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

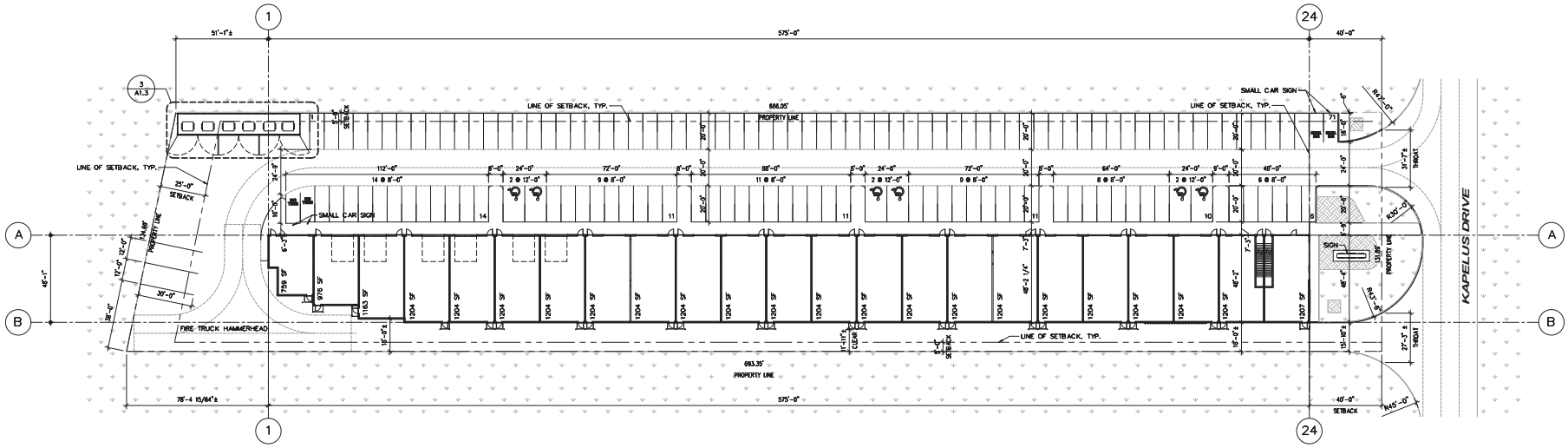
LEASE RATE: $25.00 PSF
CAM & TAX: TBD
SALE PRICE: UNITS STARTING AT $400,000

PERMITTED USES

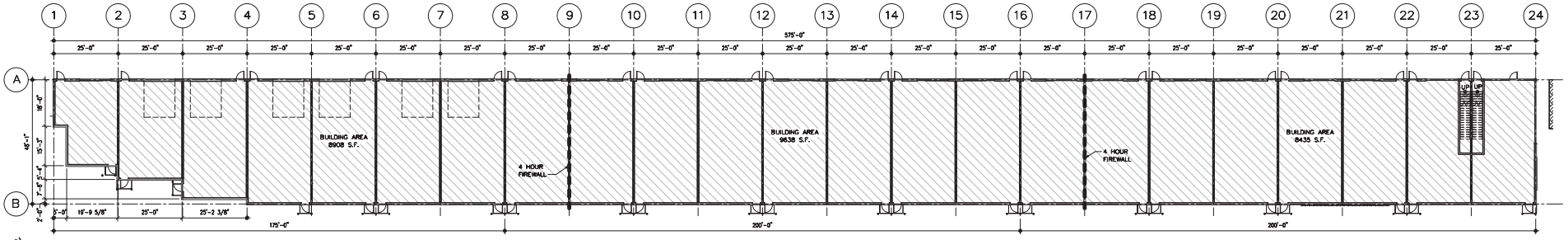
POTENTIAL USES	CONDITIONAL USES
Business Support Service	Animal Shelter and Veterinary Service
Eating and Drinking Establishment	Equipment Rentals and Sales
Personal Service Shop	General Contractor Service
Government Service	
Public Utility Service	
Warehouse Sales	
Health Service (Medical/Dental Office)	
Household Repair Service	
Support Service	
Protective and Emergency Service	
Indoor Participant Recreation Service	
Mobile Catering Food Service	
Professional, Financial and Office Support Service	



FLOOR
PLAN



1 A1.1 OVERALL SITE PLAN
1" = 30'-0"



2 A1.1 LEVEL-01: OVERALL KEY PLAN
1" = 20'-0"

AMENITIES

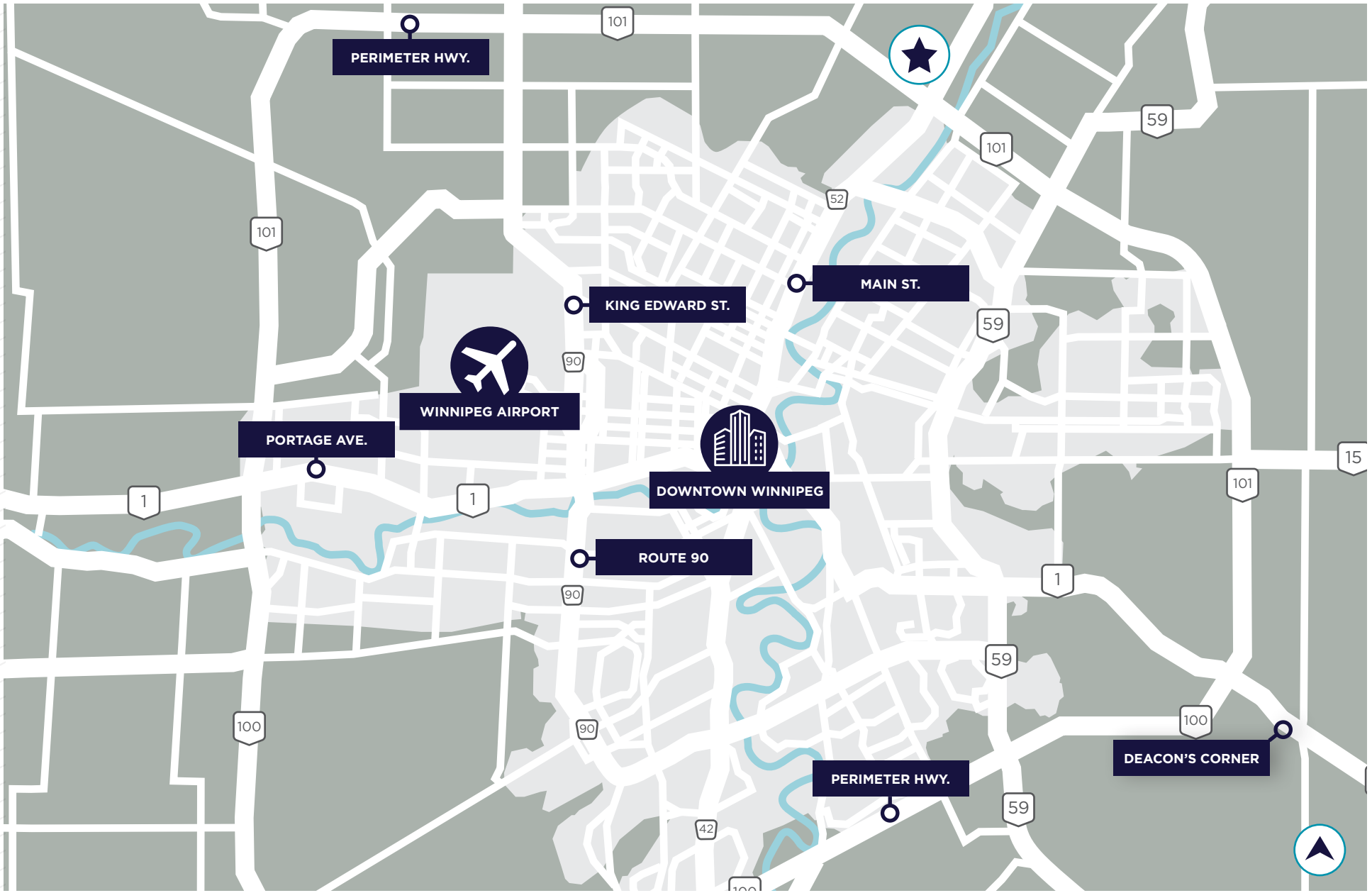
MAP

29 MINS WINNIPEG INT'L AIRPORT

26 MINS DOWNTOWN WINNIPEG

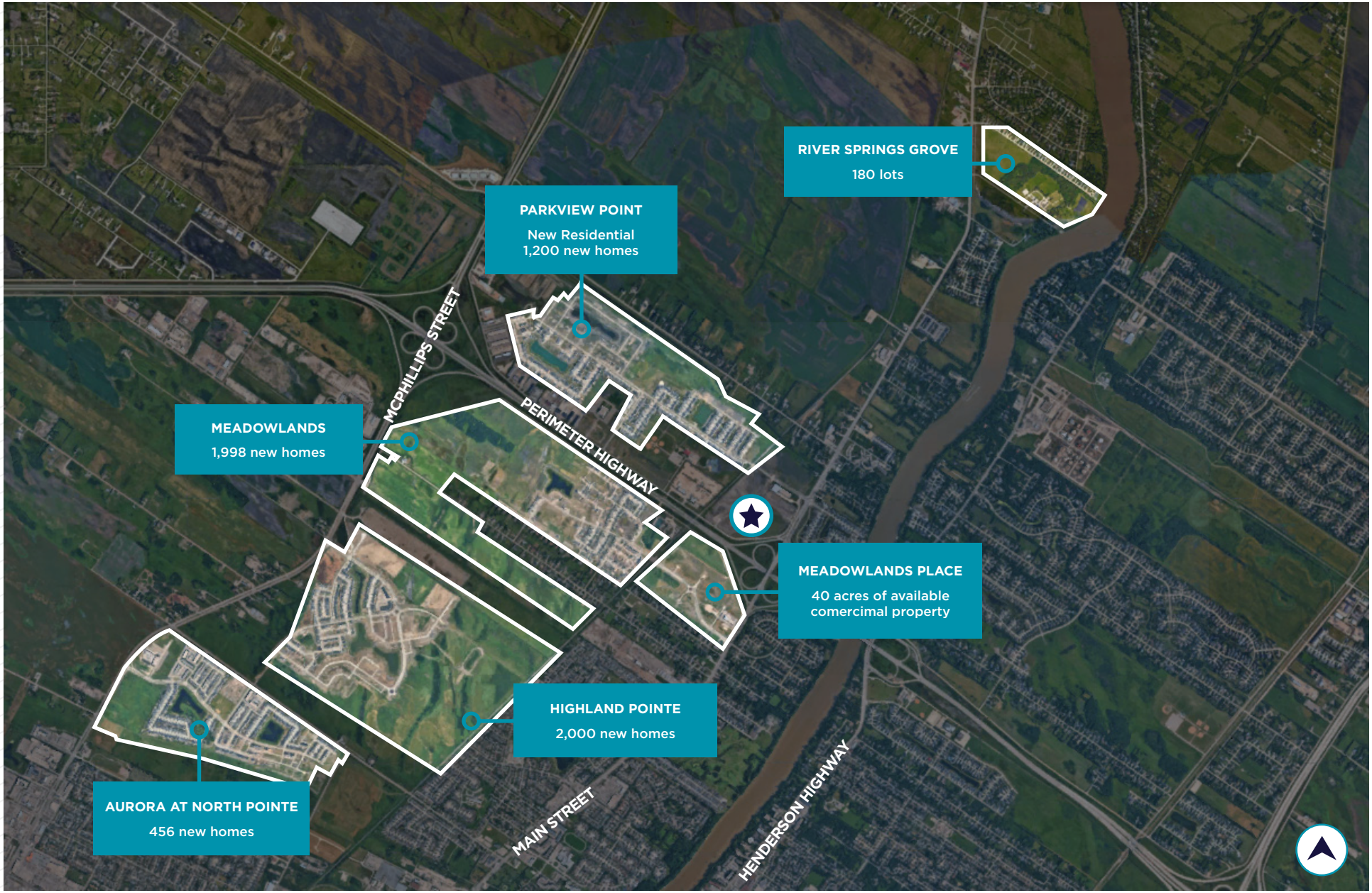
2 MINS MAIN STREET

2 MINS PERIMETER HIGHWAY



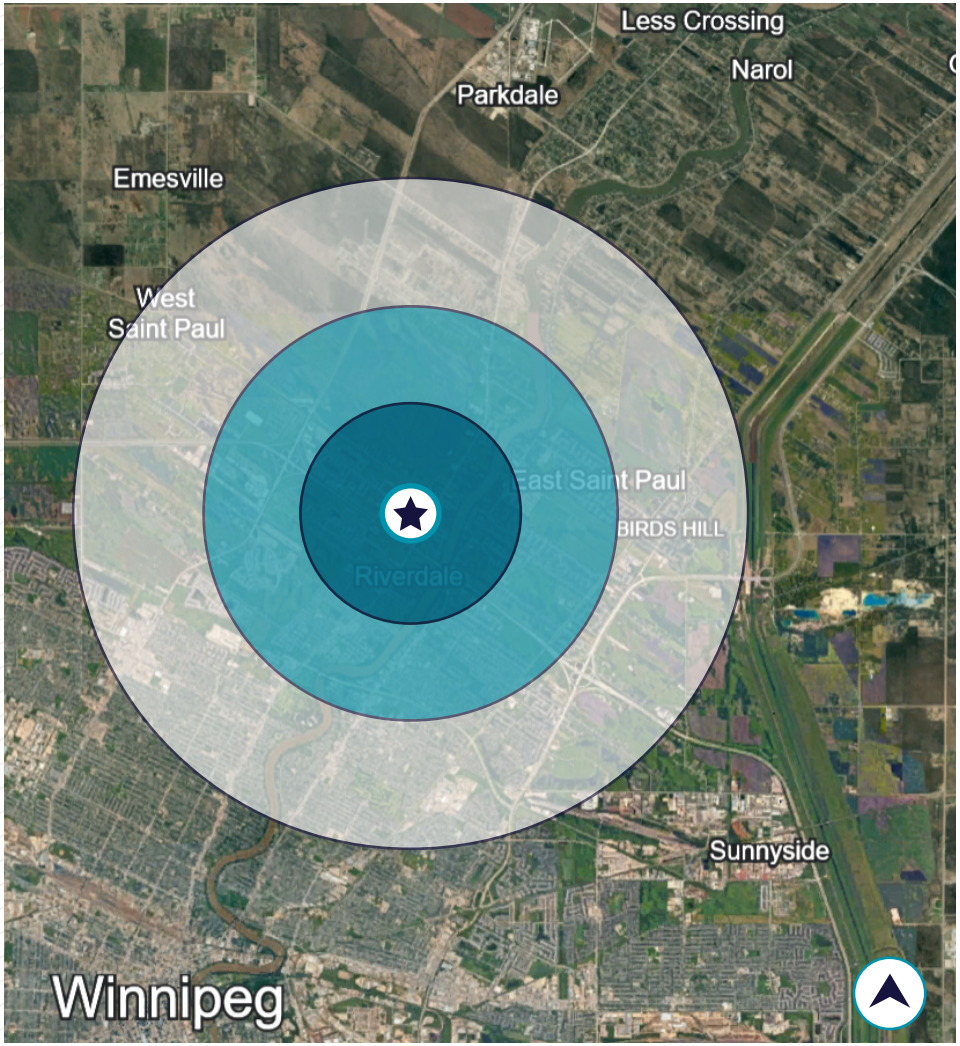
AMENITIES

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



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