

~ Retail/Office Opportunity within Grocery Anchored Strip Mall ~



**FOR LEASE**



# Windsor Park Shopping Centre

**664 ELIZABETH ROAD, WINNIPEG, MB**

BRETT CHARTIER,  
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Services provided by Brett Chartier Personal Real Estate Corporation

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# Property Details

**BUILDING AREA (+/-)** 33,155 sq. ft.

<b>AREA AVAILABLE (+/-)</b>	Tenant A:	2,027 sq. ft.
	Tenant B:	1,125 sq. ft.
	Total:	3,152 sq. ft.

**NET RENTAL RATE** \$17.00 per sq. ft.

**ADDITIONAL RENT** \$7.34 per sq. ft. (est. 2023) plus 5% mgmt fee of Net

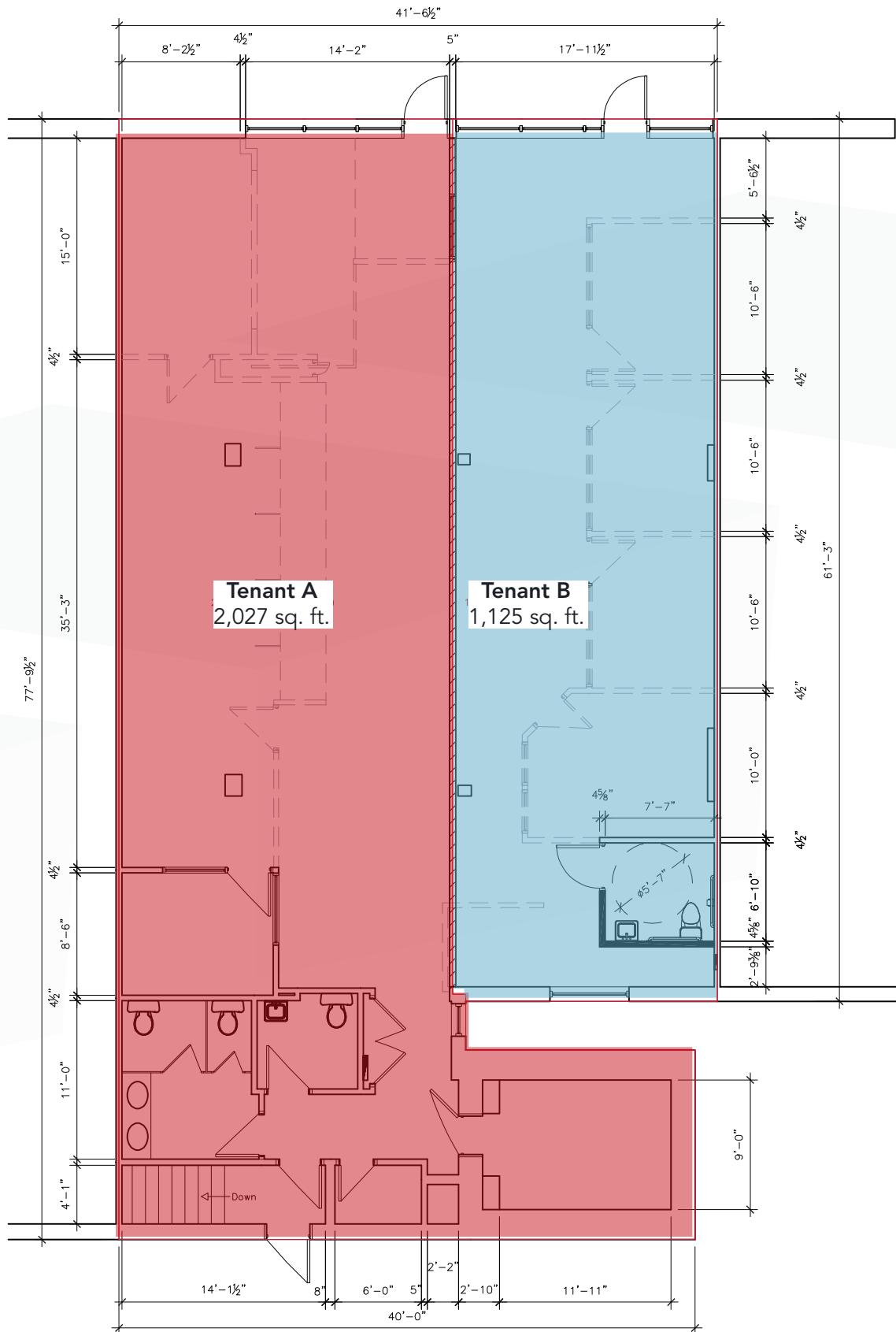
**ZONING** C2

**TRAFFIC COUNT** 24,100 (average daily traffic count on Elizabeth Road) (2018 City of Winnipeg Traffic Flow Map)

**AVAILABILITY** Immediately



# Floor Plan



# Interior Photos



# Demographic Analysis



POPULATION	Total Population (2024)	Projected Population (2027)
1 KM	5,665	5,609
3 KM	51,510	52,132
5 KM	168,708	182,779



MEDIAN AGE	Median Age (2024)
1 KM	38.0
3 KM	39.9
5 KM	38.4



HOUSEHOLD INCOME	Avg. Household Income (2024)	Projected Household Income (2027)
1 KM	\$90,071	\$103,427
3 KM	\$89,974	\$103,467
5 KM	\$90,694	\$104,687



HOUSEHOLDS	Total Households (2024)
1 KM	2,235
3 KM	22,294
5 KM	73,935



**Scotiabank**

## Contact

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