ENCOMPASS™ Property Management



3269 Portage Avenue

For Lease

3269 Portage Avenue is a high-traffic retail strip mall situated at the corner of Portage Avenue and Parkhill Street, offering strong street visibility in one of Winnipeg's most established commercial corridors. With multiple signage opportunities and a spacious front parking lot, this property provides excellent exposure and easy access for both customers and staff.

Surrounded by complementary businesses—including restaurants, a gas station, and a fitness center—this location is well-suited for retailers, service providers, or office users looking to capitalize on consistent vehicle and pedestrian traffic.

Neighbourhood

Located in a thriving west Winnipeg community, 3269 Portage Avenue benefits from its placement within a vibrant residential area supported by nearby schools and community amenities. The property sits just minutes from major local destinations like Assiniboia Downs and St. James Centennial Pool, drawing steady traffic throughout the day and week.

With its blend of surrounding retail, recreation, and family-oriented housing, the area offers a strong and diverse customer base. Easy access to major transit routes and a consistently active stretch of Portage Avenue make this an ideal setting for businesses looking to grow in a well-connected and energetic part of the city.

Building Area: 7,304 Sq Ft

Lease Rates:	Please Contact Agent
Address:	3269 Portage Avenue
Parking:	Back Facing Lot
Traffic Count:	36,800 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

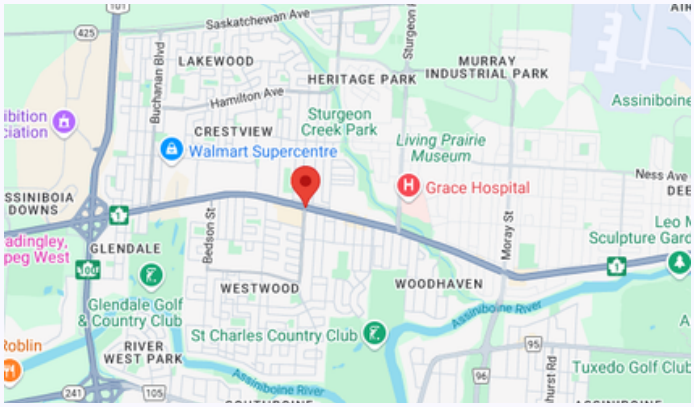
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (St. James)

- Population: 61,764
- Average Household Income: $130,840
- Average Household Net Worth: $914,514

Nearby Services

- Retail & Shopping
- Dining



Encompass Properties
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