

FOR LEASE

Sun Valley Plaza

1521 GATEWAY ROAD, WINNIPEG, MB

~ Former Massage Therapy Clinic & Nail Spa Available in North East Winnipeg ~



Availability



1,380 sq. ft. (+/-)
available for lease

Traffic



High-traffic, high-visibility
neighbourhood location

Parking



Ample on-site
parking

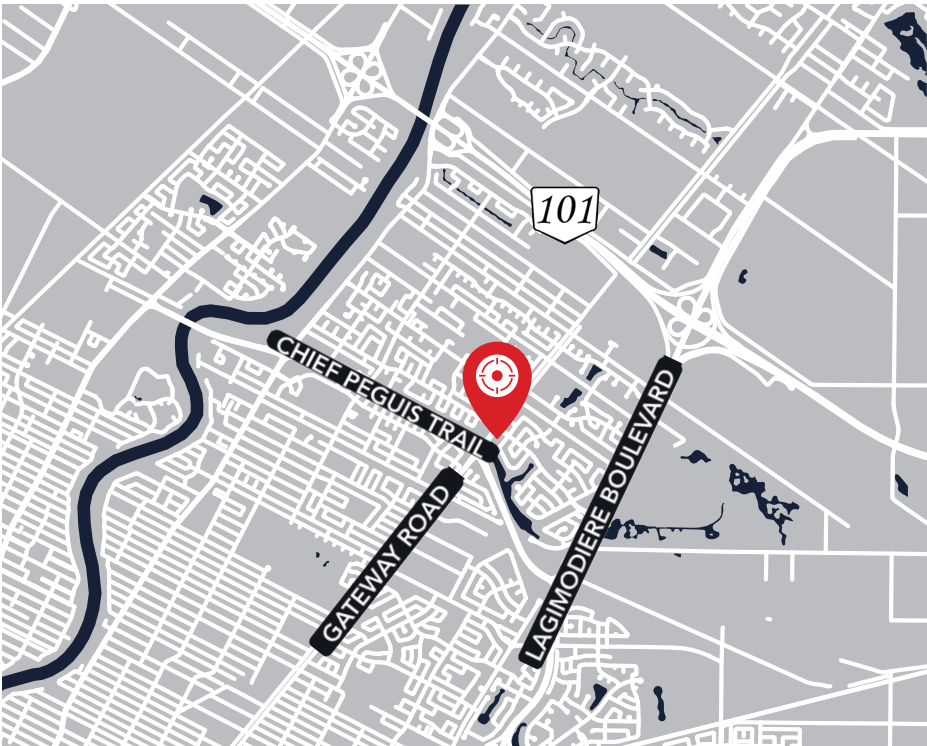
Improvements



Existing **improvements**
in place

Property Details

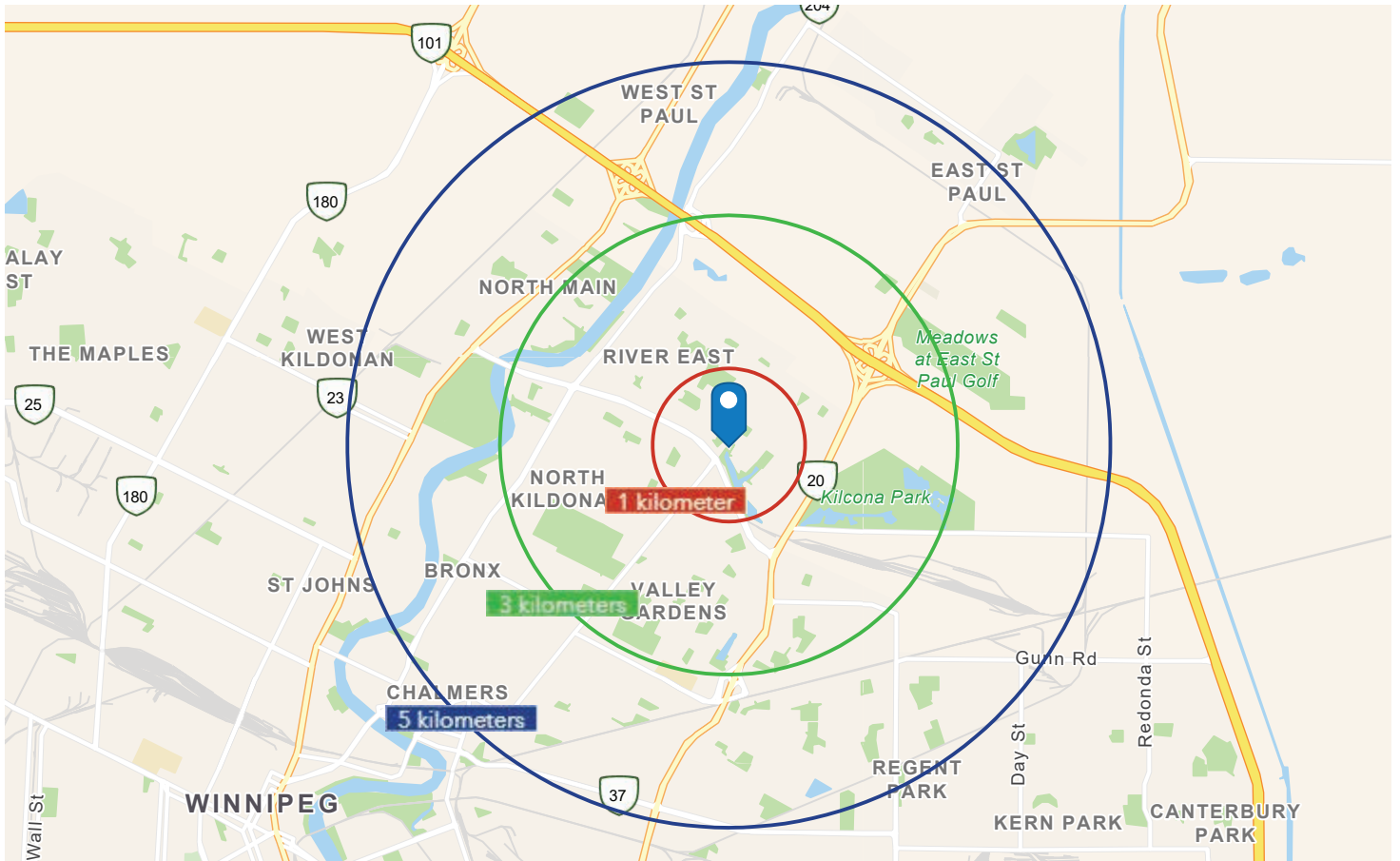
NET RENTAL RATE	Starting at \$17.25 per sq. ft.
ADDITIONAL RENT	\$8.64 per sq. ft. (plus 5% mgmt. fee of gross)
AREA AVAILABLE	1,380 sq. ft. (+/-)
AVAILABILITY	Immediate
ZONING	C2 - Commercial
PYLON SIGNAGE	\$150.00 per month (subject to availability)



Photos



Demographic Analysis



POPULATION



	2021	2026
1 KM	7,767	7,933
3 KM	55,282	57,186
5 KM	125,148	129,704

HOUSEHOLD INCOME



	2021	2026
1 KM	\$118,489	\$133,847
3 KM	\$101,559	\$115,993
5 KM	\$102,368	\$117,741

MEDIAN AGE



	Median Age
1 KM	41.7
3 KM	42.1
5 KM	39.8

HOUSEHOLDS



	2021	2026
1 KM	2,777	2,832
3 KM	22,016	22,737
5 KM	48,327	49,827



Contact

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