ENCOMPASS™ Property Management



2609 Portage Avenue

For Lease

2609 Portage Avenue is a strip mall located in a well-established neighbourhood in the western part of the city. Portage Avenue itself is one of Winnipeg's main east-west corridors and part of the historic Trans-Canada Highway, making this stretch a busy and accessible hub for both locals and commuters.

The immediate surroundings blend commercial activity with residential living. Businesses line both sides of Portage Avenue, ranging from retail outlets and restaurants to professional services and medical offices. The area is also pedestrian friendly, with sidewalks, crosswalks, and public transit stops that make it easy to navigate on foot or by bus.

Neighbourhood

The Silver Heights area is characterized by its family friendly environment, with a mix of residential homes, schools, and community centers. The neighbourhood boasts a rich history and offers a blend of urban convenience and suburban tranquility.

Portage Avenue is a major arterial road in Winnipeg, making it well travelled by pedestrians and commuters. The area is also along many routes for Winnipeg Transit bus lines, connecting the neighbourhood to downtown and other regions of the city.

A short distance east of 2609 Portage Avenue is Bruce Park, a 13-acre urban park featuring formal flower gardens, naturalized areas, a cenotaph war memorial, playground, and a wading pool. The park is home to Truro Creek and includes three footbridges, offering a serene environment for relaxation and recreation.
2609 Portage Avenue is located in a dynamic part of Winnipeg, offering a variety of amenities, dining options, and recreational spaces, making it a desirable location for both businesses and residents.

Building Area: 16,320 Sq Ft

Lease Rates:	Please Contact Agent
Address:	2609 Portage Ave
Parking:	Front Facing Lot
Traffic Count:	46,500 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

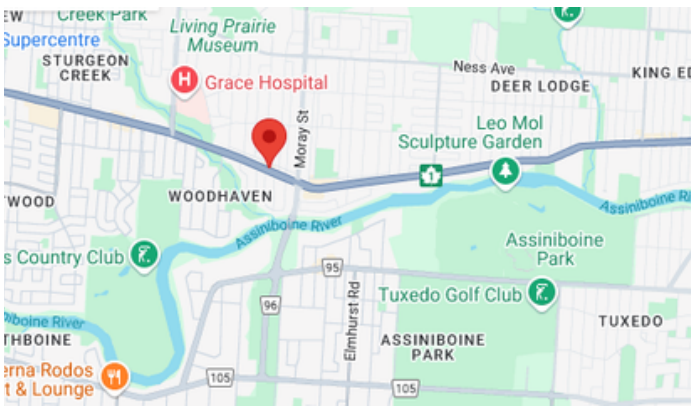
- Building Signage
- Mixed Use Space
- Professionally Managed
- Customization
- Office Space
- Pylon Signage
- High Exposure Location
- On Major Bus Route
- Retail Space

Area Demographics (Silver Heights)

- Population: 5,781
- Average Household Income: $139,391
- Average Household Net Worth: $973,823

Nearby Services

- Retail & Shopping
- Dining
- Bruce Park



Encompass Properties
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