

FOR LEASE



836 McLeod Avenue

WINNIPEG, MB

~ Former Established Restaurant Space Opportunity ~



Availability



2,355 sq. ft. (+/-)
available for lease

Signage



Building and pylon
signage opportunities
available

Parking



Ample on-site
parking available

Traffic Count



15,700 vehicles per day
at McLeod Ave.

836 McLeod Avenue

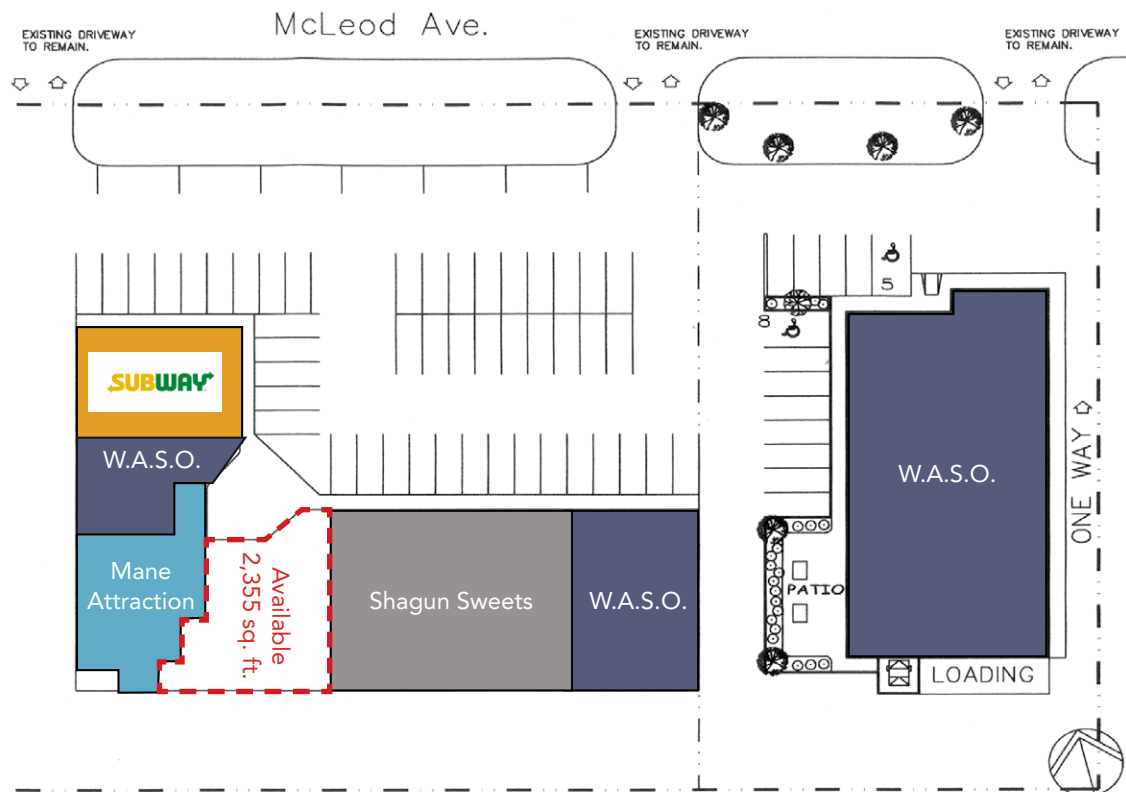
Property Details

BUILDING AREA (+/-)	14,034 sq. ft.
AREA AVAILABLE (+/-)	2,355 sq. ft.
ZONING	C2 - Commercial
BASIC RENT	Contact Agent
ADDITIONAL RENT	\$9.63 per sq. ft. plus mgmt fee of 5% of Basic Rent

PROPERTY HIGHLIGHTS

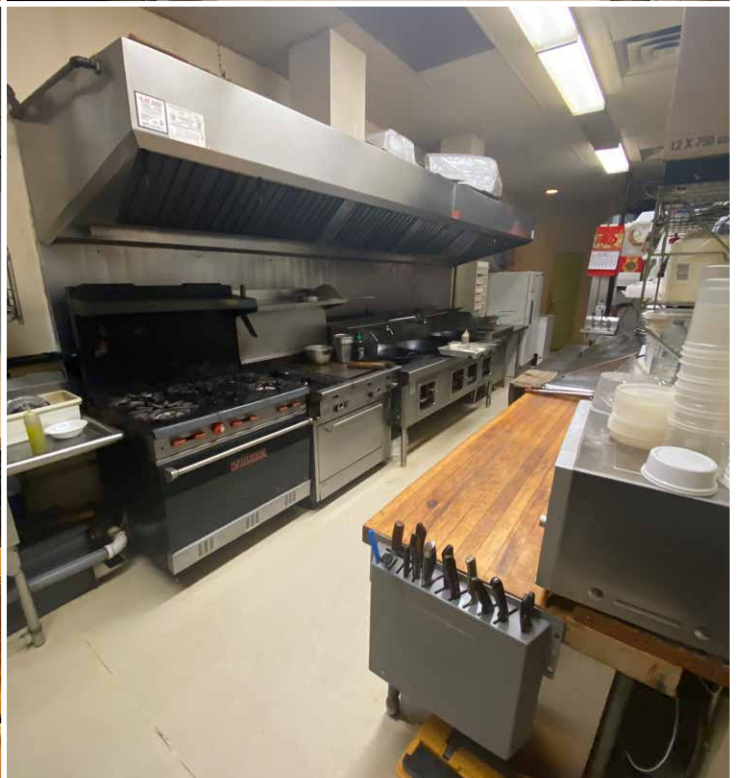
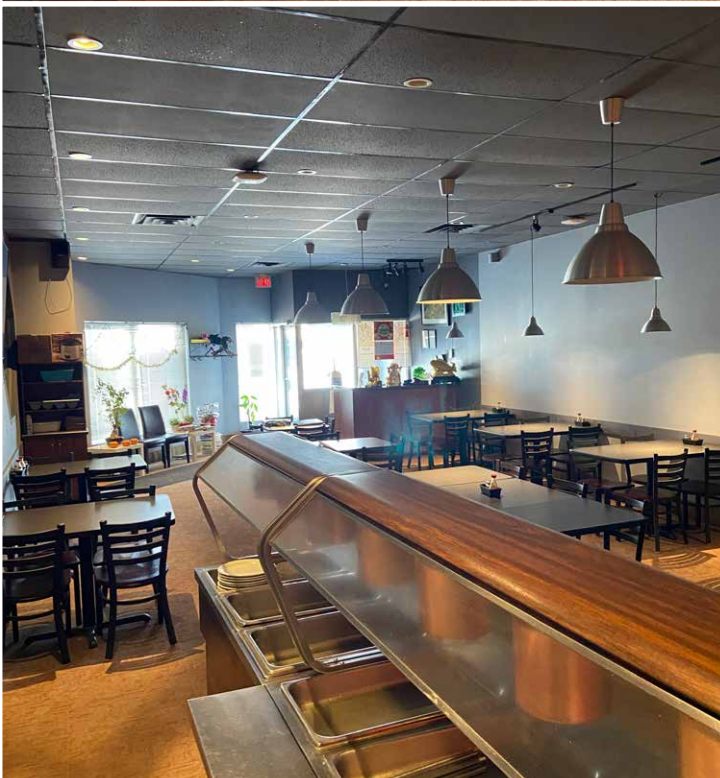
- Located on a major transit route
- Adjacent to The Real Canadian Superstore
- Ample on-site parking
- Pylon signage available

Site Plan



836 McLeod Avenue

Interior Photographs



836 McLeod Avenue

Retail Aerial & Demographic Analysis



TOTAL POPULATION

	2022	2027
1 KM	7,886	7,841
3 KM	77,567	80,737
5 KM	153,663	160,893



MEDIAN AGE

	2022
1 KM	41
3 KM	40
5 KM	39



TOTAL HOUSEHOLDS

	2022
1 KM	2,832
3 KM	30,194
5 KM	58,748



HOUSEHOLD INCOME

	2022	2027
1 KM	\$100,006	\$114,391
3 KM	\$93,163	\$107,911
5 KM	\$93,341	\$108,566



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