

*~ Office/Retail/Warehouse Space Opportunity in Selkirk ~*



**FOR LEASE**



**511 Robinson Avenue**

**SELKIRK, MB**

BOB ANTYMNIUK, Vice President, Sales & Leasing  
(204) 985-1364  
[bob.antymniuk@capitalgrp.ca](mailto:bob.antymniuk@capitalgrp.ca)

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

# Property Details

**LAND AREA (+/-)** 3.83 acres

**AREA AVAILABLE (+/-)**

14,740 sq. ft.	Main floor office/retail space (plus potential second floor)
2,400 sq. ft.	Office/retail space, free standing pad site plus structural mezzanine
8,400 sq. ft.	Office/retail/warehouse space, free standing pad site

**NET RENTAL RATE** \$12.00 per sq. ft.

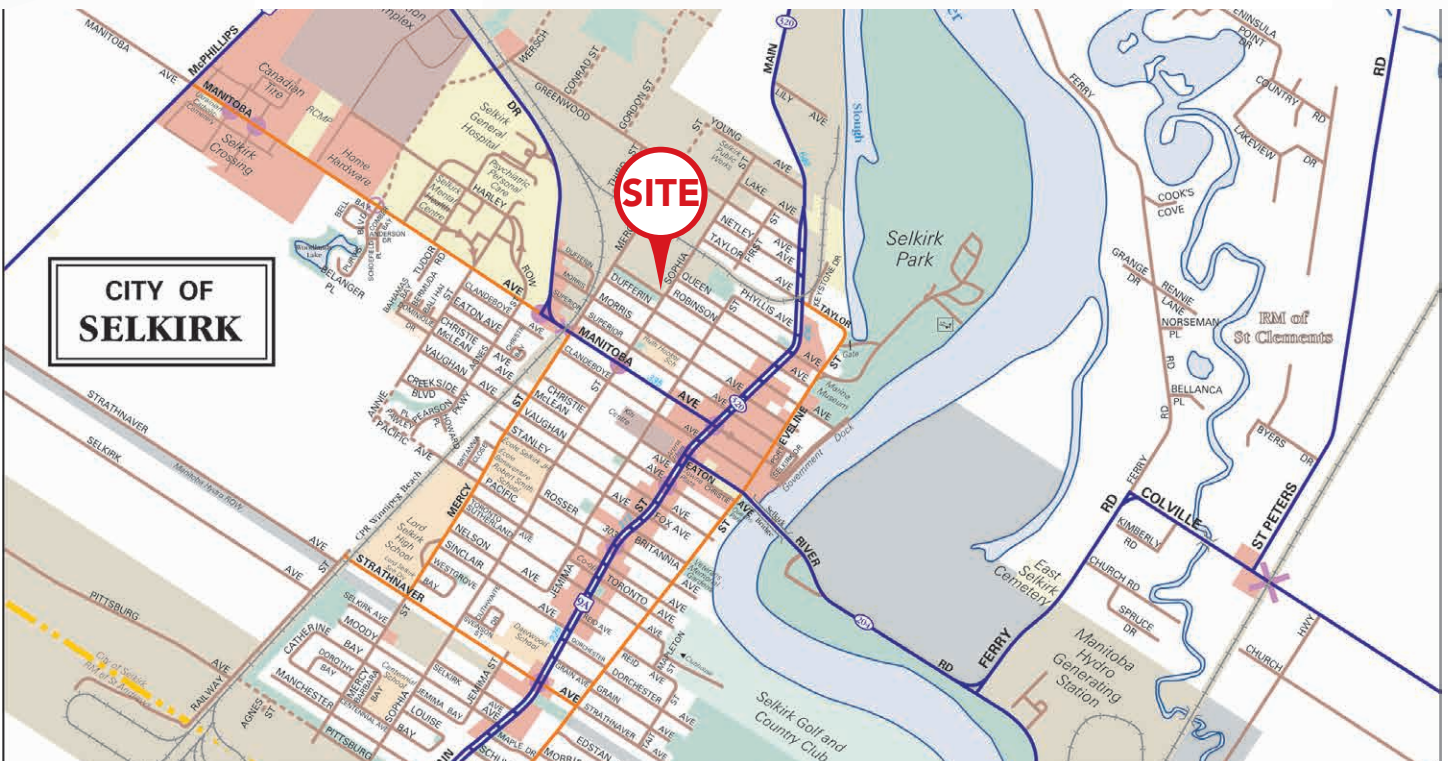
**TAXES (2022)** \$21,688.76

**TAX ROLL** 267806

**C.T.** 2991304

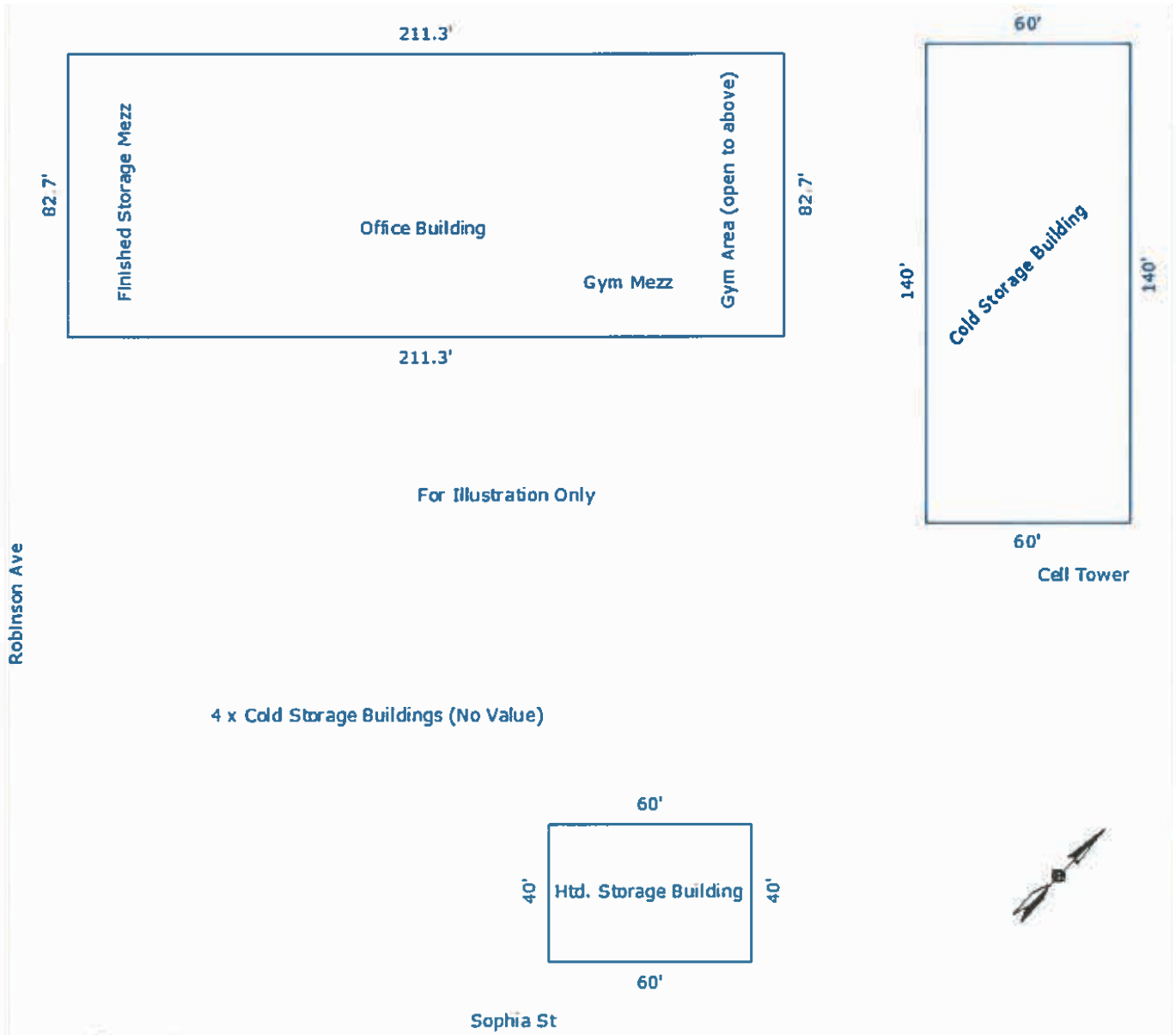
**ZONING** M1

**PARKING** Generous

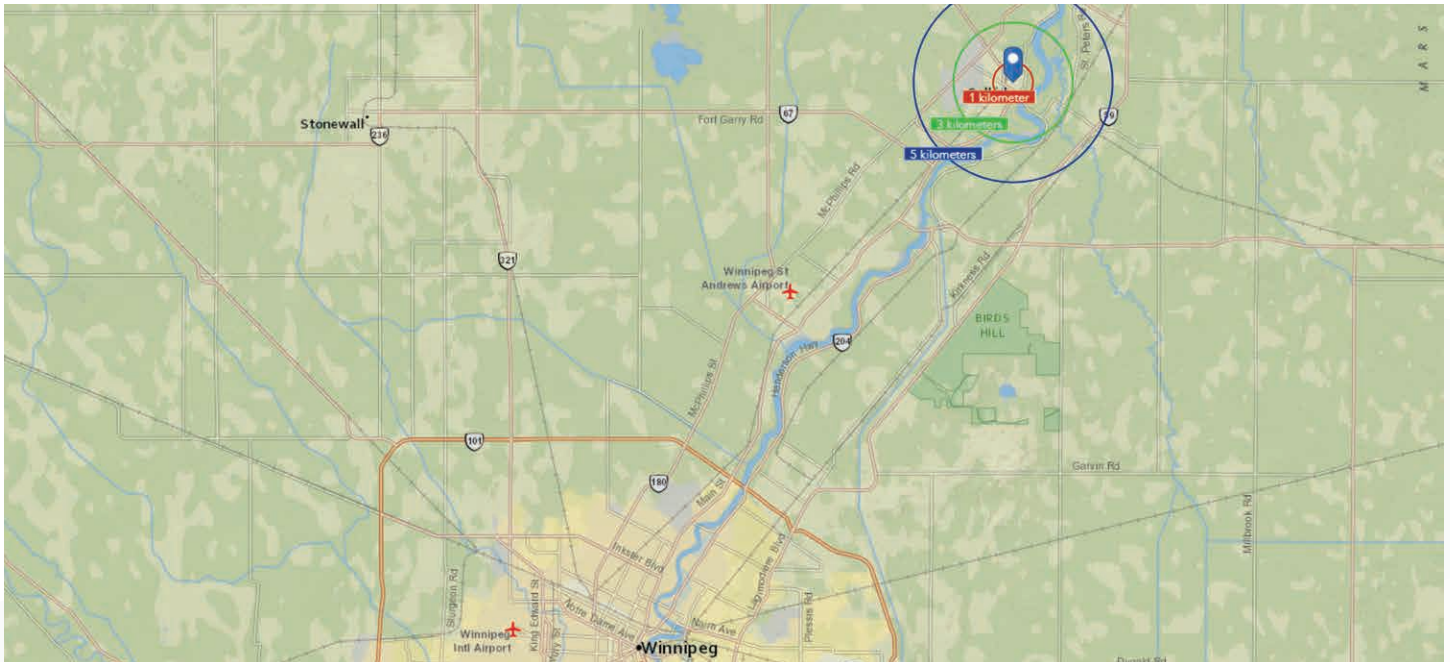




# Site Plan



# Demographic Analysis



## POPULATION

*Total  
Population*

1 KM **4,460**

3 KM **11,432**

5 KM **13,493**



## MEDIAN AGE

*Median Age*

1 KM **43**

3 KM **43**

5 KM **43**



## HOUSEHOLDS

*Total  
Households*

1 KM **58.0**

3 KM **56.3**

5 KM **54.2**



## HOUSEHOLDS

*Total  
Households*

1 KM **1,947**

3 KM **3,011**

5 KM **3,730**

## Contact

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### **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

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