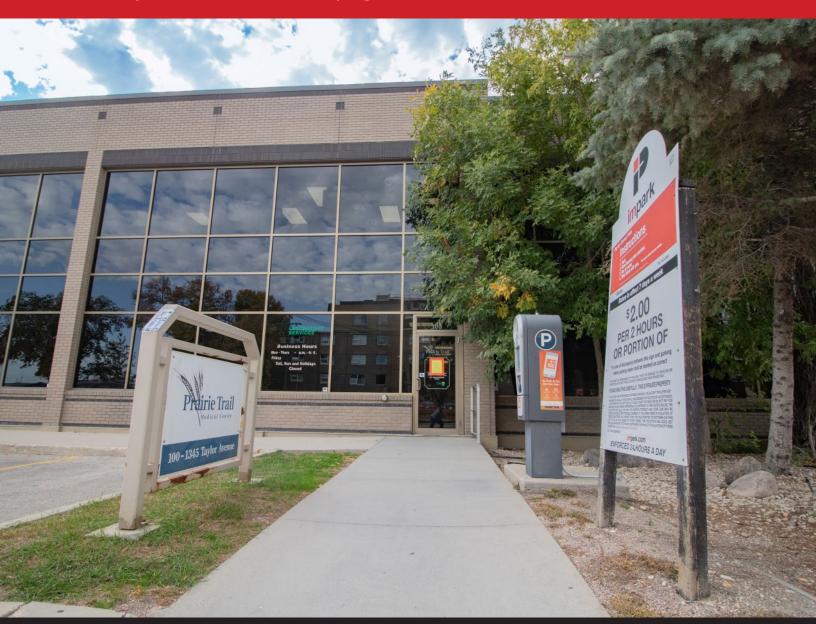
Fully Developed Medical Clinic in South Winnipeg

1345 Taylor Avenue, Winnipeg, Manitoba









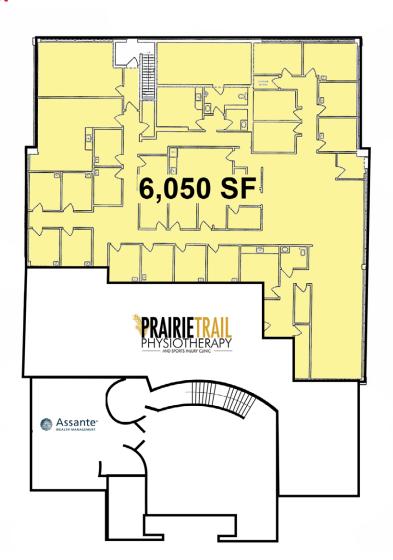






1345 Taylor Avenue, Winnipeg, Manitoba

#### **MAIN FLOOR PLAN**



#### **TRANSPORTATION**

- Close proximity to Downtown and all major traffic routes, including Kenaston Boulevard, Pembina Highway and Waverley Street
- Convenient transit nearby with stops on Taylor Avenue, Grant Avenue and Waverley Street.
   The Blue Line (Southwest Rapid Transitway) is just south of the building.

## DEMOGRAPHICS 5 Min. 10 Min. Drive Time Drive Time

Total Population	39,570	166,184
Daytime Population	42,270	171,971
Households	16,049	69,945
Median Age	40.7	37.7
Avg. Household Income	\$116,377	\$113,145

Source: Environics Analytics ©2020

## **FOR LEASE**

1345 Taylor Avenue, Winnipeg, Manitoba

#### **PROPERTY SUMMARY**

Available (Aug. 1, 2021)	6,050 SF
Net Rent	\$22.00/SF/annum
Additional Rent	\$14.05/SF/annum
Parking	Ample on site

#### **FEATURES**

- The site is a well designed clinic with excellent flow
- Option to reduce square footage by
- Main floor access
- Approximately 18 exam rooms, a counselor room, a boardroom, and a physicians lounge
- Site offers option for an in-house pharmacy
- Current furniture, including Welch Allyn diagnostic pannels, exam beds, MidMark ritter exam beds with stool, exam lights, built in physician's desk, surgical tools and supplies, and more) is available for purchase (optional)
- Parking on-site
- Signage opportunities on pylon and facade







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## SURROUNDED BY NUMEROUS RETAILERS, RESTAURANTS, AND AMENITIES

All the conveniences to make life easy for both business and pleasure are located nearby including grocery, retail, dining, medical and recreational facilities.

- Located west of Grant Park Festival, which is anchored by Sobeys and featuring specialty retail including SkinWise Dermatology, Village Orthodontics, Holt Dental, G is for Glasses, Orangetheory Fitness, Boston Pizza, Starbucks, and Subway
- Also nearby is Grant Park Pavillions, anchored by Walmart Supercentre and Scotiabank
- A short walk away is Grant Park Shopping Centre (390,000 sq. ft. enclosed mall), featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Goodlife Fitness, Liqour Mart, McDonald's, and Shoppers Drug Mart
- Professional and recreational services including: Pan Am Pool (with new City of Winnipeg Library), Pan Am Clinic, Reh-Fit Centre, Winnipeg Soccer Complex, Taylor Tenis Club and Golf Dome



1345 Taylor Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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 $^{\circ}$  Shindico is dedicated to the protection of the environment and the communities that we are a part of.