

COMMERCIAL CONDOS FOR SALE OR LEASE IN WEST ST. PAUL

APOLLO PLACE - 293 KAPELUS DRIVE



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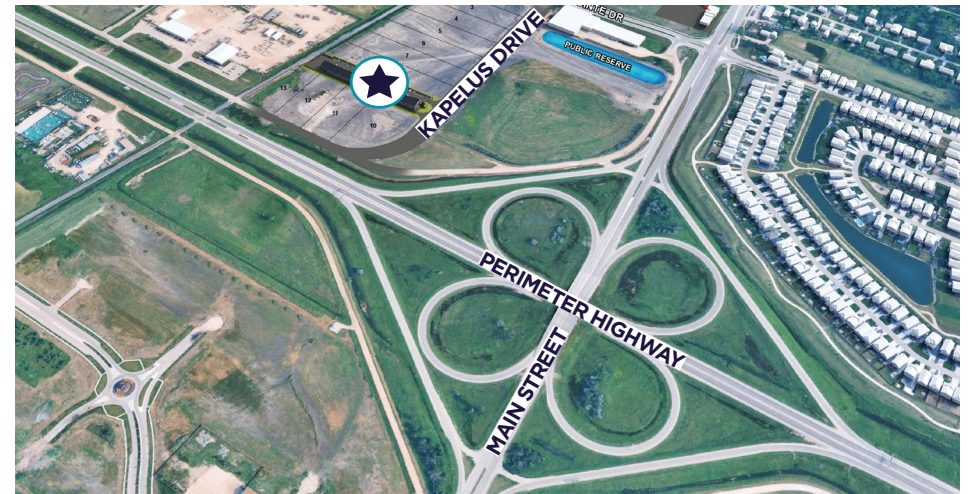
Apollo

**CUSHMAN &
WAKEFIELD**
Winnipeg

Discover ownership or leasing opportunities at Apollo Place.

Apollo Place is a brand-new commercial condo development at 293 Kapelus Drive in West St. Paul, designed for modern businesses seeking flexibility, visibility, and long-term growth.

Under construction with completion set for Fall 2026, it offers a strategic opportunity to secure space in one of the region's strongest growth corridors.





PROPERTY HIGHLIGHTS

Strategic Location with Exceptional Access

Positioned with strong visibility and convenient connectivity to the North Perimeter Highway, Apollo Place offers efficient access to Winnipeg and surrounding municipalities. Its location within West St. Paul's expanding residential corridor ensures consistent local traffic and long-term growth potential.

Established Commercial Node

Surrounded by well-known national retailers such as Tim Hortons and other daily-needs services, the area benefits from steady customer traffic and strong brand draw. Rapid residential expansion nearby continues to grow the customer base year over year.

Growing, High-Demand Community

West St. Paul remains one of the region's most active and fast-growing municipalities. Ongoing residential development and infrastructure investment are driving sustained commercial demand, making this an ideal location for businesses seeking long-term stability and appreciation.

Flexible Unit Sizes

Units range from approximately (+/-) 759 to (+/-) 9,638 square feet, suitable for a variety of retail, office, and service-based users. Multiple units may be combined to accommodate larger space requirements. Unit owners will have the flexibility to locate drains and/or washrooms within their premises at their discretion. Each unit will be delivered with insulated drywall, with demising walls taped and sanded for a clean, finished appearance.

For Sale or Lease

Opportunities available for both investors and owner-occupiers seeking long-term value in a growing market.

Customizable Frontage Options

Choose between a 14' x 14' grade loading door or storefront glazing, accommodating light industrial, showroom, retail, or service uses.

Ample On-Site Parking

A total of 134 parking stalls, providing over 5 stalls per 1,000 square feet, ensuring convenient access for staff and customers.

Signage Opportunities

Pylon and building signage available to maximize visibility and brand exposure.

Zoning: CH - Commercial Highway

Permits a broad range of commercial uses, supporting diverse business operations.

Full Municipal Services

Fully serviced with gas, hydro, sewer, and water.

Common Area Amenities

On-site shared garbage and recycling facilities for tenant convenience.

Ceiling Height

17.5 FT

LEASE RATE: \$25.00 PSF

CAM & TAX: TBD

SALE PRICE: UNITS STARTING AT \$345,000

PERMITTED USES

POTENTIAL USES

Business Support Service

Eating and Drinking Establishment

Personal Service Shop

Government Service

Public Utility Service

Warehouse Sales

Health Service (Medical/Dental Office)

Household Repair Service

Support Service

Protective and Emergency Service

Indoor Participant Recreation Service

Mobile Catering Food Service

Professional, Financial and Office Support Service

CONDITIONAL USES

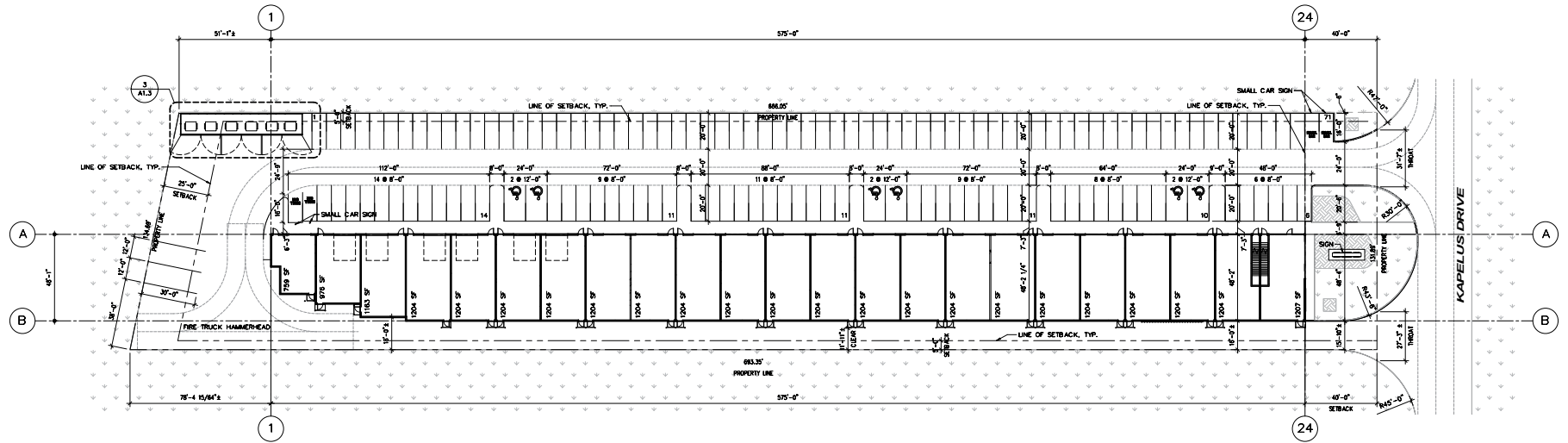
Animal Shelter and Veterinary Service

Equipment Rentals and Sales

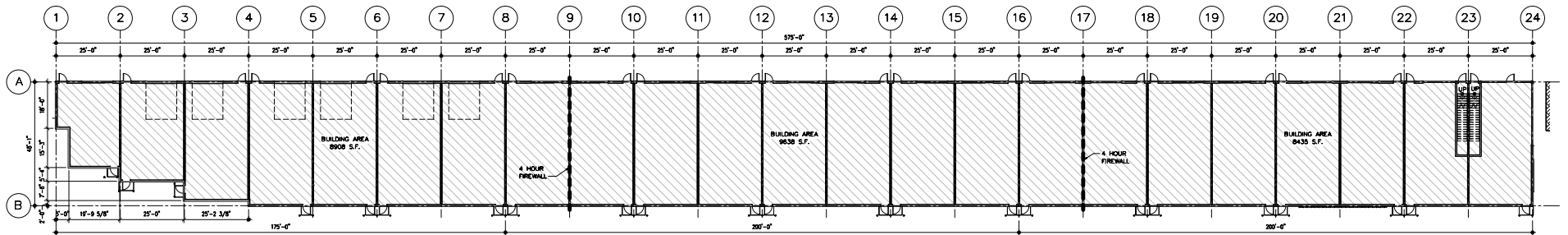
General Contractor Service



FLOOR PLAN



1 OVERALL SITE PLAN
1" = 30'-0"



2 LEVEL-01: OVERALL KEY PLAN
1" = 20'-0"



AMENITIES MAP

29 MINS
WINNIPEG INT'L AIRPORT

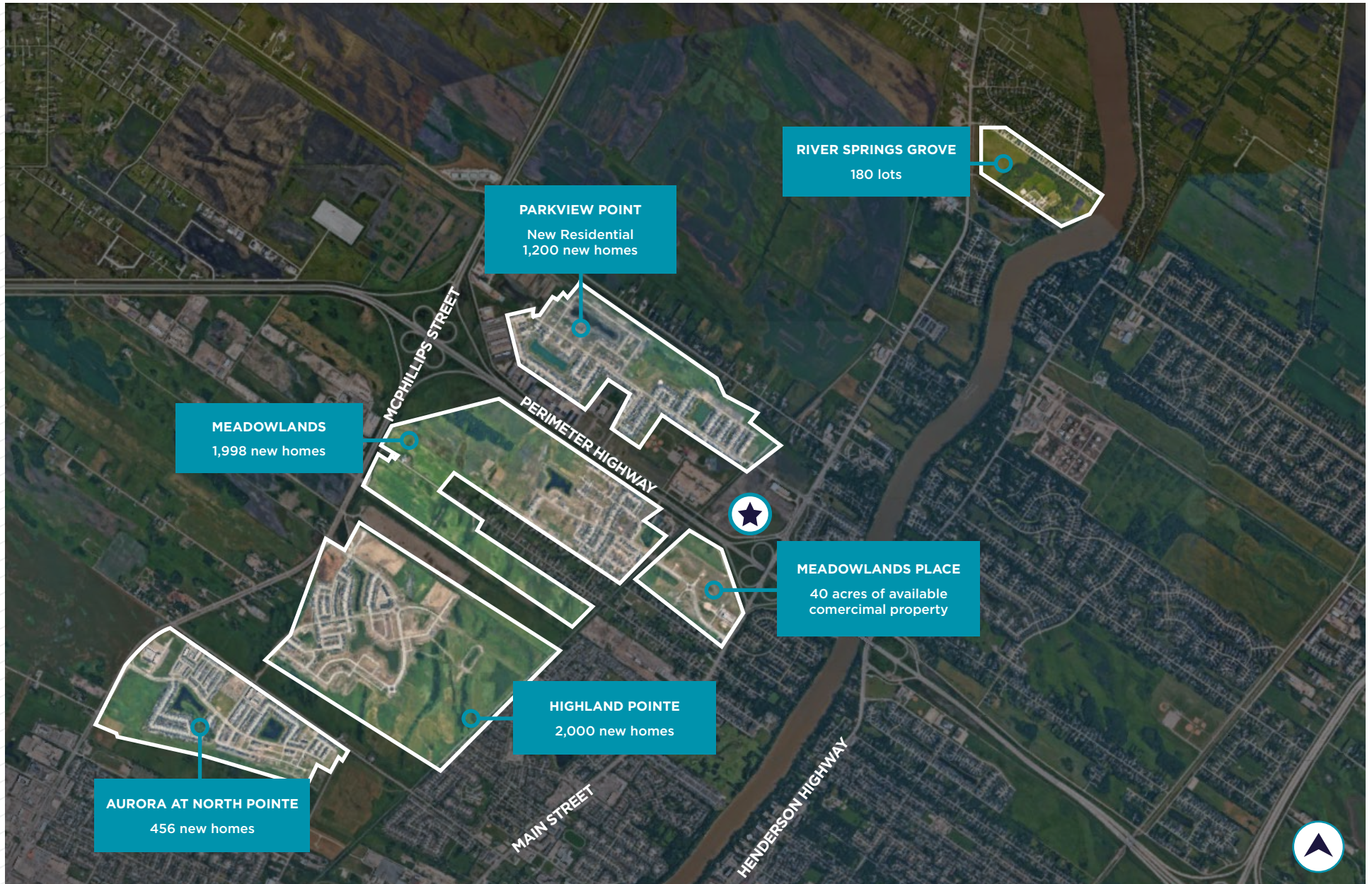
26 MINS
DOWNTOWN WINNIPEG

2 MINS
MAIN STREET

2 MINS
PERIMETER HIGHWAY

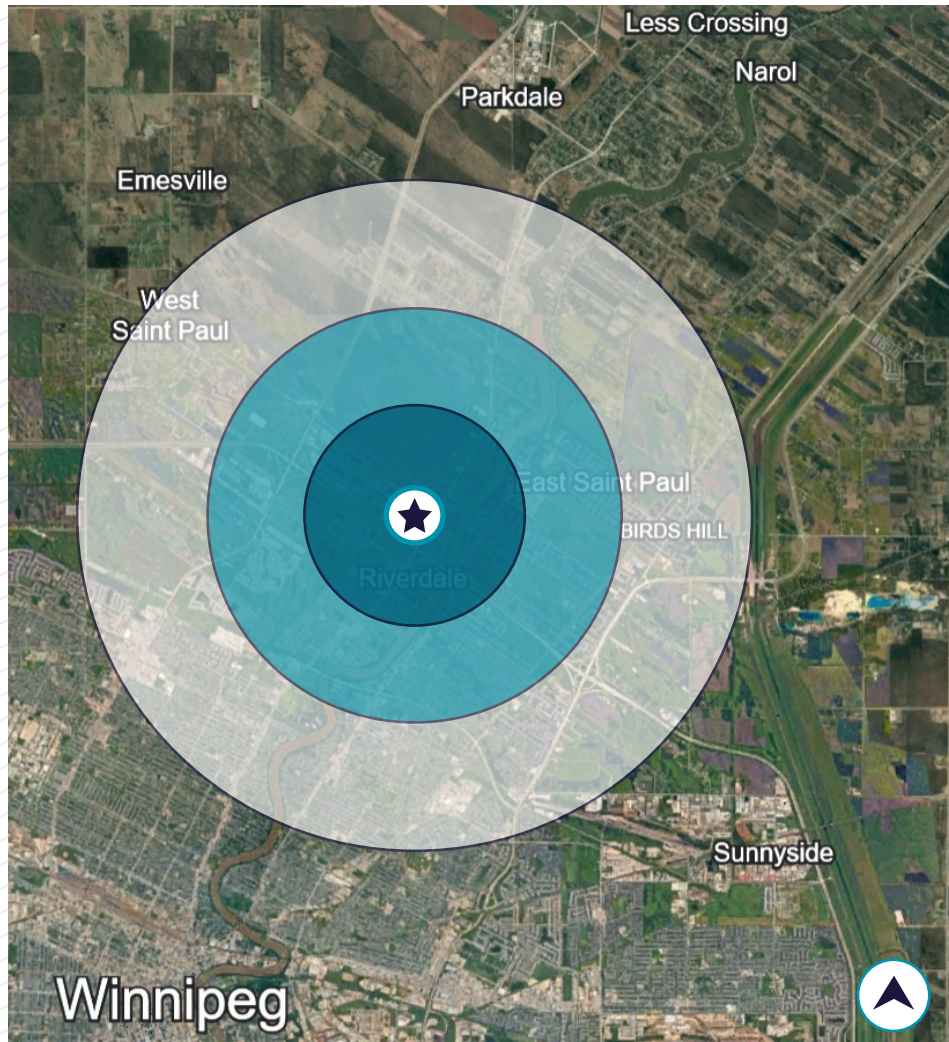


AMENITIES MAP



RADIUS

DEMOGRAPHICS



	TOTAL POPULATION (2024)	PROJECTED POPULATION (2029)	MEDIAN AGE	AVERAGE HOME INCOME
5 KM	87,638	93,780	40.4	\$120,976
7 KM	188,491	200,005	37.9	\$109,527
10 KM	350,445	374,276	36.9	\$101,459



	TOTAL POPULATION (2024)	PROJECTED POPULATION (2029)	MEDIAN AGE	AVERAGE HOME INCOME
10 MINS	132,808	143,609	39.0	\$116,884



CONTACT

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