

**FOR LEASE**



# **Windsor Park Shopping Centre**

664 ELIZABETH ROAD, WINNIPEG, MB

*~ Retail/Office Opportunity within Grocery Anchored Strip Mall ~*



**BRETT CHARTIER**, Associate Vice President, Sales & Leasing  
(204) 985-1366

[brett.chartier@capitalgrp.ca](mailto:brett.chartier@capitalgrp.ca)

Services provided by Brett Chartier Personal Real Estate Corporation

**PRESLEY BORDIAN**, Senior Advisor, Sales & Leasing  
(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

# Windsor Park Shopping Centre

## Property Details

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

AREA AVAILABLE (+/-) 3,150 sq. ft.  
Demising options: Tenant A: 1,321 sq. ft. (+/-)  
Tenant B: 1,831 sq. ft. (+/-)

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

ZONING C2

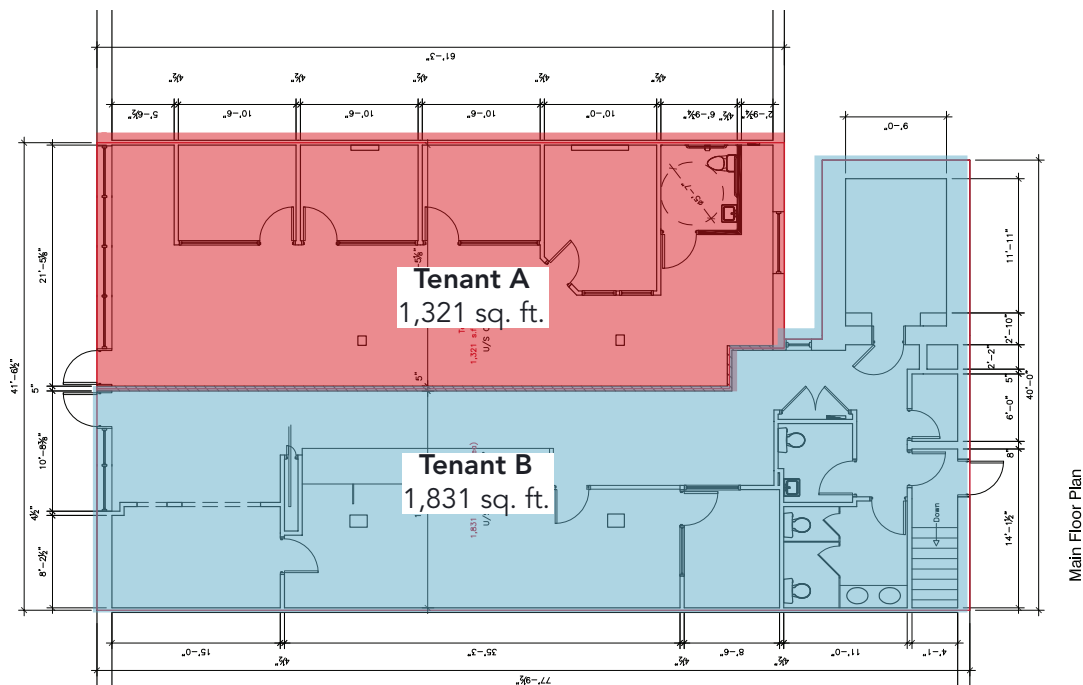
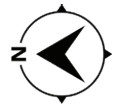
## Leasing & Unit Details

NET RENTAL RATE \$17.00 sq. ft.

AVAILABILITY Immediately

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

## Potential Demising Options

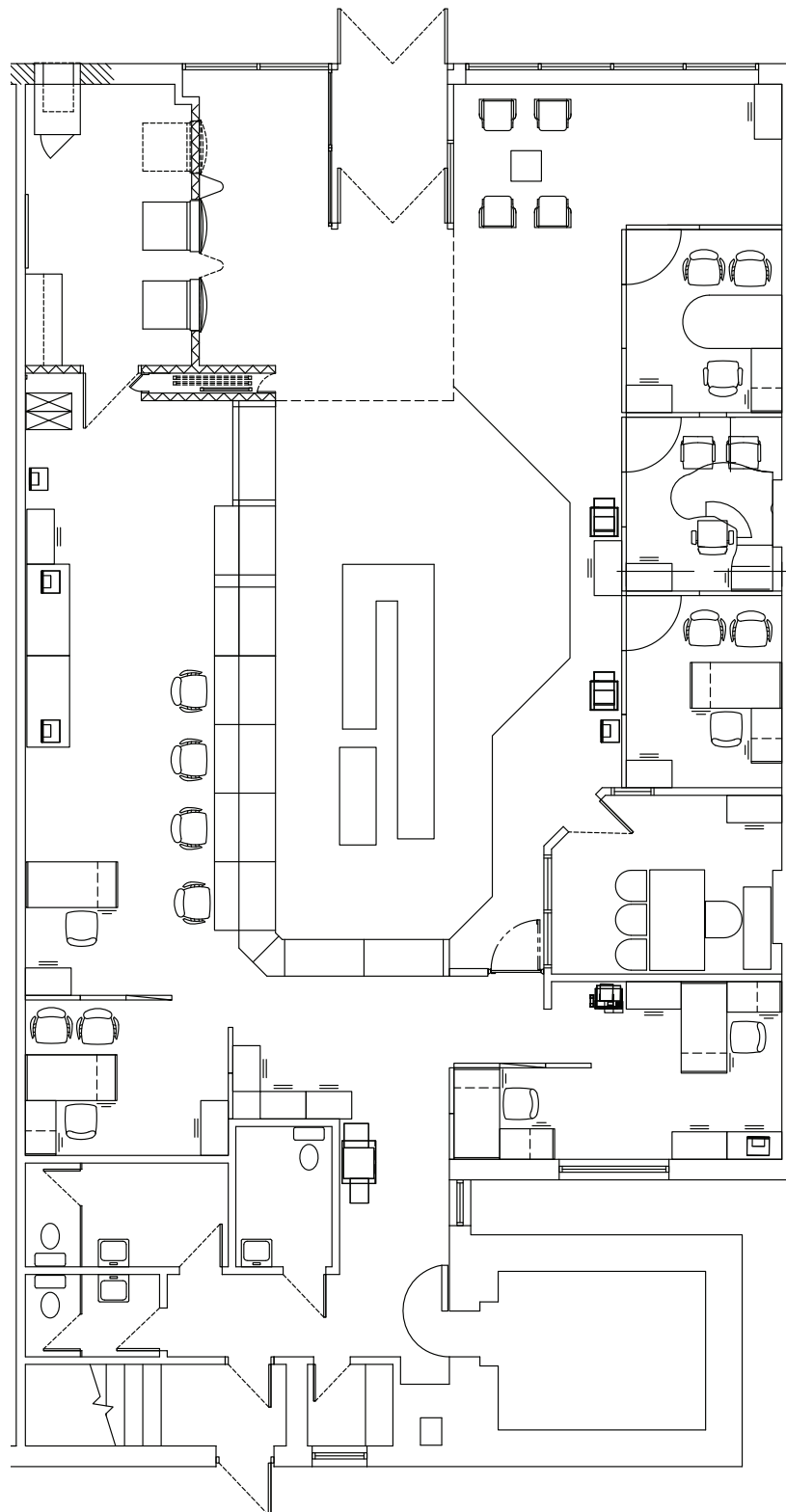


Main Floor Plan



# Windsor Park Shopping Centre

## *As-is Floor Plan*



# Windsor Park Shopping Centre

## Interior Photographs



# Windsor Park Shopping Centre

## Demographic Analysis



TOTAL POPULATION			MEDIAN AGE		TOTAL HOUSEHOLDS		HOUSEHOLD INCOME		
	2024	2027	2024		2024		2024	2027	
1 KM	5,665	5,609	38.0	1 KM	2,235	\$90,071	\$103,427		
3 KM	51,510	52,132	39.9	3 KM	22,294	\$89,974	\$103,467		
5 KM	168,708	182,779	38.4	5 KM	73,935	\$90,694	\$104,687		

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