



2565 Portage Avenue

For Lease

2565 Portage Avenue is a high-visibility retail and office complex located in one of Winnipeg's most sought-after commercial corridors. Set at the intersection of Portage Avenue and Moray Street, this bustling strip mall offers exceptional exposure, a steady stream of vehicle and foot traffic, and flexible space suitable for a wide range of business types.

Whether you're a retail brand looking to capture attention, a medical or professional office in search of convenience, or a service provider seeking strategic placement, this property delivers the location, traffic, and demographic to support your growth.

Neighbourhood

Located in the heart of St. James, one of Winnipeg's most established and accessible neighbourhoods, 2565 Portage Avenue offers the perfect blend of convenience, visibility, and community charm. This stretch of Portage Avenue is a busy commercial corridor, known for its high traffic volume and a strong mix of local businesses, professional services, and dining options.

The area is well-connected, with easy access to major roads and public transportation routes, making it ideal for both clients and employees commuting from across the city. Just minutes away are major destinations like Polo Park Shopping Centre, Winnipeg's premier retail hub, and Assiniboine Park, a city landmark known for its zoo, conservatory, and beautifully landscaped gardens.

The neighbourhood combines the professional appeal of an active commercial zone with the comfort and community feel of a mature residential area. Whether you're running a client-facing business, a growing office team, or a specialty retail space, this location offers visibility, access, and convenience in one of Winnipeg's most vibrant west-end communities.

Building Area: 8,513 Sq Ft

Lease Rates:	Please Contact Agent
Address:	2565 Portage Ave
Parking:	Front & Back Facing Lots
Traffic Count:	50,000 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

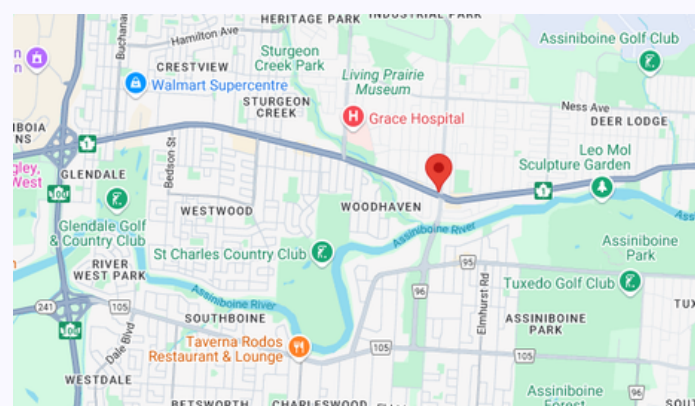
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (Westwood)

- Population: 7,760
- Average Household Income: \$68,137
- Average Household Net Worth: \$185,813

Nearby Services

- Restaurants & Coffee Shops
- Parks, Schools & Daycare Centers
- Grace Hospital
- 10 Minutes to Polo Park Shopping Centre



Encompass Properties

1760 Main Street, Winnipeg, MB, R2V 1Z7
204-809-8755 | encompassproperties.com