

~ Main Floor Retail/Office Space in St. Boniface ~



**FOR LEASE**

# Le Quartier

**174 PROVENCHER BOULEVARD, WINNIPEG, MB**

PRESLEY BRODIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

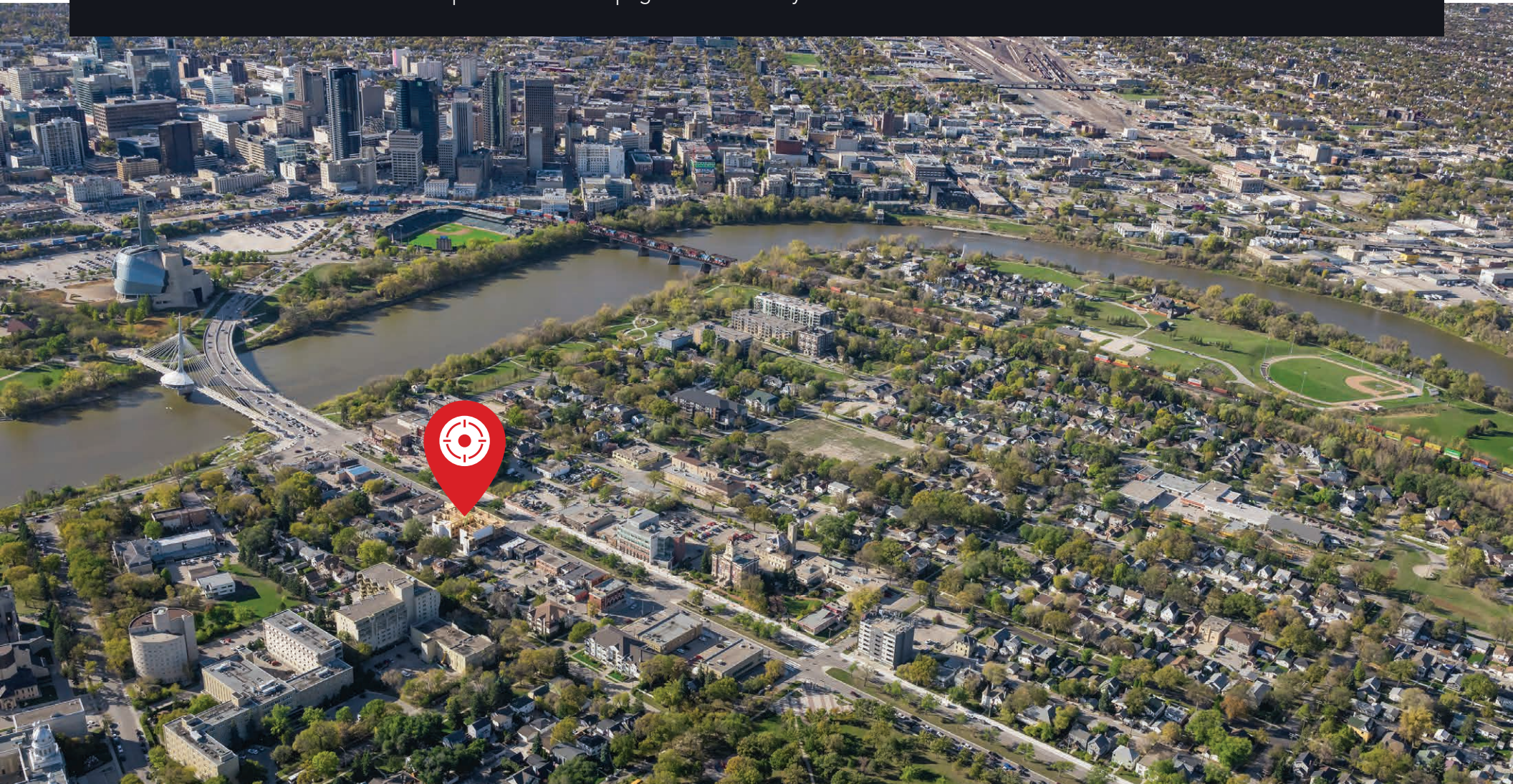
[capitalgrp.ca](http://capitalgrp.ca)

# Location Overview

Located at the heart of St. Boniface—Winnipeg’s vibrant French quarter—Provencher Boulevard is a culturally rich and commercially dynamic corridor that blends historic charm with modern opportunity. This high-visibility location benefits from a steady flow of local and tourist foot traffic, supported by a strong mix of residential density, institutions, and established businesses.

Provencher is a key connector between downtown Winnipeg and the thriving neighborhoods east of the Red River, offering easy access via Provencher Bridge and major public transit routes. The area is anchored by landmark institutions like Université de Saint-Boniface, St. Boniface Hospital, and the iconic Esplanade Riel pedestrian bridge, which connects directly to The Forks—a major city destination.

The boulevard is also known for its walkability, local boutiques, cafés, and restaurants, making it a desirable destination for both consumers and professionals. The unique bilingual character and historic architecture of the area create an inviting environment for businesses looking to establish a memorable and accessible presence in Winnipeg’s most culturally distinct district.



# Property Details

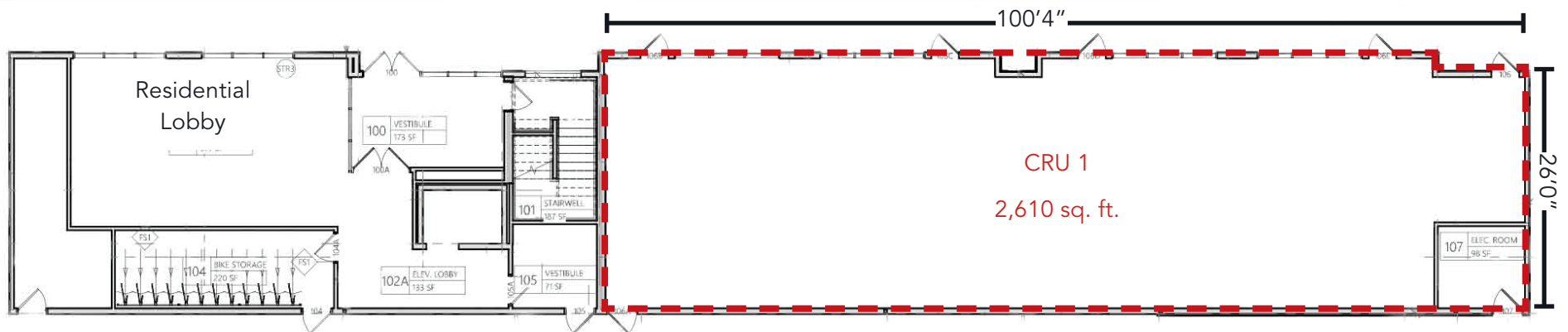
AREA AVAILABLE (+/-)	2,610 sq. ft.
SEMI-GROSS RENT	\$30.00 per sq. ft. per annum Tenant pays its utilities
PARKING	40 on-site parking stalls (assigned and visitor)
YEAR BUILT	2024/2025
ZONING	RMU
PROPERTY MANAGEMENT	Sunrex Realty
AVAILABILITY	Immediately

## HIGHLIGHTS

- Mixed-use building offering 45 residential units over three floors
- On-site reserved and visitor parking
- Front glazing offering an abundance of natural light
- Great exposure along Provencher Boulevard
- Close proximity to St. Boniface Hospital, Manitoba Law Courts, The Forks, and more



## FLOOR PLAN



# Demographics



## POPULATION

TOTAL POPULATION

1 km	3 km	5 km
7,128	100,386	248,924

PROJECTED POPULATION (2029)

7,514	110,017	259,038
-------	---------	---------



## MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
41.8	36.0	37.0



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$95,424	\$73,100	\$86,007

PROJ. HOUSEHOLD INCOME (2029)

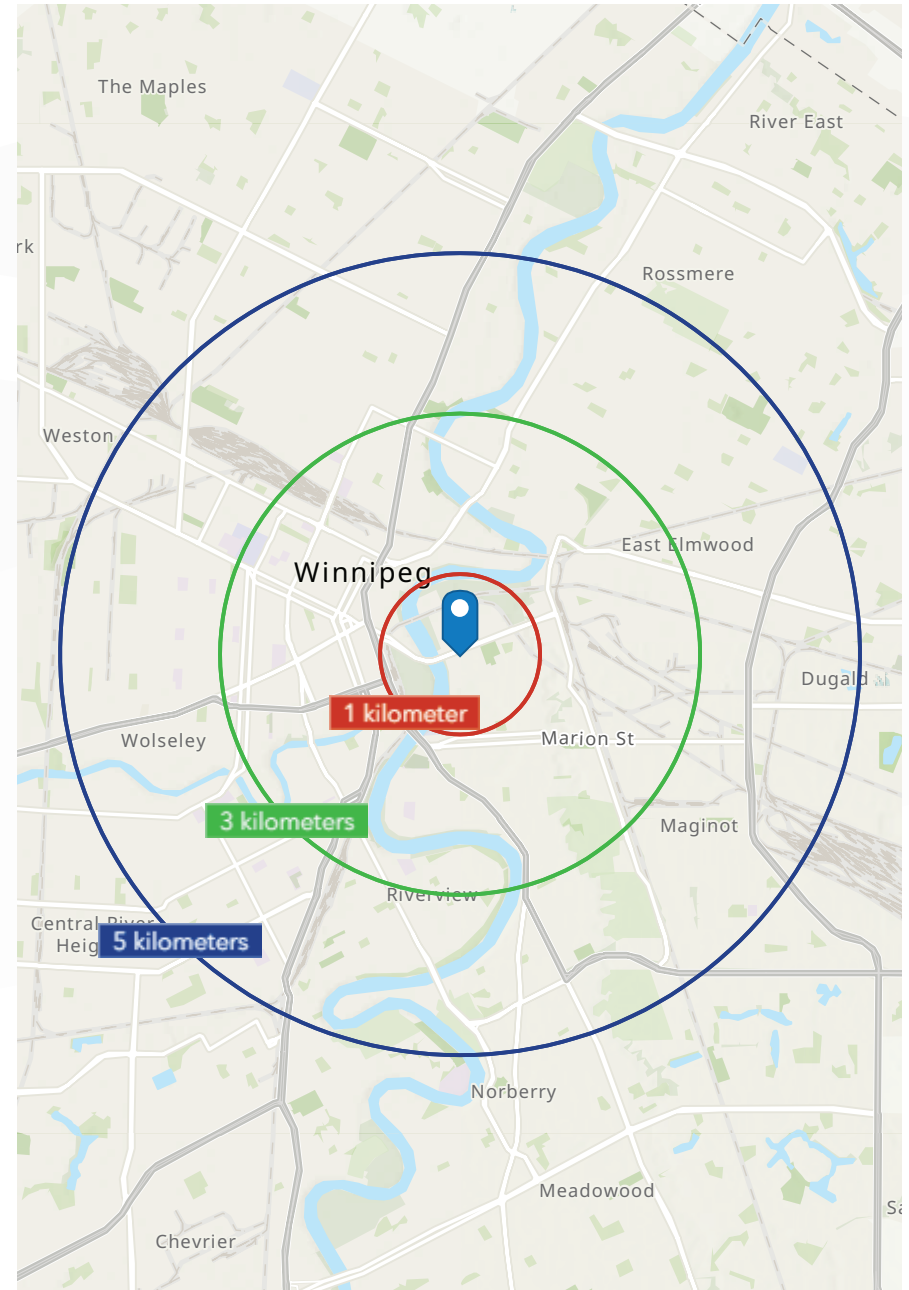
\$114,507	\$85,521	\$99,869
-----------	----------	----------



## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
3,177	49,901	111,279



## Contact

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

### **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.