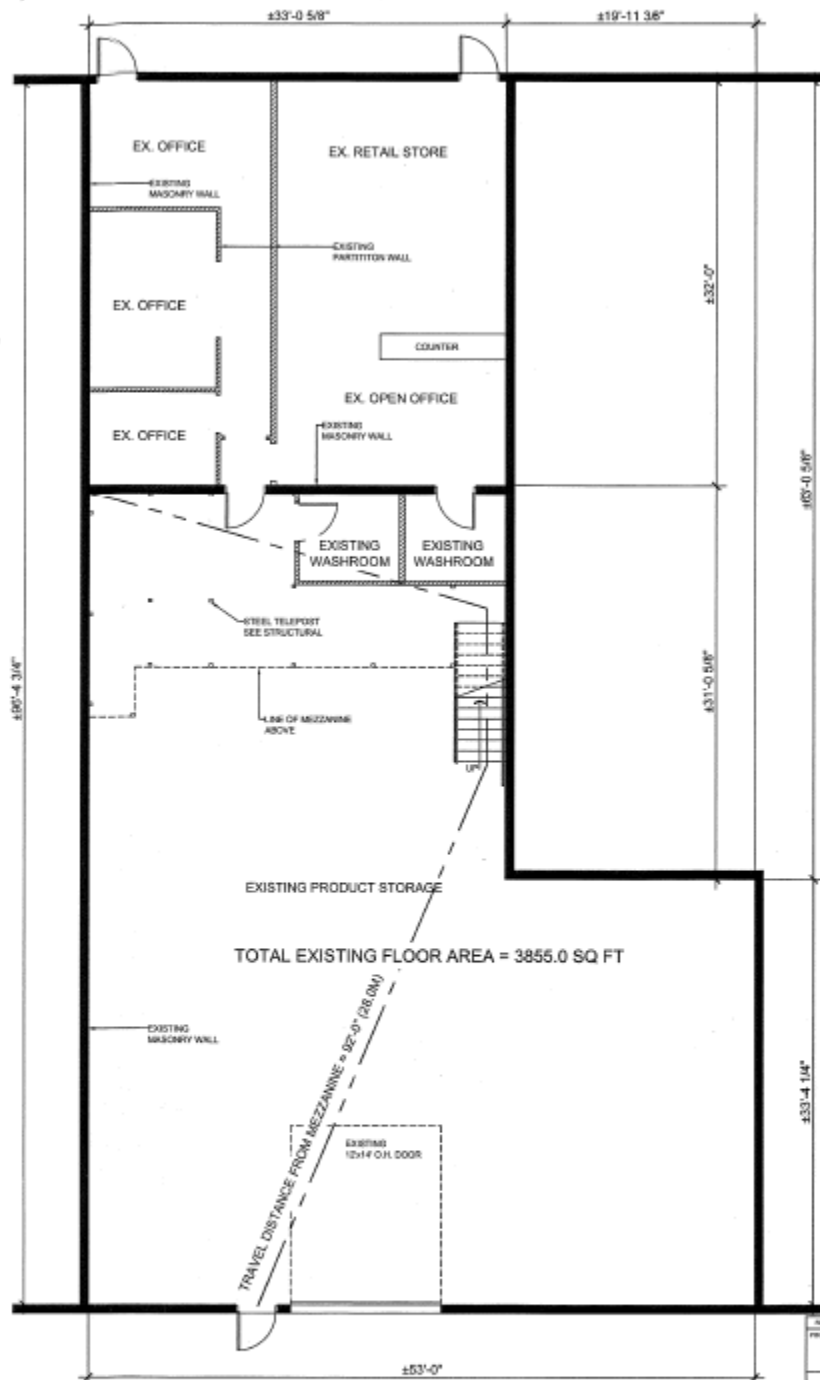
Tanya Spradbrow, Salesperson
Real Estate Brokerage Coordinator
Dir: 204-982-7979
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Floor Plan



May not be exactly as shown.

Floor Plan



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



REVISION	DESCRIPTION	DATE
1	MEZZANINE ADDITION	
UNIT 13, 1008 REDBANK AVE. WINNIPEG, MB		
CLIENT:		
VICEROY DISTRIBUTORS		
FIRM NAME & ADDRESS:		
K3 ARCHITECTS 1000-1000 Redbank Ave. Winnipeg, MB R2M 1G3 204-567-8901		
SHEET TITLE:		
MAIN FLOOR PLAN		
DRAWN BY:	CHKD BY:	S.B.
A.M.		
SCALE:	SHEET NUMBER:	
AS SHOWN	A1	
DATE:	06.28.2016	

May not be exactly as shown.

1500 Regent Avenue Site Plan



Note: This diagram is for informational purposes only and is not to scale.

Photos

