ENCOMPASS™ Property Management



549 Regent Avenue West

For Lease

549 Regent Avenue West is a high-visibility retail strip mall set in the heart of Transcona, one of Winnipeg's most welcoming and well-traveled neighbourhoods. Situated at the corner of Regent Avenue West and Brewster Street, this location combines accessibility, ample parking, and strong signage presence to support a variety of business needs.

With generous on-site parking and exposure to consistent vehicle and foot traffic, this property is ideal for retail shops, professional services, or family-focused businesses looking for a convenient and community-centered location.

Neighbourhood

Located within the established and growing community of Transcona, 549 Regent Avenue West benefits from its placement among some of Winnipeg's most family-friendly neighbourhoods, including Victoria West, Melrose, and Mission Gardens. The area is known for its tree-lined streets, strong community spirit, and a balanced mix of residential and commercial spaces.

Nearby amenities include schools, parks, local eateries, and shopping centers, all contributing to steady foot traffic and a reliable customer base. Easy access to major roads and transit routes makes this location equally attractive for employees and visitors coming from across the city.

Whether you're a growing retailer or a service provider aiming to integrate into a vibrant and loyal community, this property offers the visibility and neighbourhoods charm that help businesses succeed.

Building Area: 7,371 Sq Ft

Lease Rates:	Please Contact Agent
Address:	549 Regent Avenue
Parking:	Front Facing Lot
Traffic Count:	15,200 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

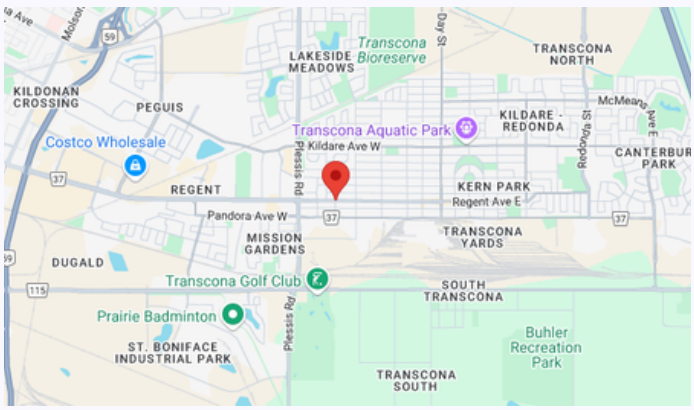
- Building Signage
- Mixed Use Space
- Professionally Managed
- Customization
- Office Space
- Pylon Signage
- On Major Bus Route
- Retail Space

Area Demographics (Transcona)

- Population: 41,412
- Average Household Income: $81,088
- Average Household Net Worth: $214,427

Nearby Services

- Retail & Shopping
- Dining
- Kildonan Place



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