



Colliers

1530 Warde Avenue, Winnipeg | MB

Retail space for lease at **Bonavista**

Bonavista is a new neighbourhood, home to all modern conveniences, including schools, shopping and community centres. Situated on Warde Avenue across from the Fraipont Park, The Canopy is Bonavista's only mixed-use property. The new six-storey building will create space for up to 5 commercial spaces on the ground floor and 110 apartments up above.

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Property Overview

Bonavista offers scenic pathways that connect green spaces and wetlands, creating space for recreation, relaxation, and active living. At its centre is Fraipont Park, designed to reflect the natural prairie landscape.

With plans underway for the Bonavista Recreation Centre, Fraipont Park offers opportunities and spaces to enjoy activities for wellness, togetherness and relaxation. The Fraipont Park Lookout is a focal point of the space, offering year-round views, with its canopy doubling as a shade structure to accommodate gatherings in any weather.

Address:	1530 Warde Avenue
Suite:	Unit 1 - 984 SF Unit 3 - 1,319 SF Unit 4 - 1,319 SF } Combined 2,638 SF
Zoning:	CMU
Parking:	+/- 20 dedicated commercial stalls
Net Rent:	TBD
Available:	Summer 2025

Key Highlights



Neighbouring over 2,000 residential homes



On-site parking



Adjacent to Fraipont Park

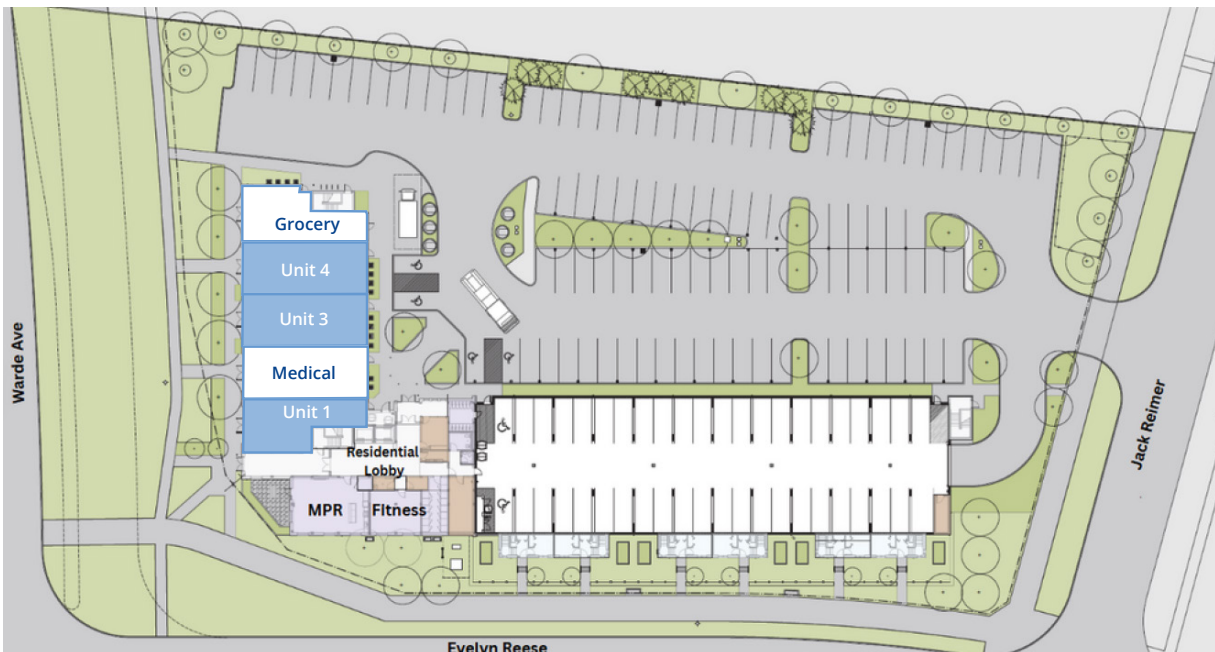


Located in one of Winnipeg's fastest growing communities

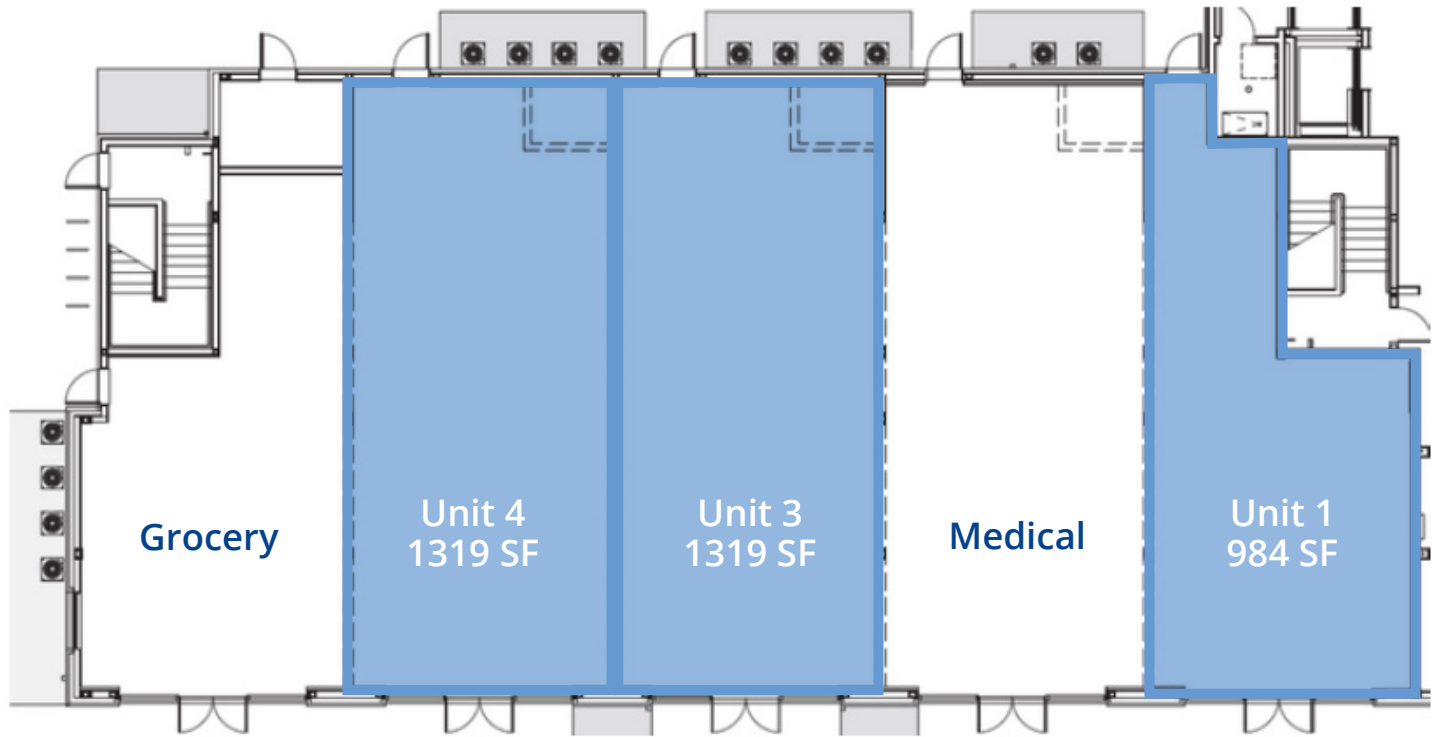


Mixed-use property

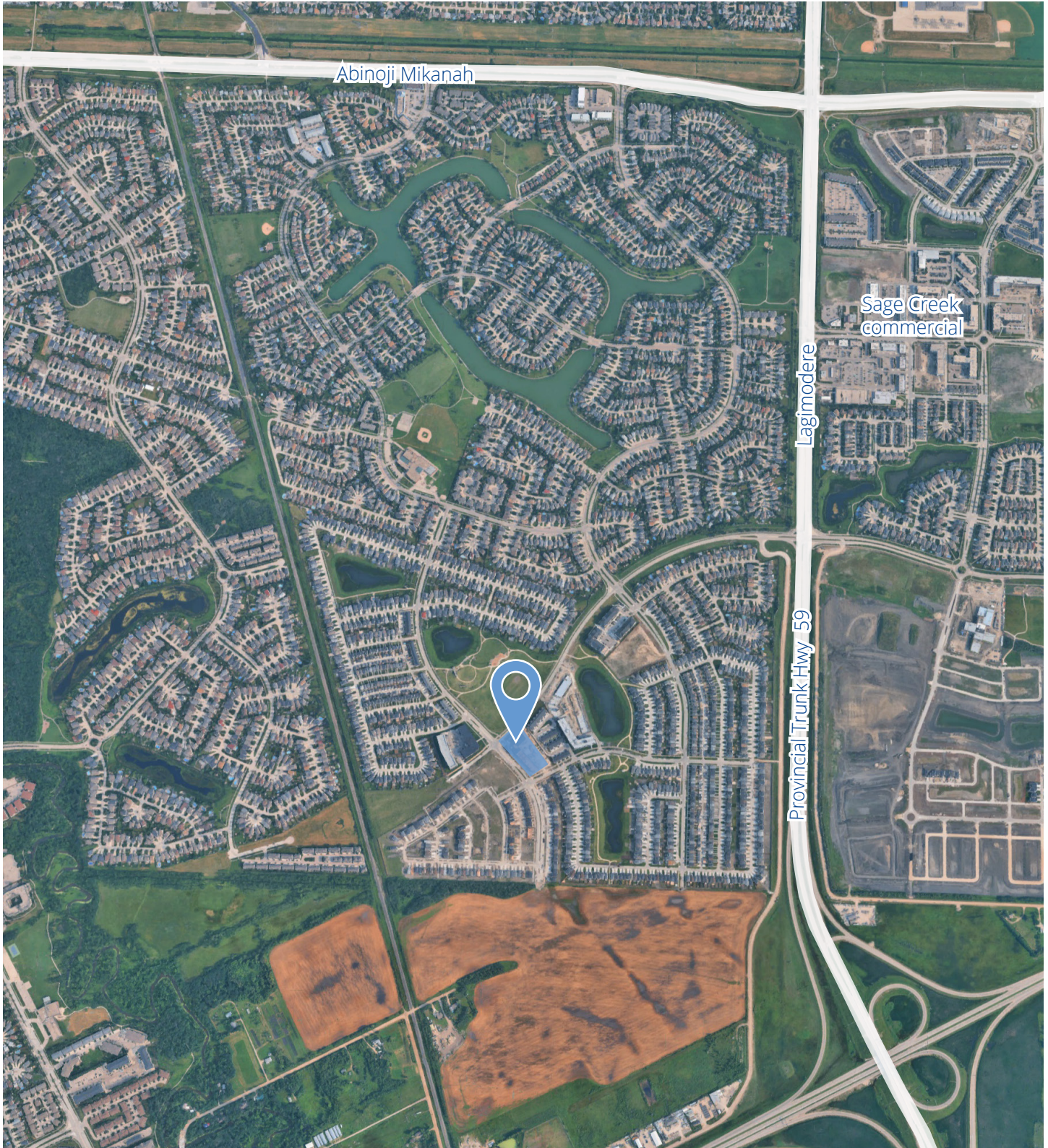
Site Plan

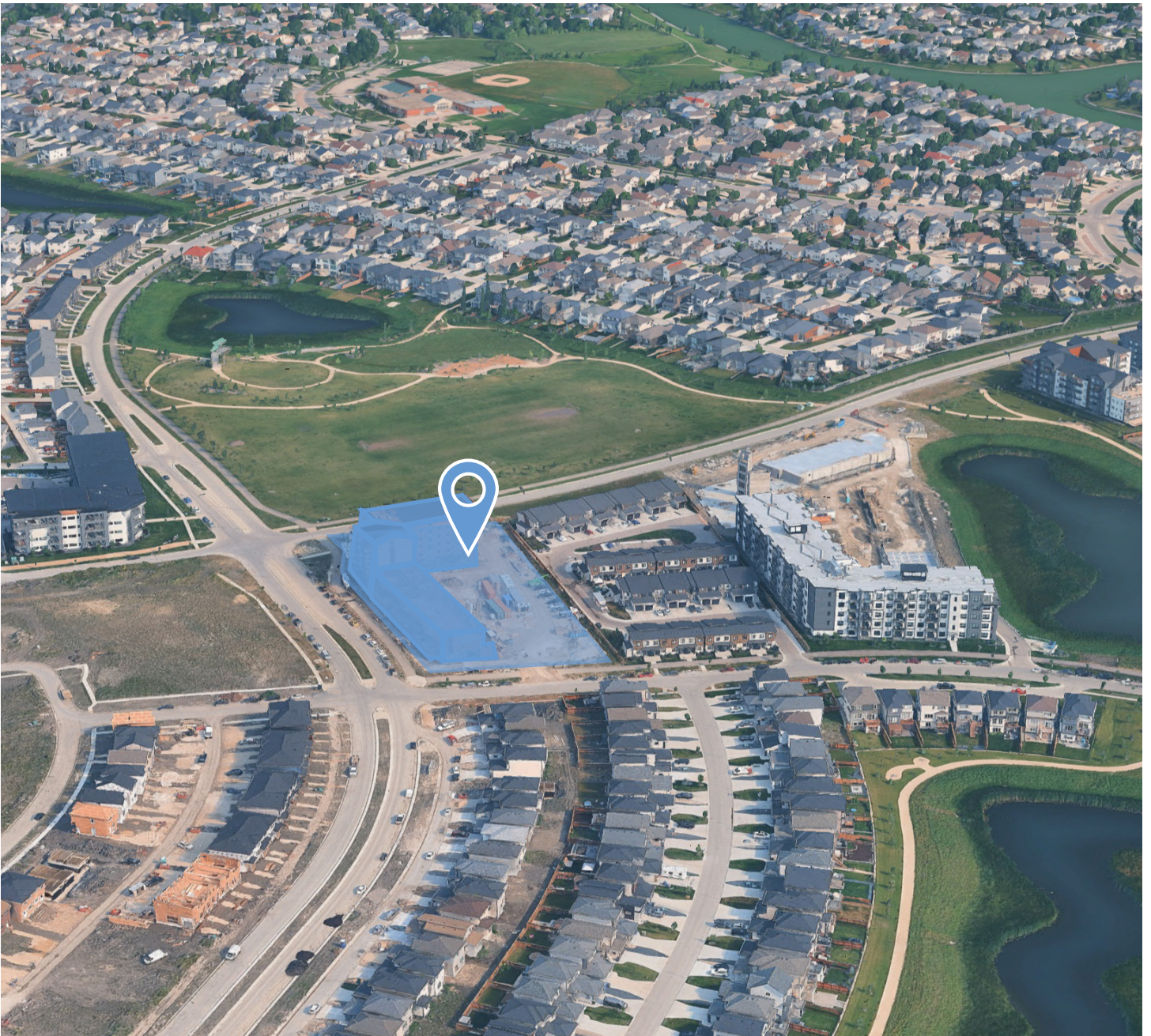


Floor Plan



Property Location





Demographics - 5km radius



Current population

108,502



Projected population

127,460



Average household income

\$123,825.77



Median Age

40



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