

# FOR LEASE

## Sturgeon Creek Village

3025 NESS AVENUE, WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ Retail Space in Northwest Winnipeg ~*



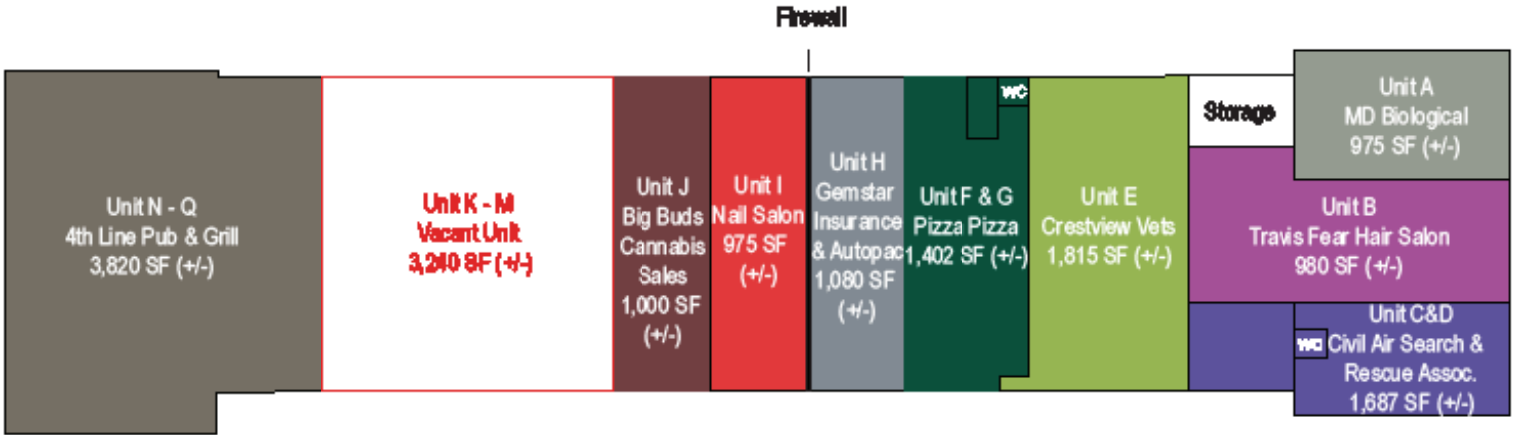
### Property Details

LAND AREA (+/-)	1.6 acres
CENTRE GLA (+/-)	17,600 sq. ft.
AREA AVAILABLE (+/-)	Unit M: 1,080 sq. ft.; 2,160 sq. ft.; 3,240 sq. ft.
ZONING	C2 - Commercial
TRAFFIC COUNT	32,700 average vehicles per day (Ness Avenue & Sturgeon Road)
NET RENTAL RATE	\$17.50 per sq. ft. net per annum
ADDITIONAL RENT	\$9.21 per sq. ft. (plus mgmt fee of 5% of net rent)
AVAILABILITY	Immediately
HIGHLIGHTS	<ul style="list-style-type: none"><li>• High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road</li><li>• Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate</li><li>• Pylon signage available</li><li>• Ample parking on site</li></ul>



# Sturgeon Creek Village

## Site Plan

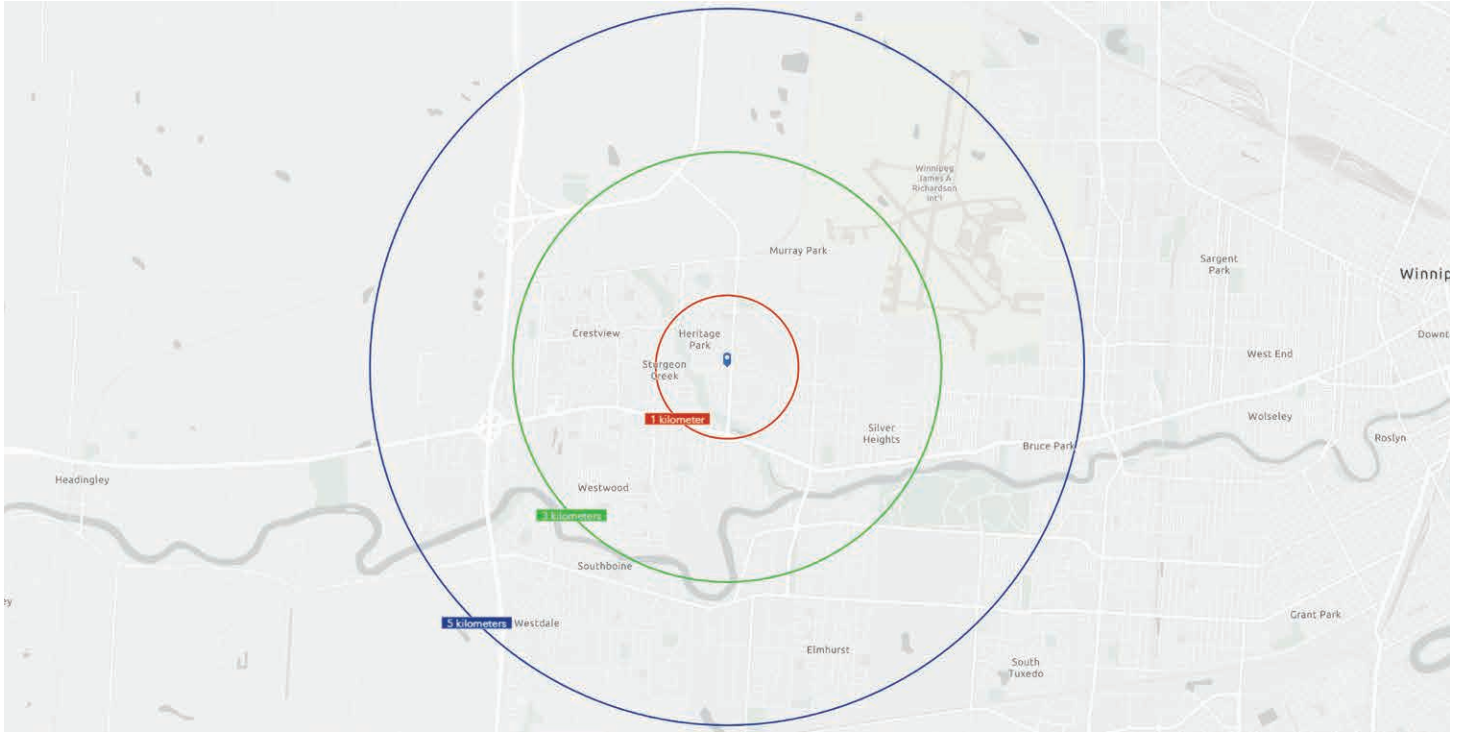


## Site Aerial



# Sturgeon Creek Village

## Demographic Analysis



### POPULATION

1 KM	8,740
3 KM	51,575
5 KM	88,143



### PROJECTED POPULATION (2029)

1 KM	9,486
3 KM	58,726
5 KM	102,970



### MEDIAN AGE

1 KM	43
3 KM	43
5 KM	43



### TOTAL HOUSEHOLDS

1 KM	3,676
3 KM	22,234
5 KM	36,716



### AVERAGE HOUSEHOLD INCOME

1 KM	\$79,413
3 KM	\$96,315
5 KM	\$110,365



### PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$102,262
3 KM	\$122,623
5 KM	\$141,957





COMMERCIAL REAL ESTATE  
SERVICES INC.



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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