

FOR LEASE

2401 MCPHILLIPS STREET



LAST UNIT REMAINING

PROPERTY DETAILS

LAND AREA	2.0 acres (+/-)
BUILDING AREA	19,153 sq. ft. (+/-)
AREA AVAILABLE	Unit 5: 2,178 sq. ft. (+/-)
ZONING	C3 - Commercial Corridor
NET RENTAL RATE	\$24.00 per sq. ft. per annum
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2021)
PARKING	118 stalls (+/-)

HIGHLIGHTS

- New Retail redevelopment on McPhillips Street
- Directly across from Seven Oaks Hospital
- Excellent exposure and visibility to over 30,000 vehicles per day
- Signage opportunity
- Ample on-site parking

CONTACT

Mario Posillipo
Senior Advisor - Sales & Leasing
204-985-1373
mario.posillipo@capitalgrp.ca

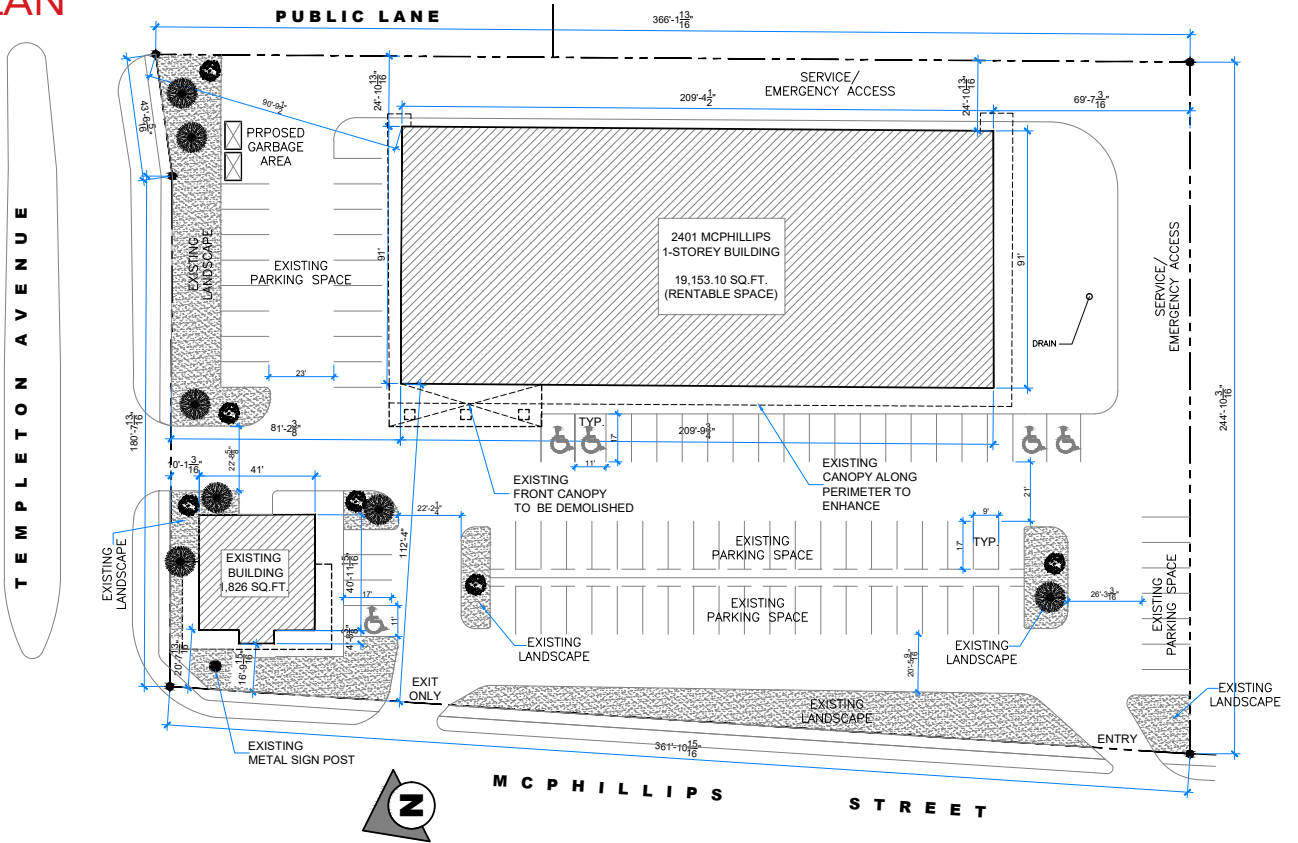
Rennie Zegalski
Principal
204-985-1368
rennie.zegalski@capitalgrp.ca

capitalgrp.ca

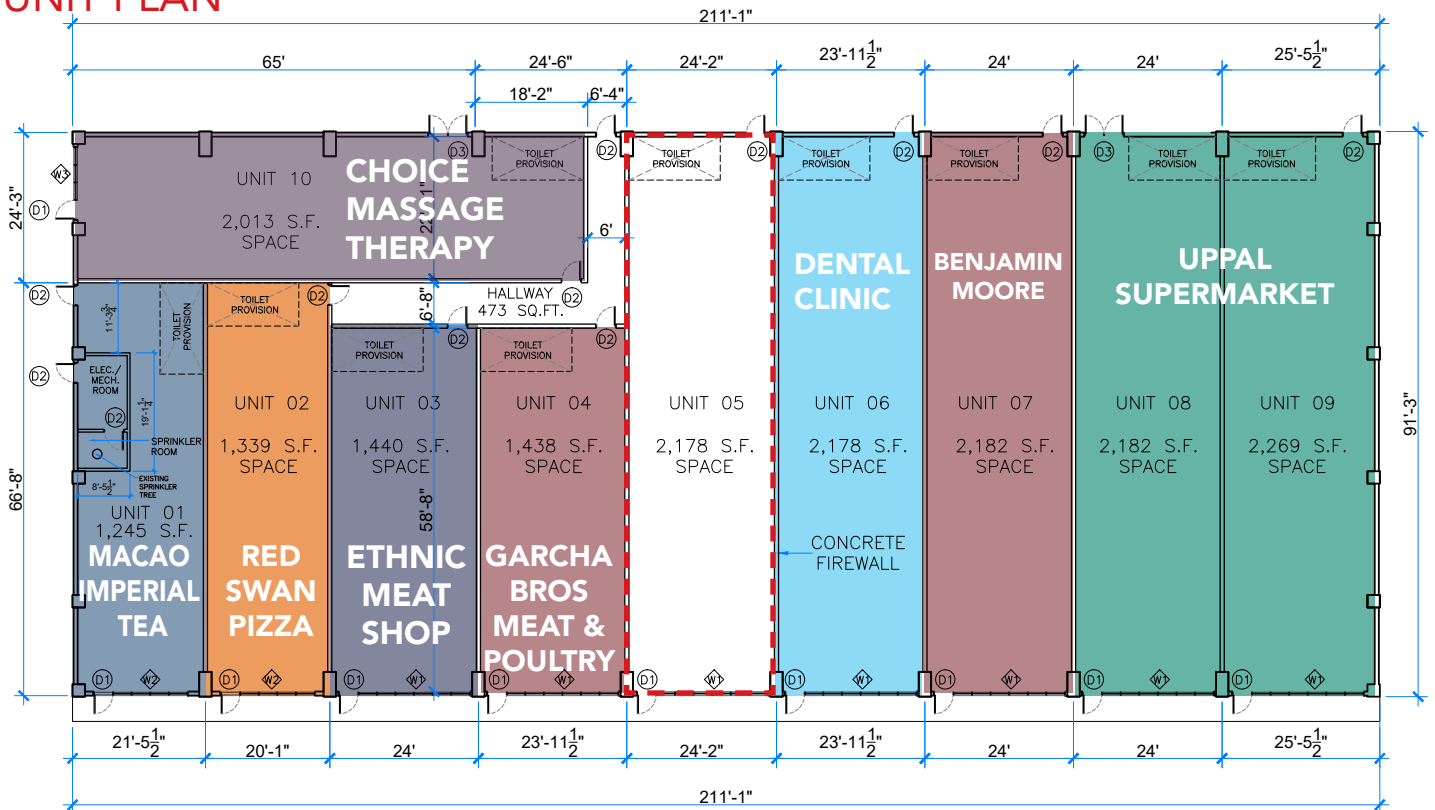


2401 McPhillips Street Winnipeg, Manitoba

SITE PLAN



UNIT PLAN



2401 McPhillips Street

Winnipeg, Manitoba

RETAIL AERIAL



DEMOGRAPHIC ANALYSIS



Population

1 km	6,982
3 km	59,810
5 km	149,667



Median Age

37.5
37.1
37.5



Household Income

\$81,925.86
\$82,572.99
\$79,020.92



Total Households

2,711
21,145
55,066

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