

# For Sublet

UNIT 12 - 660 STERLING LYON PARKWAY, WINNIPEG, MB

DEVELOPED OFFICE/ RETAIL SPACE AVAILABLE IN SEASONS OF TUXEDO



## CONTACT

**Rennie Zegalski**

Principal

204-985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

**Capital**

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

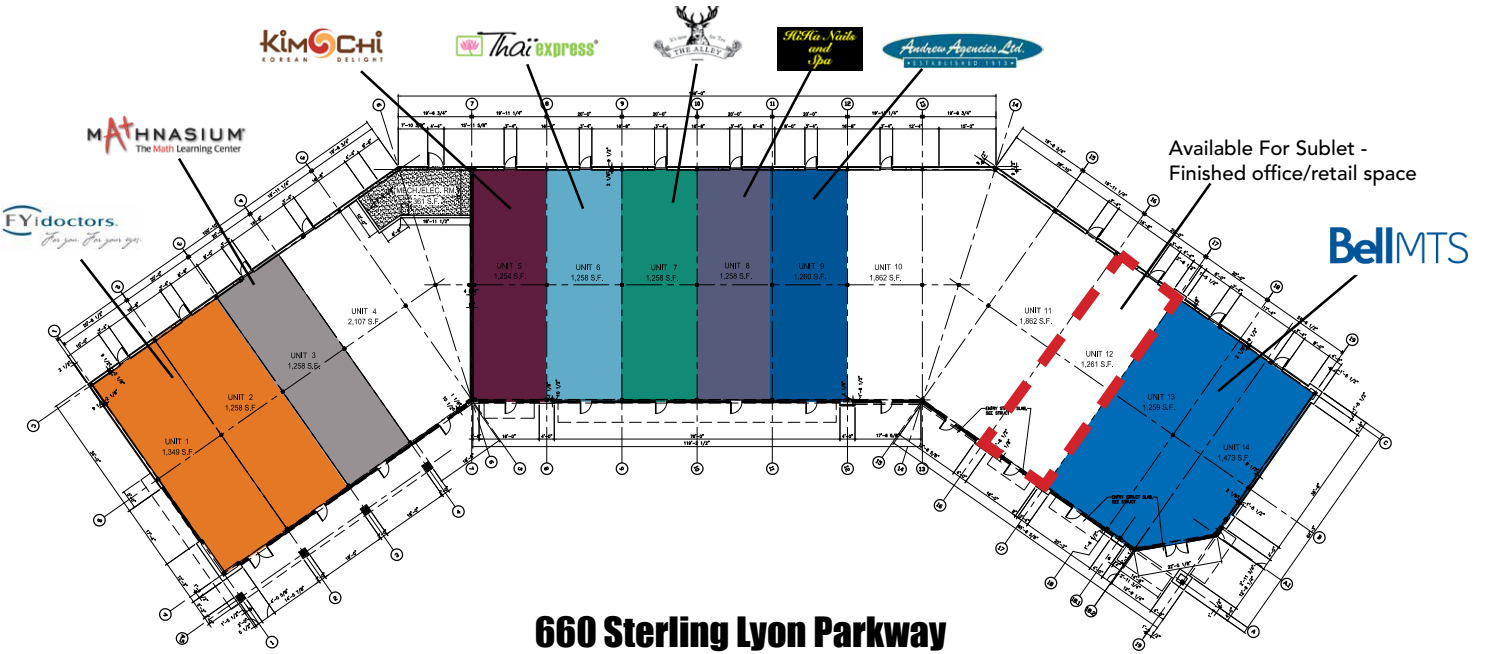
- Premiere retail centre anchored by IKEA and Cabela's
- Across from Seasons and Outlet Collection Winnipeg
- High traffic location with excellent visibility and access
- Winnipeg's premier shopping area
- Enclosed by new and established neighbourhoods
- Sublet term expires March 31, 2024



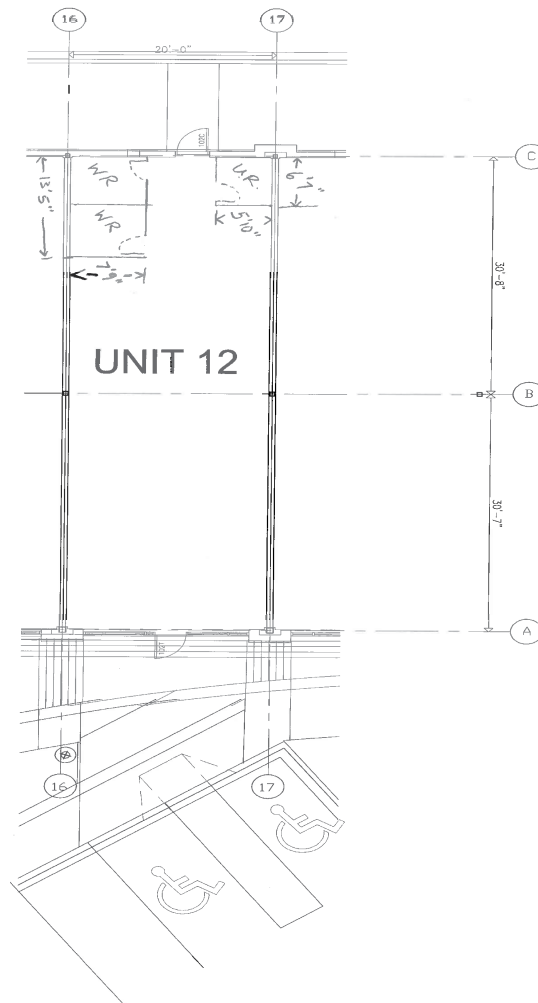


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## SITE PLAN

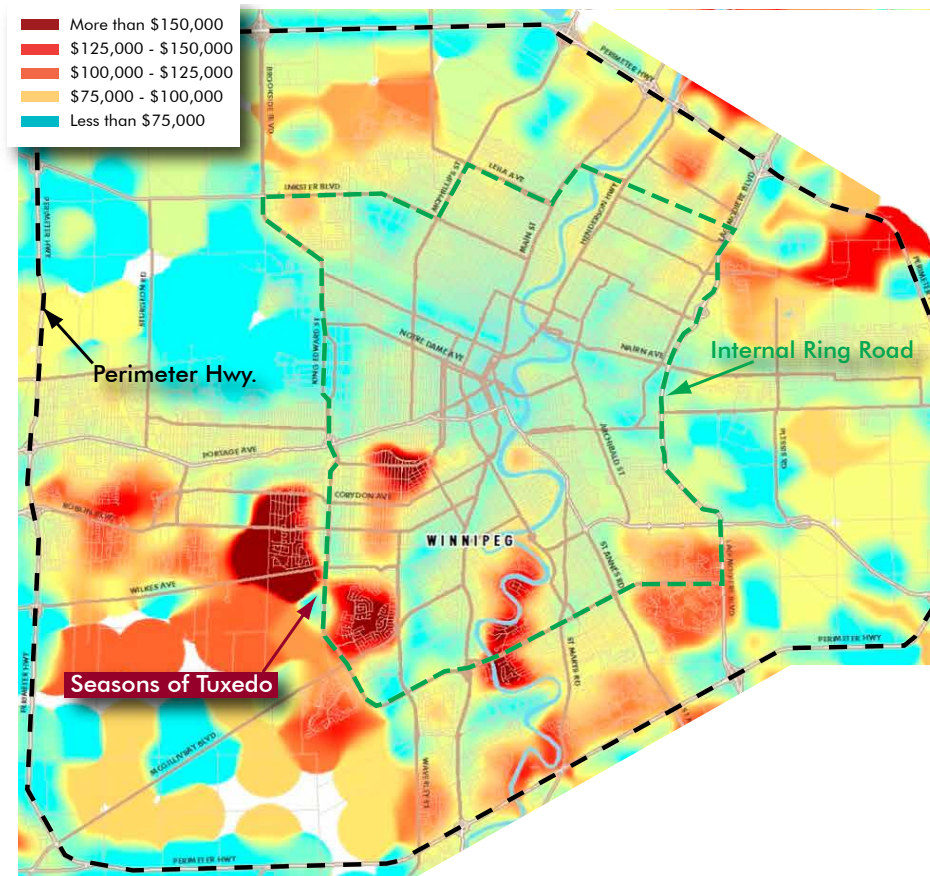


## FLOOR PLAN



# 660 Sterling Lyon Parkway Winnipeg, MB

## DEMOGRAPHIC ANALYSIS



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

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### GET CONNECTED



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