

For Lease

1081 ELLICE AVENUE, WINNIPEG, MB



PROPERTY DETAILS

LAND AREA	83,706 sq. ft. or 1.9 acres (+/-)
AREA AVAILABLE	Building B: up to 2,400 sq. ft. (+/-) (with drive thru) (to be constructed) Building C: 13,665 sq. ft. (+/-) (may be subdivided as small as 4,044 sq. ft. (+/-) units)
NET RENTAL RATE	Building B: TBD Building C: \$13.00 - \$14.50 per sq. ft. (depending on size)
ADDITIONAL RENT	\$7.50 per sq. ft. (est. 2020)

PROPERTY HIGHLIGHTS

- Pad site availability up to 2,400 sq. ft. with drive thru
- Located close to the St. James retail node and Polo Park Shopping Centre
- Excellent access to site through a light-controlled intersection with two points of access from Wall Street and Ellice Avenue
- Ample parking available on site
- Dock loading on building
- Join Cambrian Credit Union

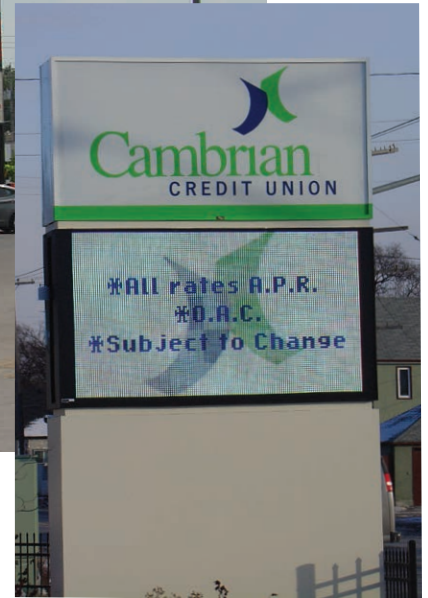
CONTACT

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Capital

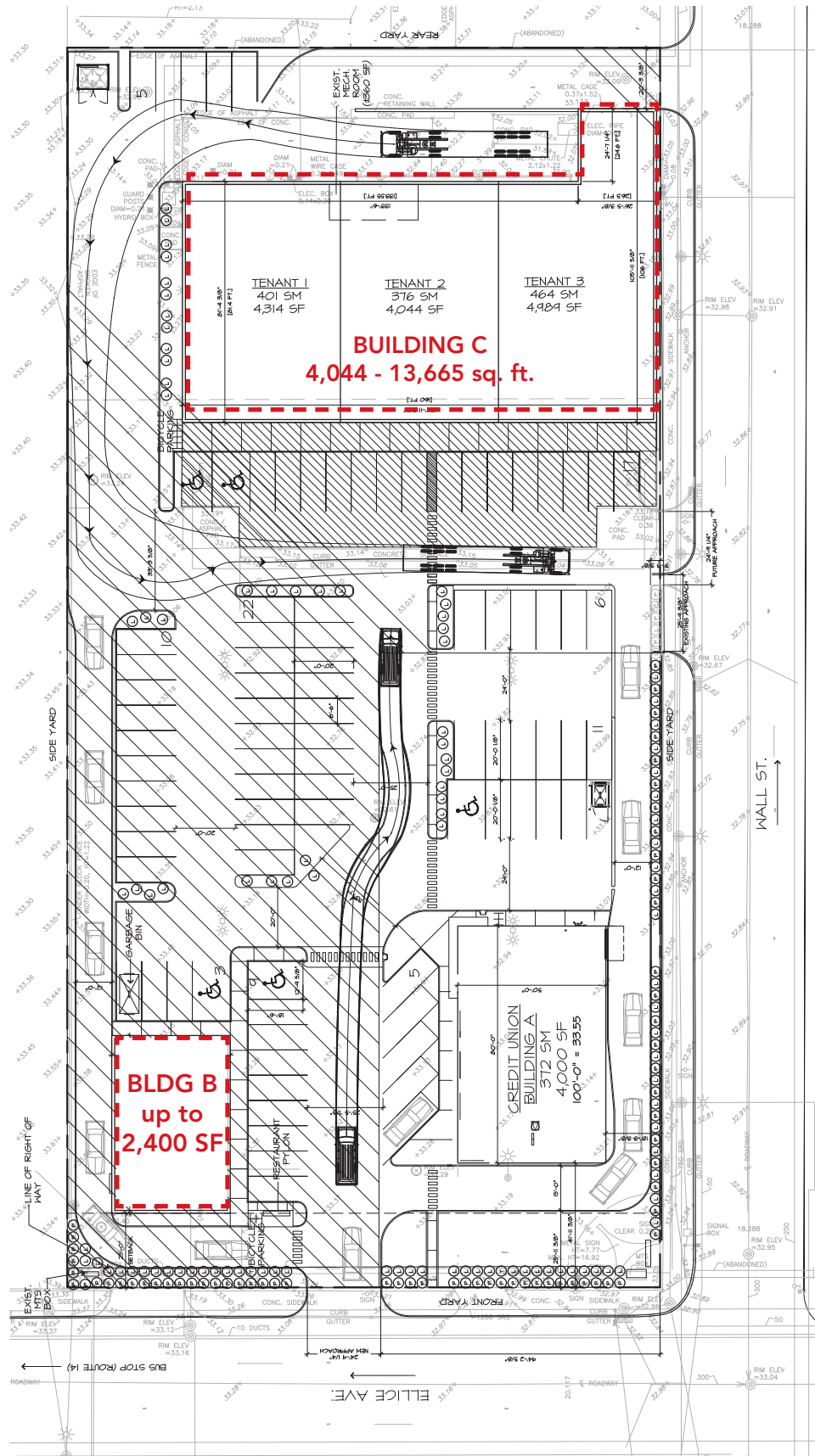
COMMERCIAL REAL ESTATE
SERVICES INC.



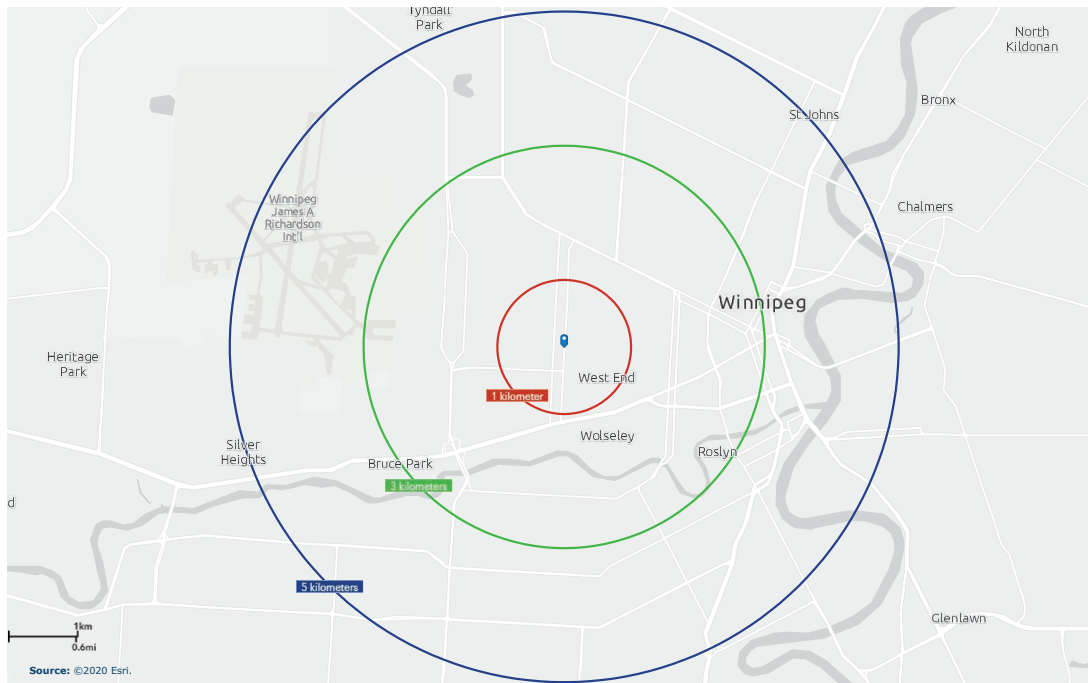
ZONING AERIAL



SITE PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

1 KM	11,261
3 KM	67,191
5 KM	159,261



PROJECTED POP. (2029)

1 KM	12,485
3 KM	72,593
5 KM	174,933



MEDIAN AGE

1 KM	46
3 KM	42
5 KM	39



TOTAL HOUSEHOLDS

1 KM	5,878
3 KM	28,202
5 KM	62,696



AVG. HOUSEHOLD INCOME

1 KM	\$70,217
3 KM	\$89,432
5 KM	\$86,942



PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$90,635
3 KM	\$114,378
5 KM	\$112,015

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