

FOR LEASE

2401 McPhillips Street

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ Retail Space with Signage Opportunity on McPhillips Street ~



LAST UNIT REMAINING

Availability



2,178 sq. ft. (+/-)
available for lease

Visibility



New retail redevelopment
on McPhillips Street

Parking



Excellent exposure and
visibility to over 30,000
vehicles per day

Space



Directly across from
Seven Oaks Hospital

2401 McPhillips Street

Property Details

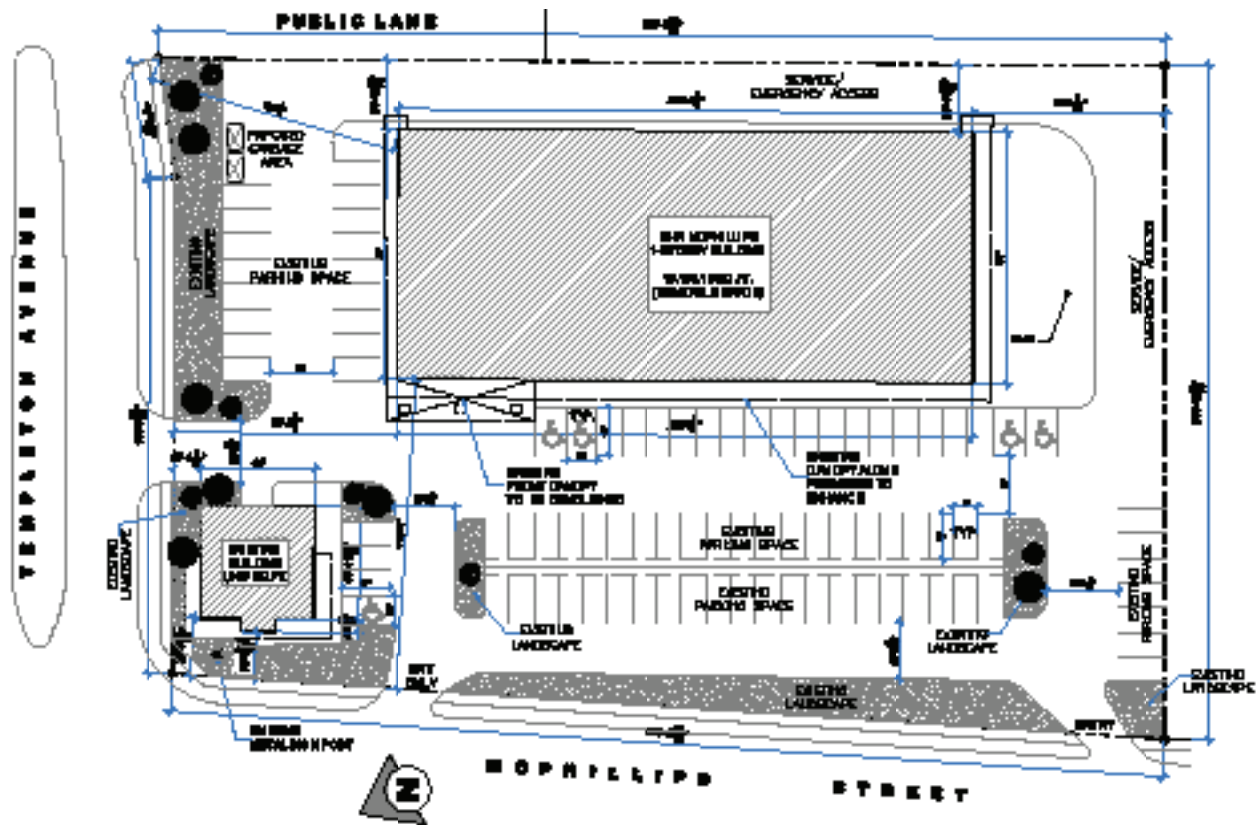
LAND AREA (+/-)	2.0 acres
BUILDING AREA (+/-)	19,153 sq. ft.
AREA AVAILABLE (+/-)	Unit 5: 2,178 sq. ft.
ZONING	C3 - Commercial Corridor
NET RENTAL RATE	\$24.00 per sq. ft. per annum
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2023)
PARKING (+/-)	118 stalls

Retail Aerial

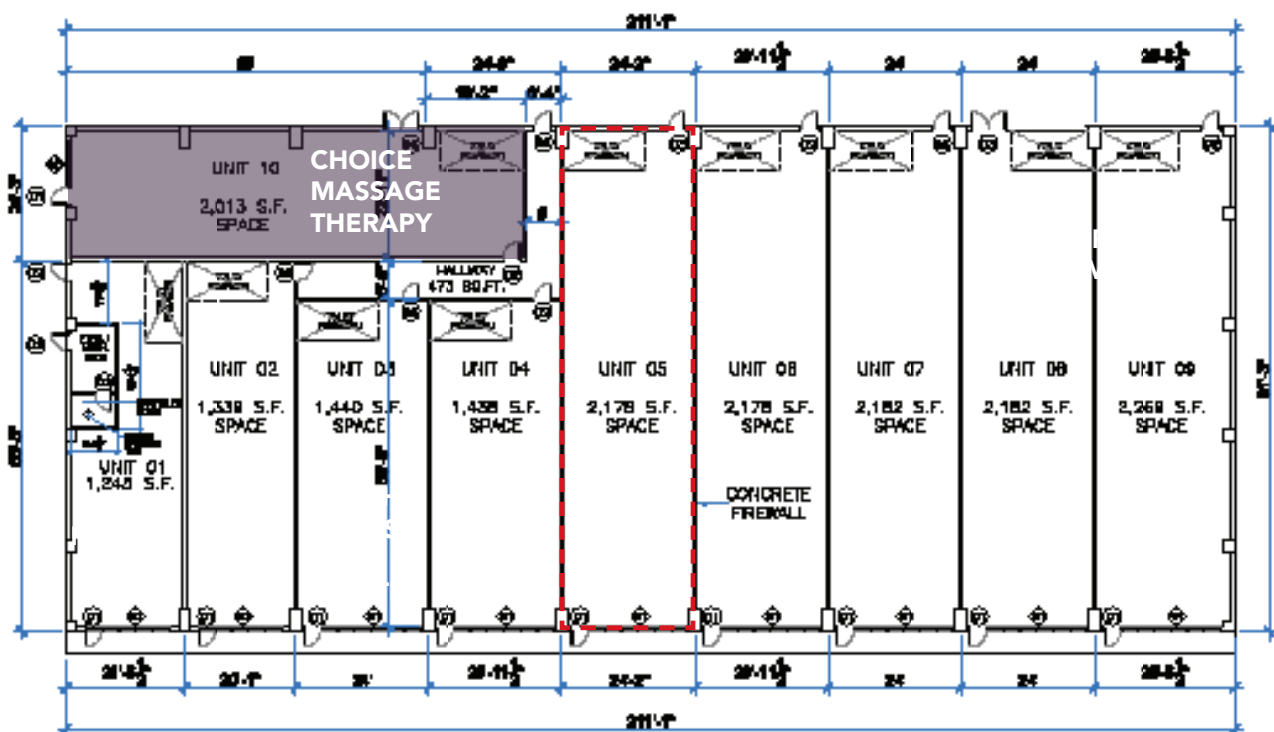


2401 McPhillips Street

Floor Plan

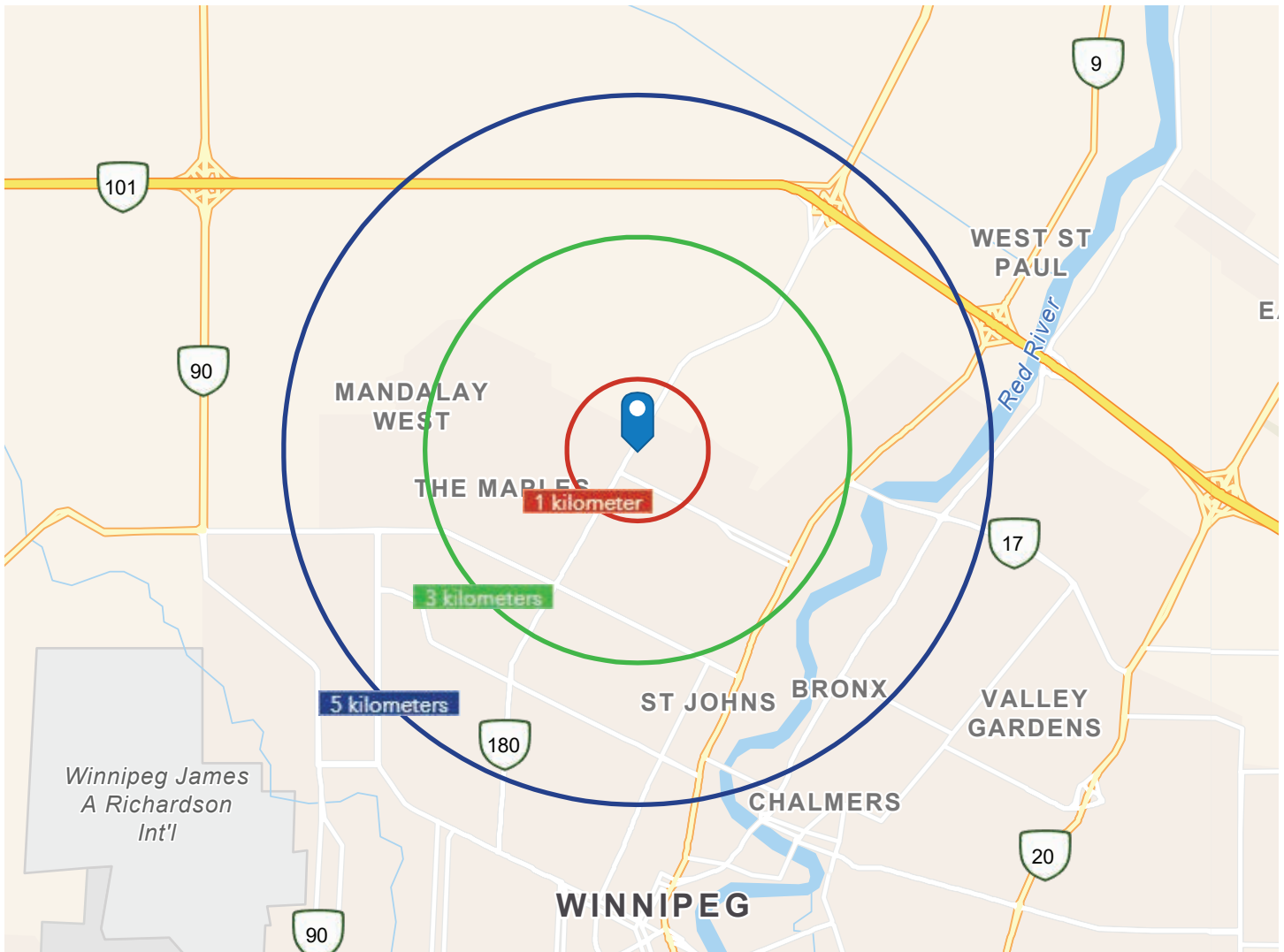


Unit Plan



2401 McPhillips Street

Demographic Analysis



TOTAL POPULATION

	2022	2027
1 KM	6,129	7,025
3 KM	66,231	71,037
5 KM	161,493	171,001



MEDIAN AGE

	2022
1 KM	39.9
3 KM	37.6
5 KM	37.5



TOTAL HOUSEHOLDS

	2022
1 KM	2,462
3 KM	22,384
5 KM	56,964



HOUSEHOLD INCOME

	2022	2027
1 KM	\$93,466	\$109,549
3 KM	\$95,487	\$112,299
5 KM	\$89,065	\$104,599

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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