

FOR LEASE

Waterford Commons

NW CORNER OF DR. JOSE RIZAL WAY & OLD COMMONWEALTH PATH, WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ New Retail Development in Northwest Winnipeg ~



MARIO POSILLIPO, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

DERRICK CHARTIER, Principal
(204) 985-1369
derrick.chartier@capitalgrp.ca

Services provided by Derrick Chartier Personal Real Estate Corporation

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Property Details

LAND AREA	3.1 acres (+/-)
GROSS LEASABLE AREA	43,887 sq. ft. (+/-)
AREA AVAILABLE	1,415-3,057 sq. ft.
ASKING BASIC RENT	\$27.00-\$32.00 per sq. ft. (plus mgmt fee of 5% of basic rent)
ADDITIONAL RENT (2024)	\$10.78 per sq. ft.
PARKING	188 stalls
UTILITIES	Separately metered and paid by Tenant
POSSESSION	Immediately

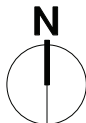
HIGHLIGHTS

- Phase 2 now available
- Located at a light controlled intersection
- Fast growing neighbourhood with excellent population density
- High traffic counts with excellent visibility and site access



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Site Plan



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Photographs



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Northwest Winnipeg Development Aerial



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Demographic Analysis



POPULATION

1 KM	9,504
3 KM	57,339
5 KM	104,870



PROJECTED POPULATION (2029)

1 KM	12,534
3 KM	68,715
5 KM	120,208



MEDIAN AGE

1 KM	36
3 KM	36
5 KM	36



TOTAL HOUSEHOLDS

1 KM	2,618
3 KM	16,642
5 KM	33,690



AVERAGE HOUSEHOLD INCOME

1 KM	\$111,488
3 KM	\$97,967
5 KM	\$88,150



PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$141,857
3 KM	\$126,135
5 KM	\$114,090

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4
T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

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