

~ Fully-Developed Office Space Available ~



**FOR SUBLEASE**

**836 McLeod Avenue**

**WINNIPEG, MB**

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Services provided by Brett Chartier Personal Real Estate Corporation

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Overview

## PROPERTY DETAILS

BUILDING AREA (+/-) 14,034 sq. ft.

AREA AVAILABLE (+/-) Unit 9: 1,042 sq. ft.

BASIC RENTAL RATE Current to September 30, 2025 \$11.50 per sq. ft.  
October 1, 2025 to June 30, 2030 \$12.00 per sq. ft.

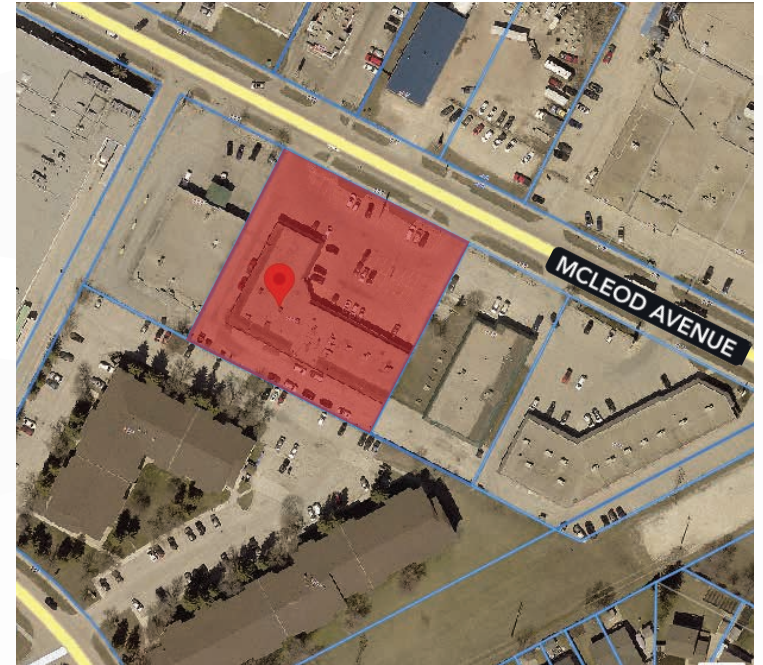
ADDITIONAL RENT \$9.63 per sq. ft. (plus mgmt. fee of 5% of Basic Rent) (est. 2024)

HEADLEASE EXPIRY June 30th, 2030

ZONING C2 - Commercial

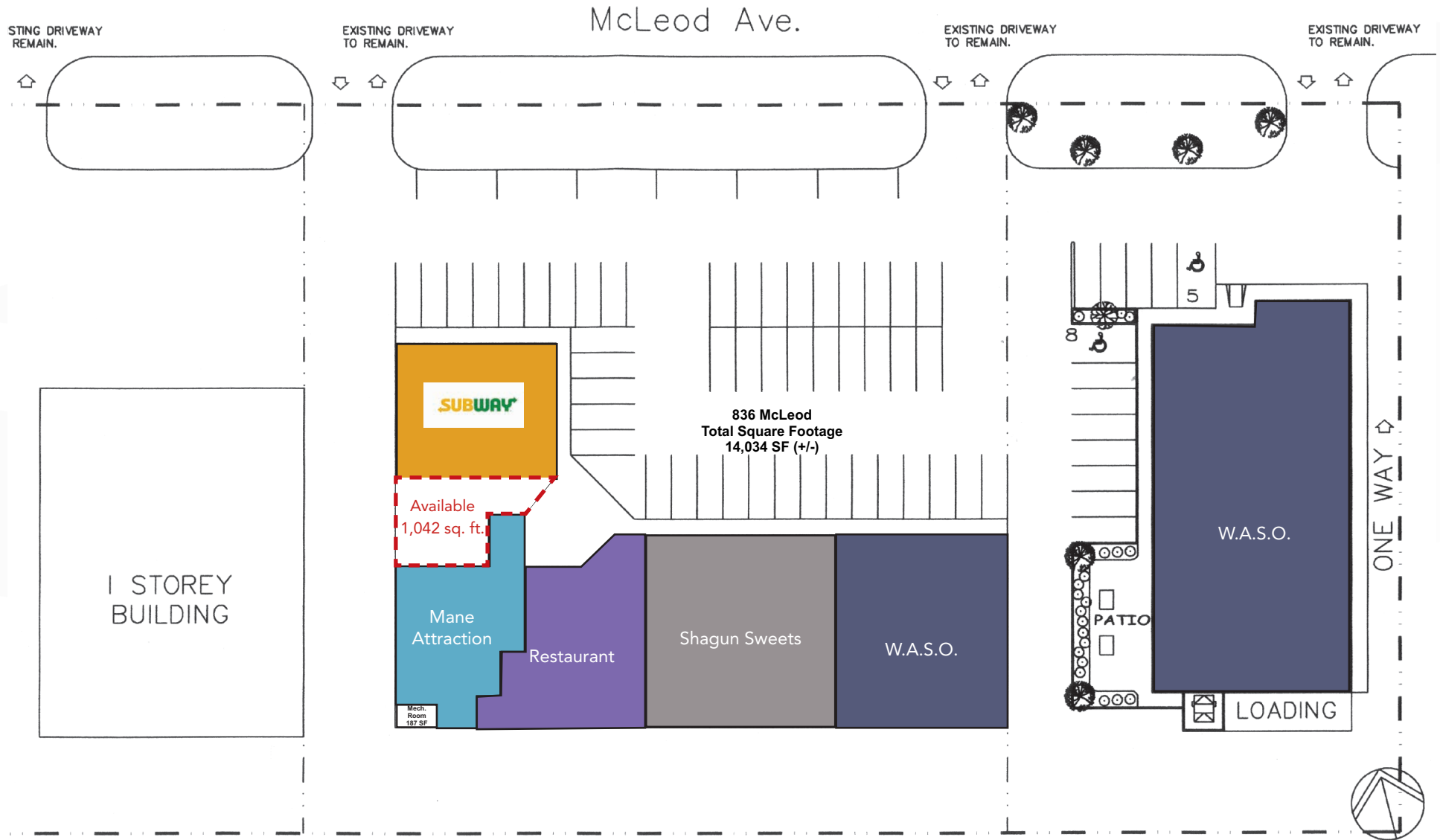
## PROPERTY HIGHLIGHTS

- Located on a major transit route
- Adjacent to The Real Canadian Superstore
- Ample on-site parking
- Pylon signage available
- Kitchenette included





# Site Plan



# Interior Photographs





# Retail Aerial





# Demographic Analysis

| POPULATION                         | 1 KM         | 3 KM          | 5 KM           |
|------------------------------------|--------------|---------------|----------------|
| <b>Total Population</b>            | <b>7,886</b> | <b>77,567</b> | <b>153,663</b> |
| <b>Projected Population (2027)</b> | <b>7,841</b> | <b>80,737</b> | <b>160,893</b> |



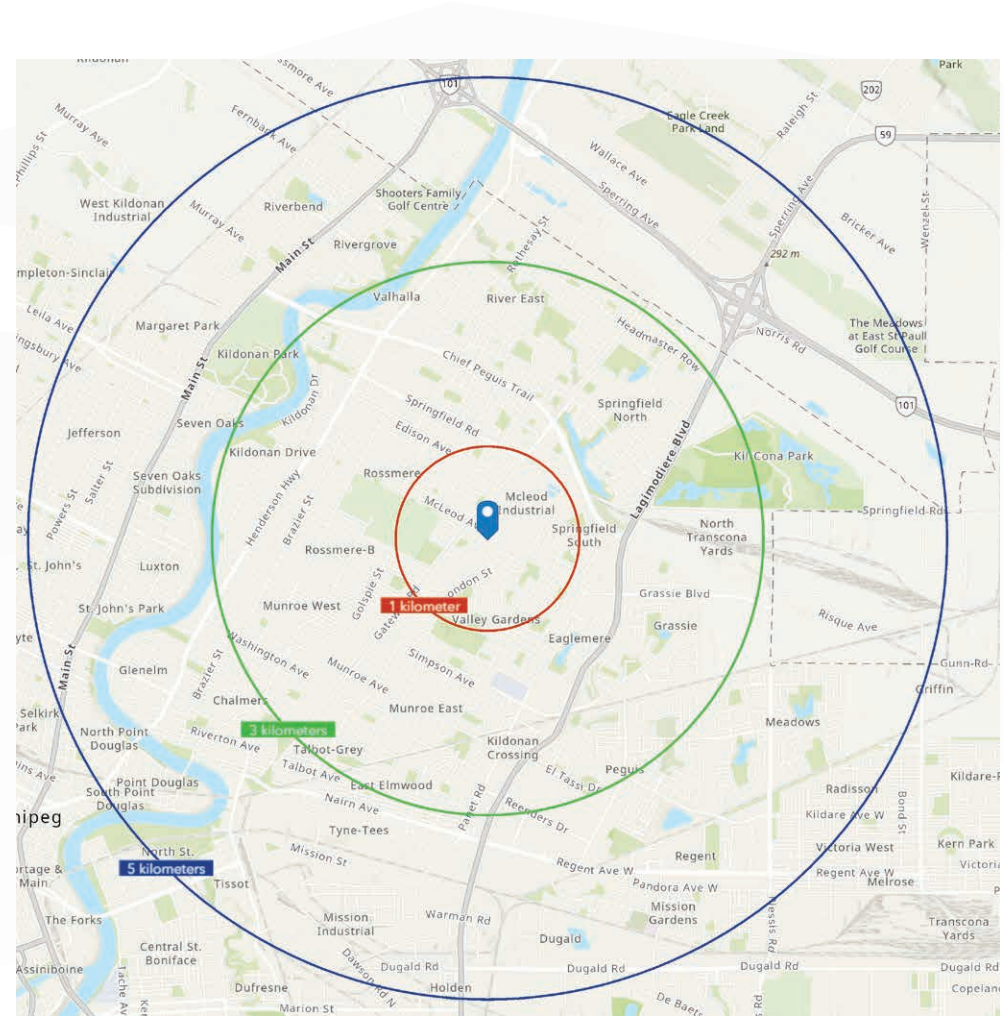
| MEDIAN AGE        | 1 KM      | 3 KM      | 5 KM      |
|-------------------|-----------|-----------|-----------|
| <b>Median Age</b> | <b>41</b> | <b>40</b> | <b>39</b> |



| HOUSEHOLD INCOME                         | 1 KM             | 3 KM             | 5 KM             |
|--|------------------|------------------|------------------|
| <b>Avg. Household Income</b>             | <b>\$100,006</b> | <b>\$93,163</b>  | <b>\$93,341</b>  |
| <b>Projected Household Income (2027)</b> | <b>\$114,391</b> | <b>\$107,911</b> | <b>\$108,566</b> |



| HOUSEHOLDS              | 1 KM         | 3 KM          | 5 KM          |
|-------------------------|--------------|---------------|---------------|
| <b>Total Households</b> | <b>2,832</b> | <b>30,194</b> | <b>58,748</b> |





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## Contact

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