



## 400 Chrislind Street

### For Lease

**400 Chrislind Street** is a well-located commercial property tucked into the active Transcona district, just off the intersection of Regent Avenue West and Plessis Road. Featuring ample parking at the front and along the side of the building, this site offers excellent access for customers and staff alike.

Surrounded by a mix of restaurants, offices, and retail establishments, the property benefits from steady foot and vehicle traffic, making it a versatile choice for a variety of business types looking for visibility and convenience in a growing commercial zone.

### Neighbourhood

Positioned within a dynamic pocket of Transcona, 400 Chrislind Street is nestled among established residential neighbourhoods and key community amenities. The area is steps away from local landmarks like Transcona Centennial Square, Regent Park, and Madison Gardens—spaces that draw consistent community activity throughout the week.

With nearby schools, public transit, and a blend of commercial and residential density, the location offers a strong, reliable customer base. Whether you're a service provider, retailer, or community-focused business, this setting provides the accessibility and neighbourhood integration essential for long-term success.

### Building Area: 5,590 Sq Ft

<b>Lease Rates:</b>	Please Contact Agent
<b>Address:</b>	400 Chrislind Street
<b>Parking:</b>	Front Facing Lot
<b>Traffic Count:</b>	35,600 Cars Per Day
<b>Utilities:</b>	Separately Metered

### Property Highlights And Features

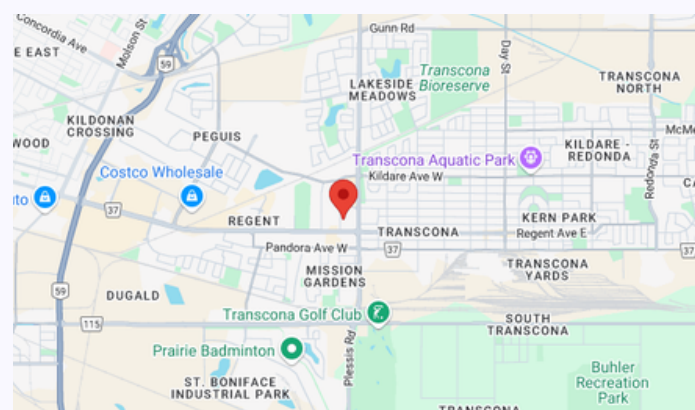
- Building Signage
- Office Space
- Customization
- On Major Bus Route
- High Exposure Location
- Professionally Managed
- Mixed Use Space
- Pylon Signage
- Retail Space

### Area Demographics (Transcona)

- Population: 36,280
- Average Household Income: \$109,962
- Average Household Net Worth: \$536,705

### Nearby Services

- Retail & Shopping
- Dining
- Transcona Centennial Square
- Regent Park



### Encompass Properties

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