



849 Henderson Hwy

For Lease

849 Henderson Highway is a prominently located neighbourhood strip mall situated at the intersection of Henderson Highway and Linden Avenue. Offering strong visibility, convenient access, and ample parking both on-street and in a dedicated rear lot, this property is well-suited for a wide range of business types—from retail and dining to professional or medical services.

Tenants benefit from exposure to steady traffic and a diverse customer base, with eye-catching signage opportunities that enhance street presence along this key commercial corridor.

Neighbourhood

Positioned in a busy stretch of Henderson Highway, 849 Henderson is surrounded by a network of established residential communities including Rossmere, Algonquin Park, Elmwood, North Kildonan, and East Kildonan. Its proximity to Chief Peguis Trail allows for easy access to major routes like Main Street and Lagimodiere Boulevard, drawing customers from across northeast Winnipeg.

The area is anchored by essential amenities such as grocery stores, schools, community centers, and the nearby Rossmere Golf & Country Club. This vibrant mix of residential density and local services creates a reliable flow of visitors throughout the day, making it an attractive location for businesses looking to grow in a well-connected urban environment.

Building Area: 4,892 Sq Ft

Lease Rates:	Please Contact Agent
Address:	849 Henderson Hwy
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 (East Kildonan)

- Population: 35,800
- Average Household Income: \$93,107
- Average Household Net Worth: \$343,345

Nearby Services

- Retail & Shopping
- Dining
- Rossmere Golf & Country Club



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