1500 Regent Avenue West

Unit 13
Winnipeg, Manitoba

RETAIL/OFFICE/
WAREHOUSE

**3,856
SQ FT ±**
FOR LEASE

ASH
A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

January 2026

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

Starlight Drive

Pandora Avenue West

Trudell Bay

Perry Bay

The Brick Furniture

Jim Pattison Subaru

Rougeau Avenue

1500 Regent Avenue W.

Costco

Tim Hortons

Regent Avenue West (Route 37)

Peguis Street

Reenders Drive

Balaban Place

Canadian Tire

Kildonan Place Shopping Centre

Rougeau Avenue

Boulevard Elan Boulevard

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.
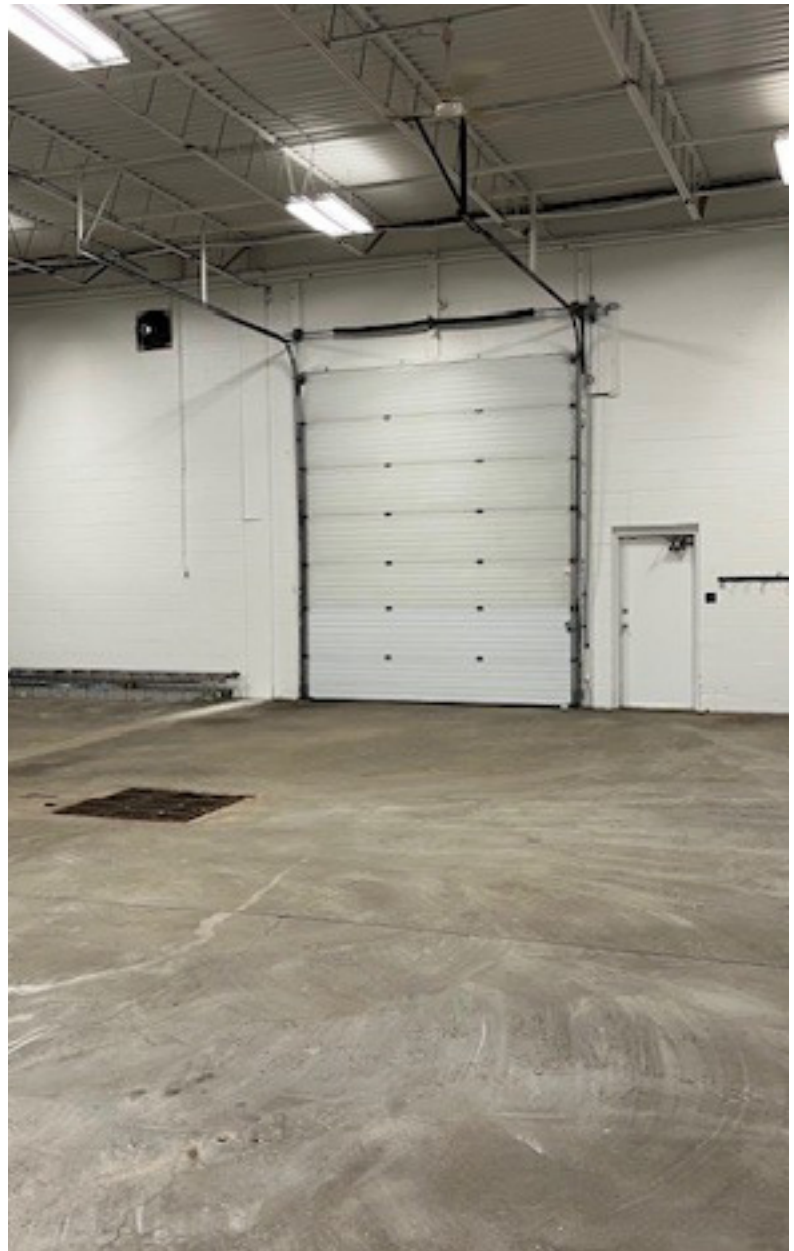
Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
$17.00	$6.33[1,2]

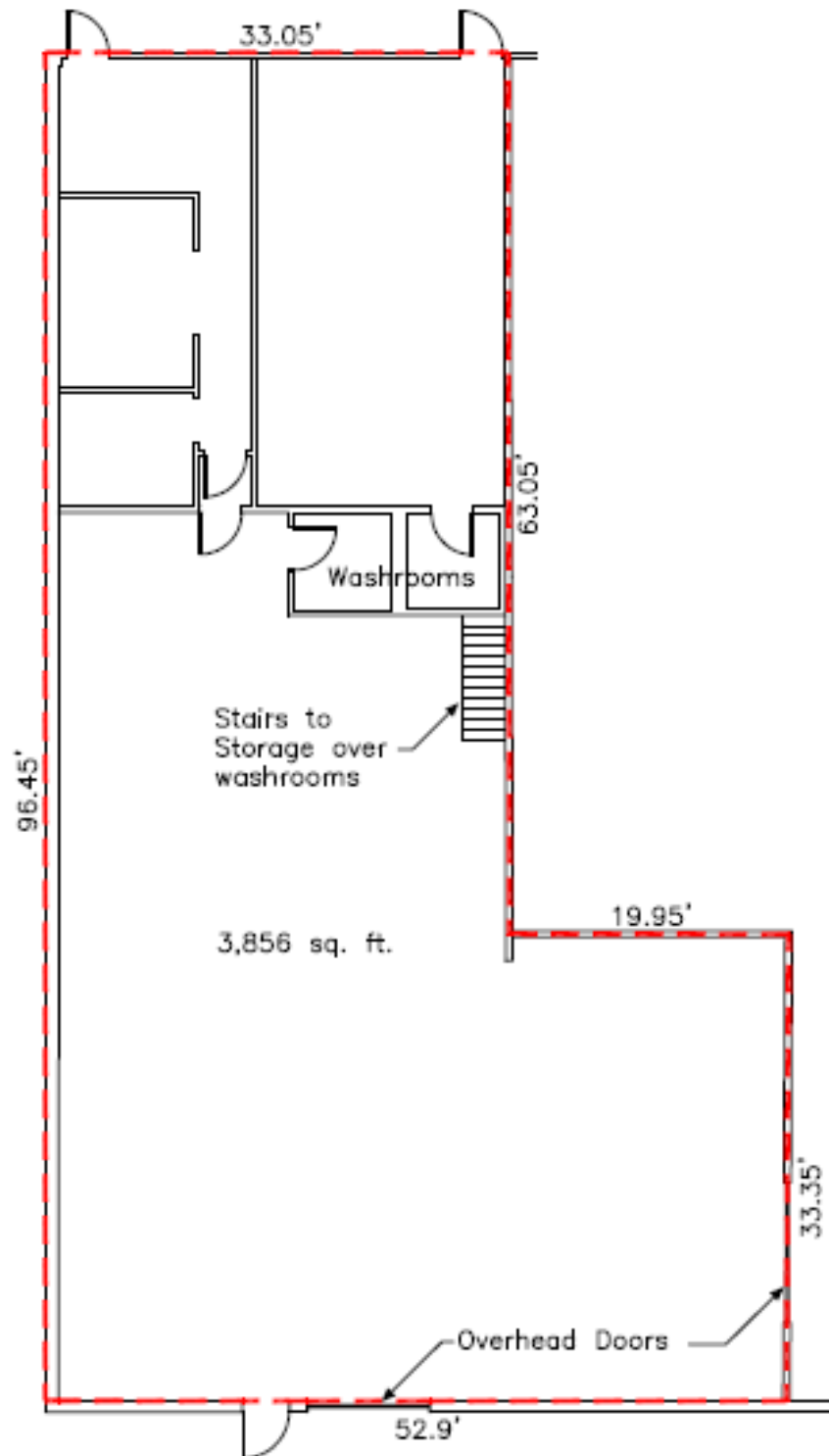[1] Plus 5% Management Fee on Base Rent and Additional Rent. Plus hydro and gas utilities.
[2] Inclusive of water utility

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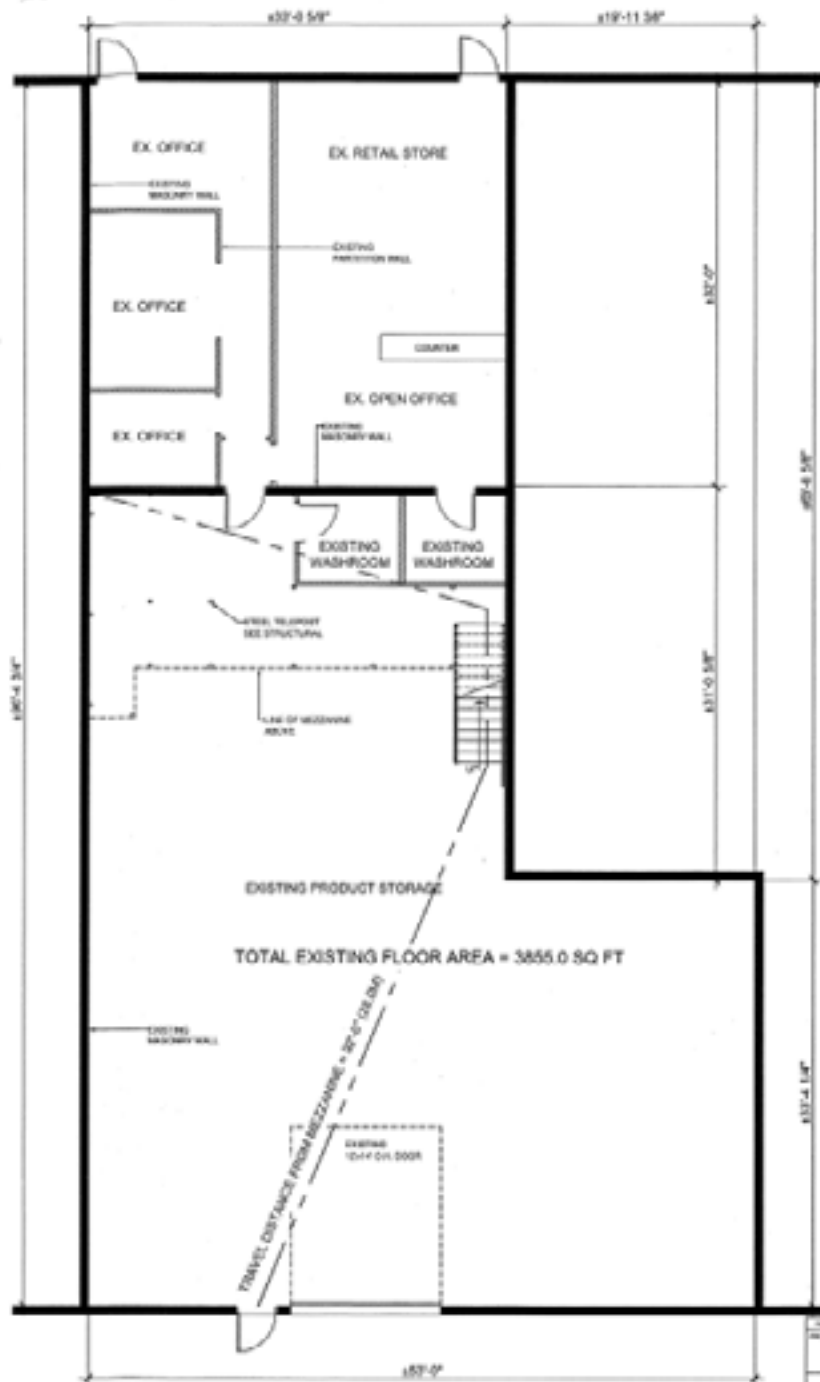Dir: 204-982-7978
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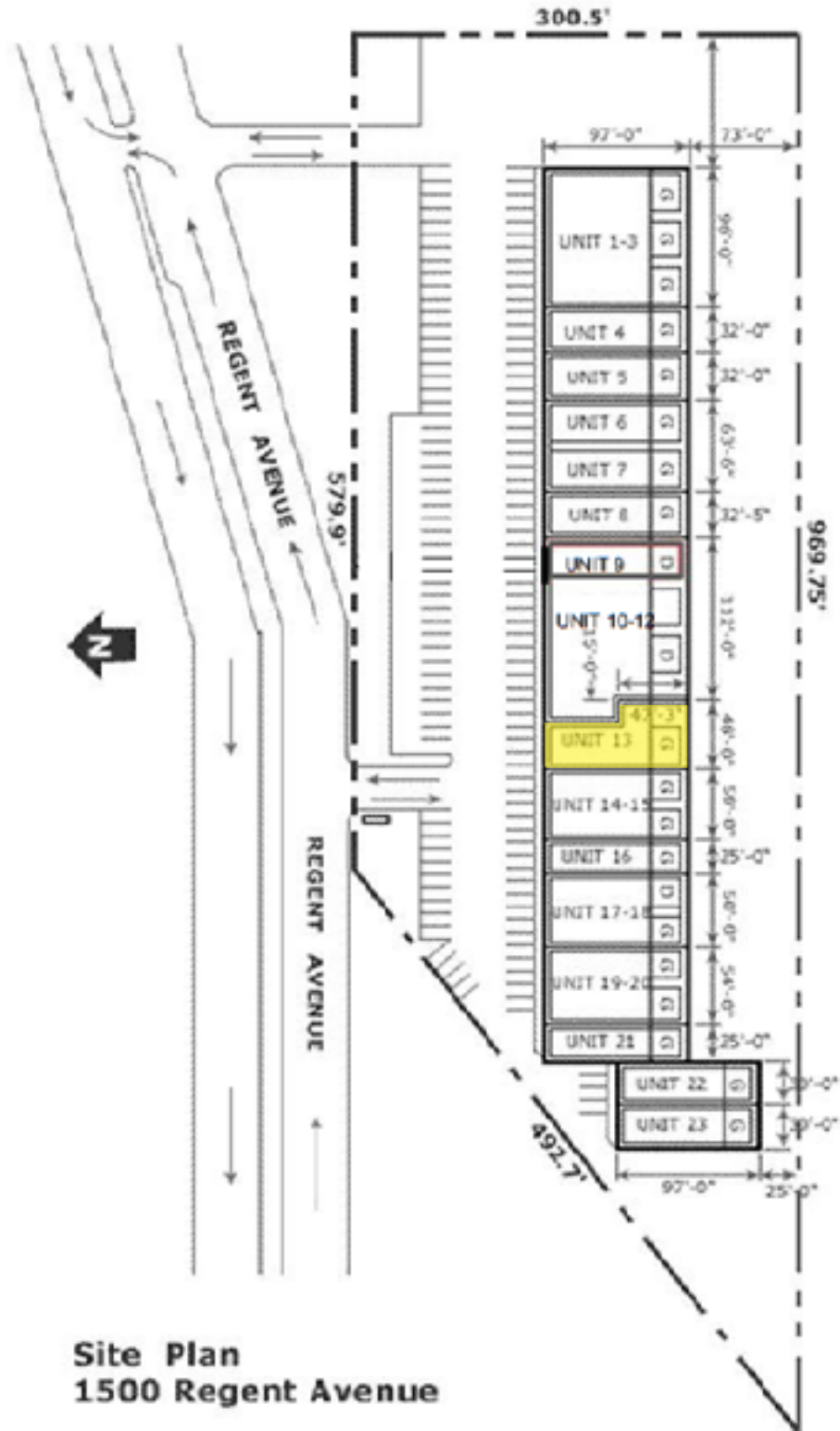tspradbrow@ashmanagementgroup.com

E&OE

Floor Plan

33.05'

63.05'

96.45'

Washrooms

Stairs to
Storage over
washrooms

3,856 sq. ft.

19.95'

33.35'

Overhead Doors

52.9'

May not be exactly as shown.

Floor Plan

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

May not be exactly as shown.

1500 Regent Avenue
Site Plan

Site Plan
1500 Regent Avenue

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

Photos