

~ Retail/Office Opportunity within Grocery Anchored Strip Mall ~



FOR LEASE

Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

Windsor Park Shopping Centre

664A 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.

AREA AVAILABLE (+/-) 2,027 sq. ft.

NET RENTAL RATE \$17.00 per sq. ft.

ADDITIONAL RENT \$7.41 per sq. ft. (est. 2024) plus 5% mgmt fee of Net

ZONING C2

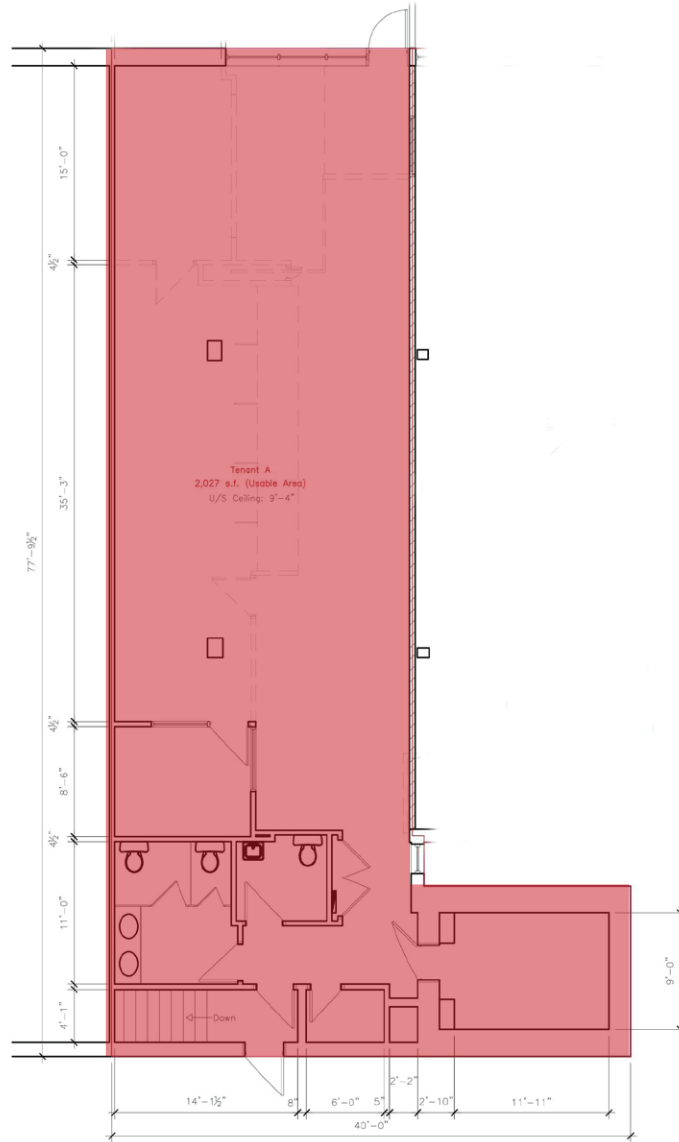
TRAFFIC COUNT 24,100 (average daily traffic count on Elizabeth Road) (2018 City of Winnipeg Traffic Flow Map)

AVAILABILITY Immediately

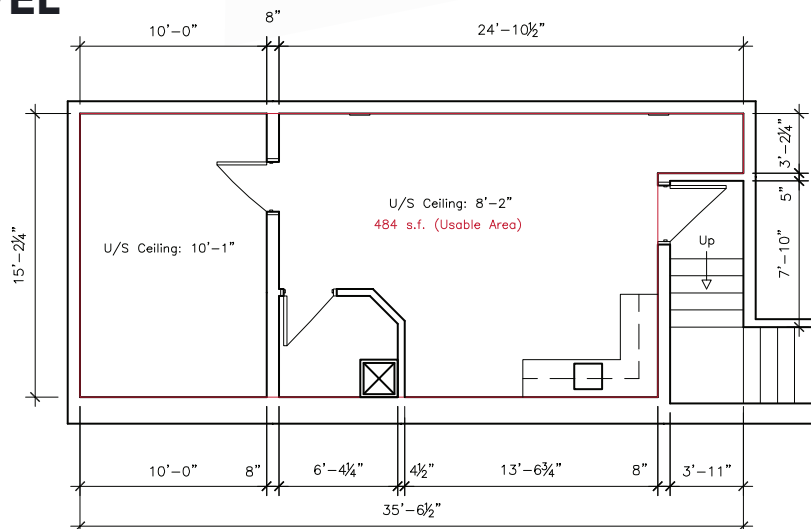


Floor Plan

MAIN FLOOR



LOWER LEVEL



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

Contact

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