~ 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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Property Details

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

Tenant A: 2,027 sq. ft.

AREA AVAILABLE (+/-) Tenant B: 1,125 sq. ft. Leased

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

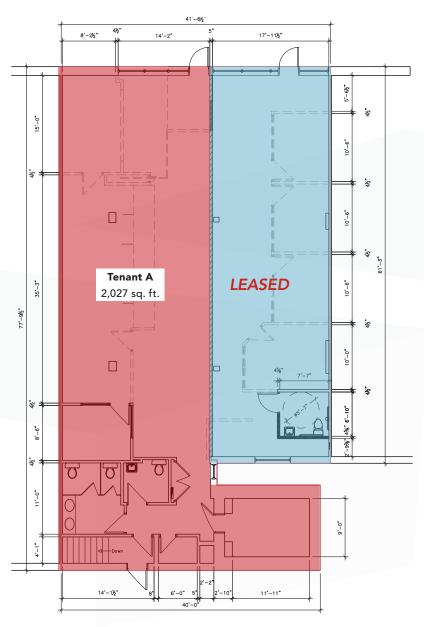
AVAILABILITY July 1, 2024



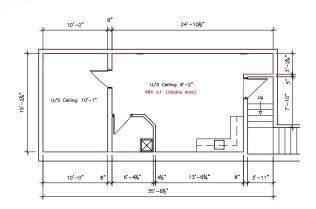
Floor Plan

MAIN FLOOR





LOWER LEVEL



Demographic Analysis



	000		
		Total Population	Projected Population
PC	OPULATION	(2024)	(2027)
1 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 K	М	38.4	

HOUSEHOLD INCOME	Avg. Household Income (2024)	Projected Household Income (2027)
1 KM	\$90,071	\$103,42 7
3 KM	\$89,974	\$103,467
5 KM	\$90,694	\$104,687

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



Scotiabank

Contact

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Services provided by Brett Chartier Personal Real Estate Corporation

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