

For Sublet

UNIT 12 - 660 STERLING LYON PARKWAY, WINNIPEG, MB

DEVELOPED OFFICE/ RETAIL SPACE AVAILABLE IN SEASONS OF TUXEDO



CONTACT

Rennie Zegalski

Principal

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**COMMERCIAL REAL ESTATE
SERVICES INC.**

660 Sterling Lyon Parkway Winnipeg, MB

PROPERTY DETAILS

AREA AVAILABLE	Unit 12 - 1,276 sq. ft. (+/-)
NET RENT	\$31.00 per sq. ft.
ADDITIONAL RENT (2021 EST.)	\$11.75 per sq. ft. (plus mgmt fee of 5% of basic rent)
ZONING	C4

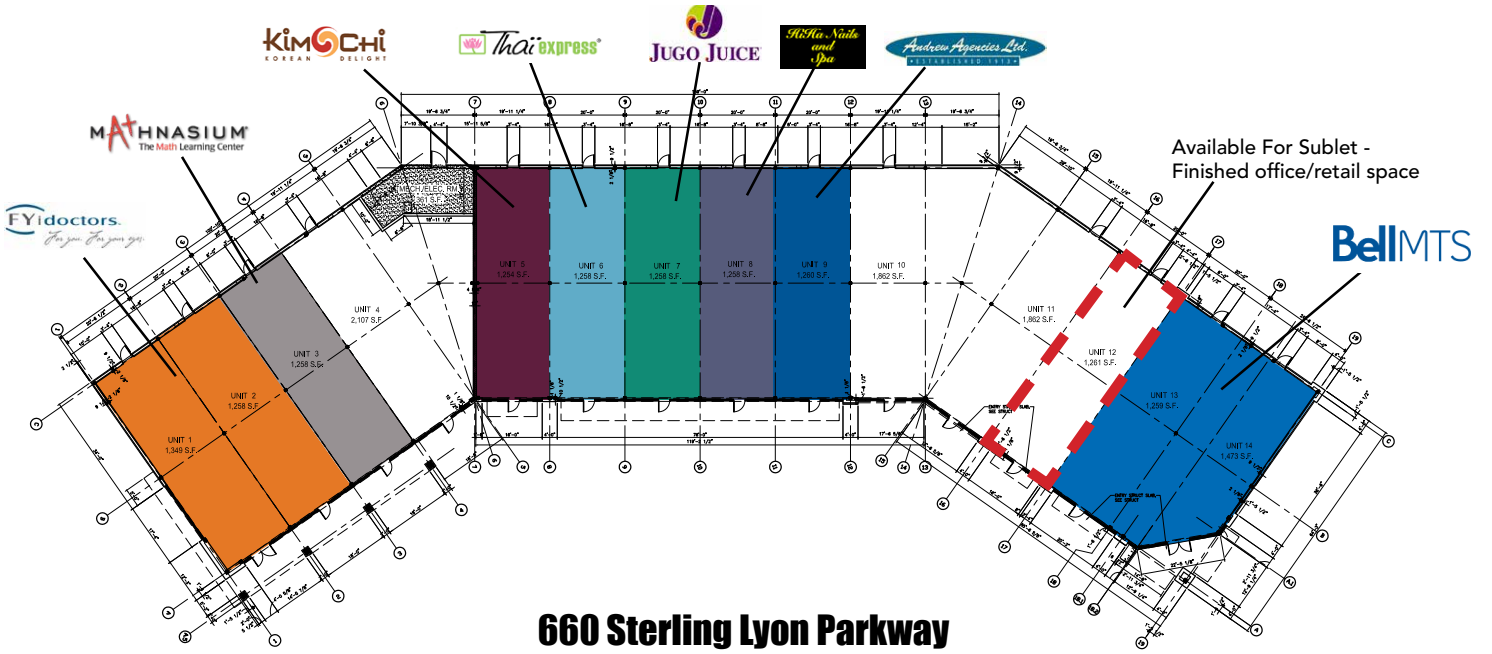
PROPERTY HIGHLIGHTS

- Premiere retail centre anchored by IKEA and Cabela's
- Across from Seasons and Outlet Collection Winnipeg
- High traffic location with excellent visibility and access
- Winnipeg's premier shopping area
- Enclosed by new and established neighbourhoods
- Sublet term expires March 31,2024

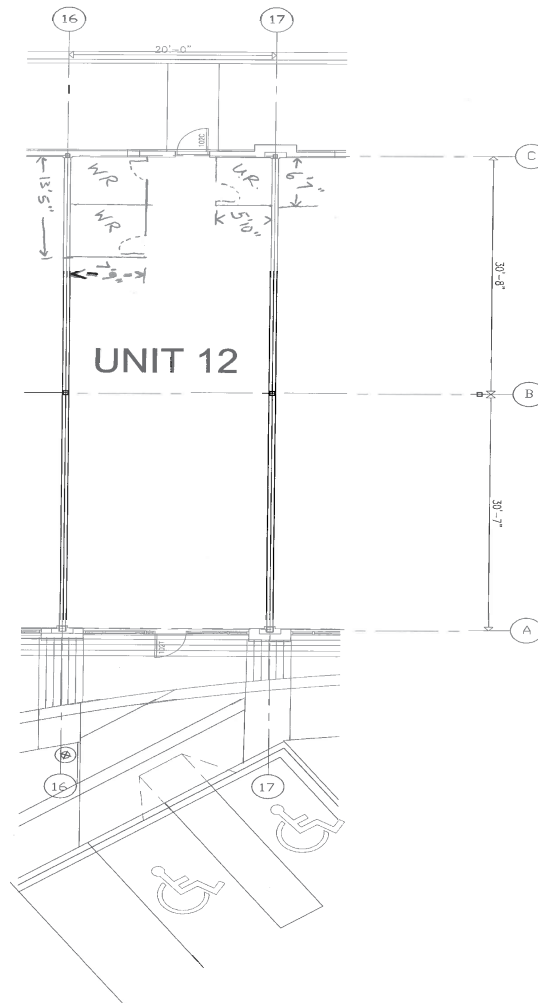


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SITE PLAN

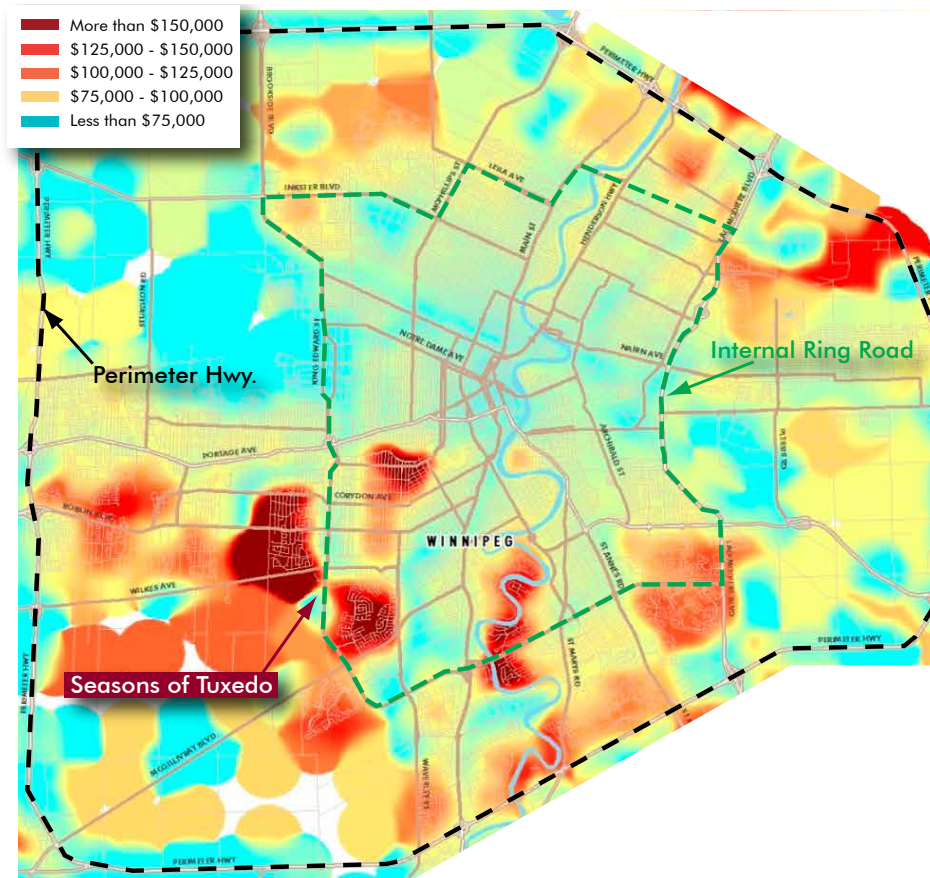


FLOOR PLAN



660 Sterling Lyon Parkway Winnipeg, MB

DEMOGRAPHIC ANALYSIS



<p>POPULATION</p> <p>5 KM 116,525 10 KM 465,372</p>	<p>PROJECTED POPULATION (2029)</p> <p>5 KM 142,210 10 KM 550,448</p>	<p>TOTAL HOUSEHOLDS</p> <p>5 KM 46,398 10 KM 191,930</p>	<p>MEDIAN AGE</p> <p>5 KM 41 10 KM 38</p>
<p>AVERAGE HOUSEHOLD INCOME</p> <p>5 KM \$126,341 10 KM \$96,807</p>	<p>PROJECTED HOUSEHOLD INCOME (2029)</p> <p>5 KM \$161,351 10 KM \$124,242</p>	<p>POPULATION WITH A UNIVERSITY DEGREE</p> <p>5 KM 37,984 10 KM 121,334</p>	<p>POPULATION IN THE LABOUR FORCE</p> <p>5 KM 62,856 10 KM 247,922</p>

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