

~ Main Floor Office/Retail Spaces ~



FOR LEASE

Edison Common

396 EDISON AVENUE, WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

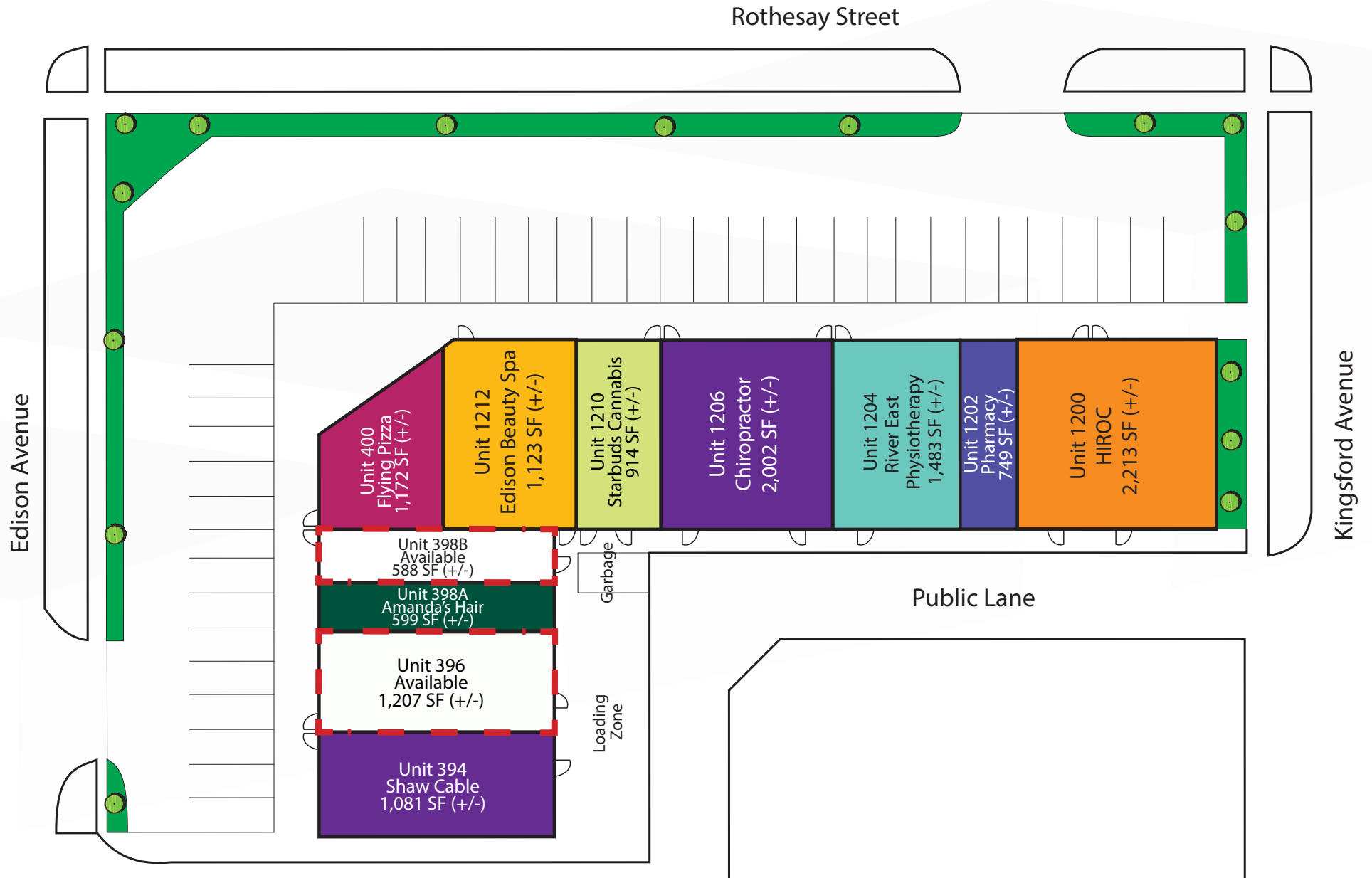
AREA AVAILABLE (+/-)	Unit 396: 1,207 sq. ft. Unit 398B: 588 sq. ft.
NET RENTAL RATE	\$17.00 per sq. ft. per annum
ADDITIONAL RENT	\$9.70 per sq. ft. (est. 2024) (plus 5% mgmt. fee of basic rent)
AVAILABILITY	Immediately
ZONING	C2
YEAR BUILT	1981
TAX ROLL NUMBER	0400301100
LEGAL DESCRIPTION	SP LOT 24 PLAN 21223 WLTO IN RL 60 PARISH OF KILDONAN

HIGHLIGHTS

- Newly re-developed office space with cosmetic upgrades in place
- Located in a redeveloped centre on a high traffic corner in a dense residential area
- Building signage opportunity
- Ample on-site parking



Site Plan



Floor Plan

UNIT 396



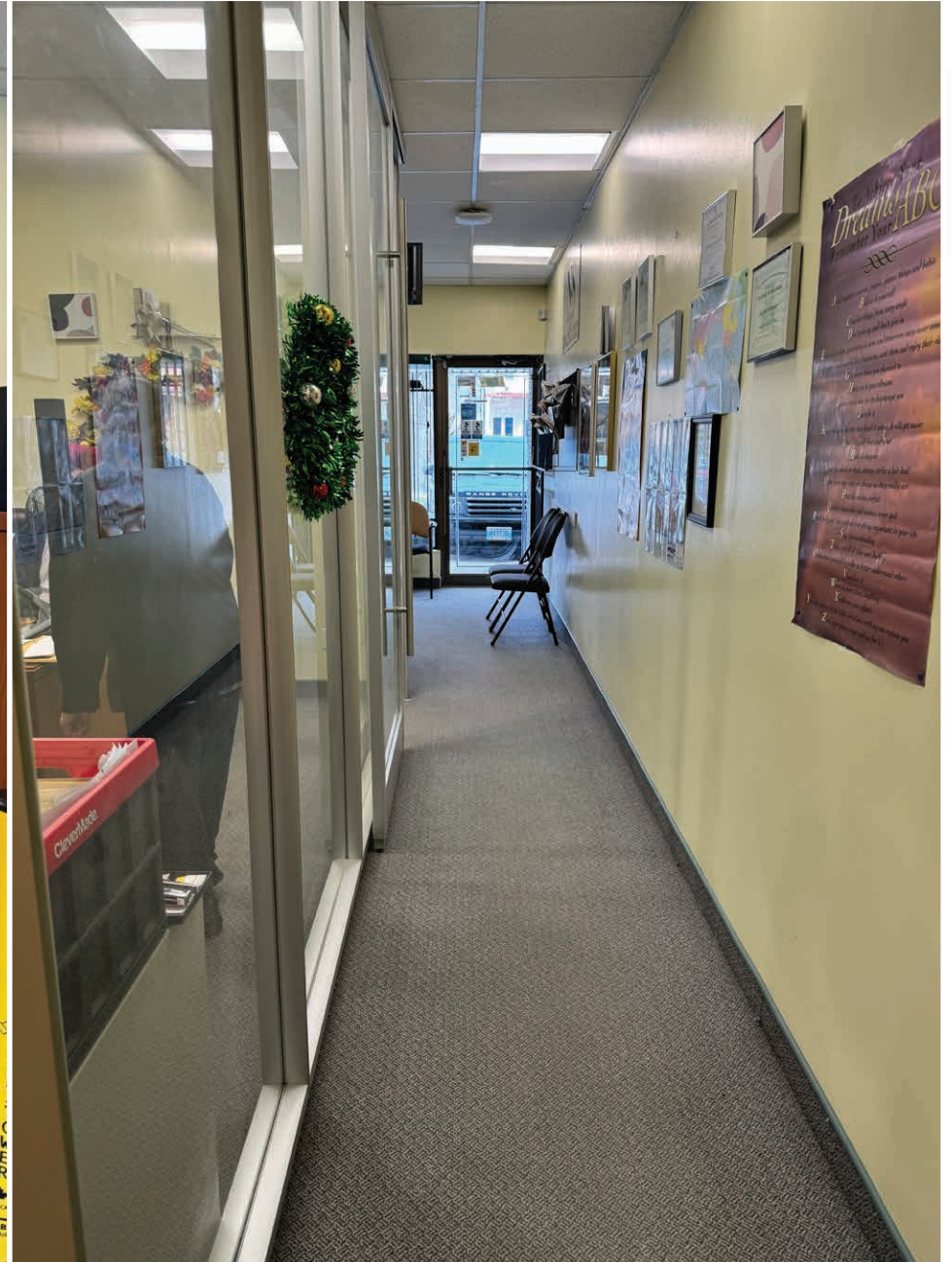
Interior Photos

UNIT 396

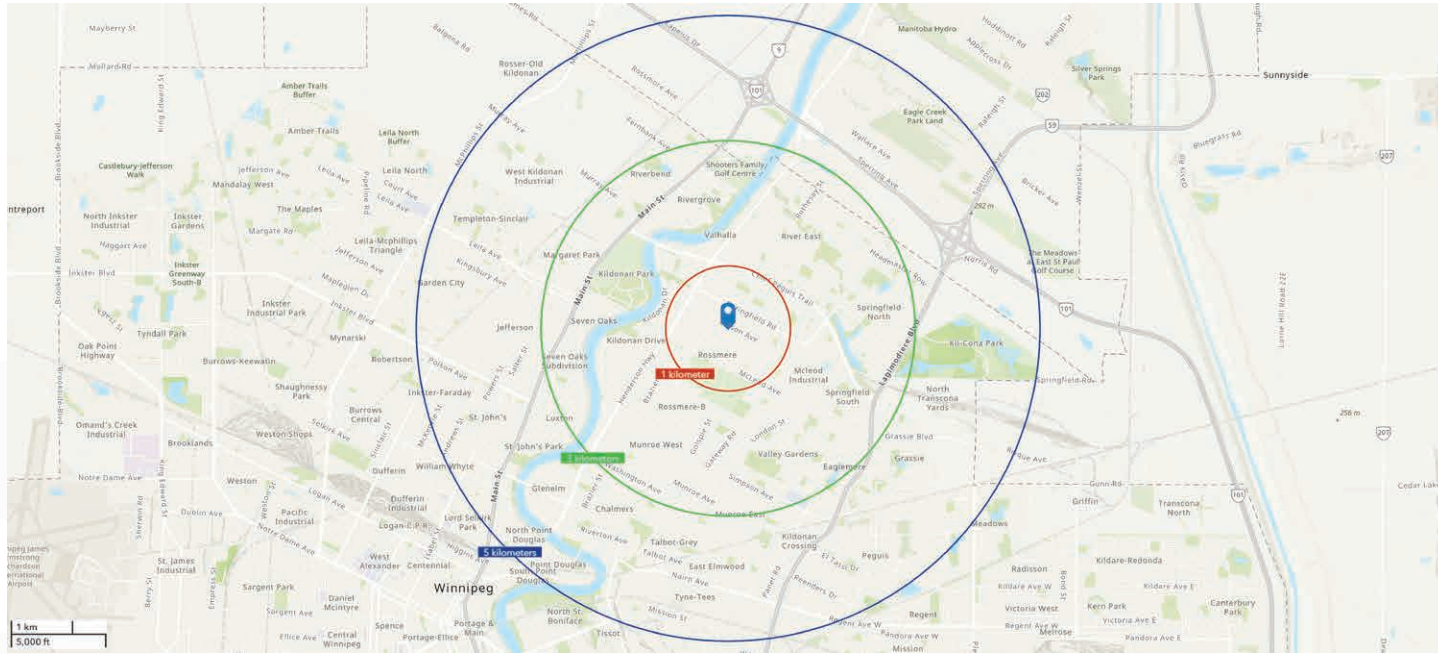


Interior Photos

UNIT 398B



Demographic Analysis



POPULATION

1KM 3KM 5KM



Total Population (2024) **12,564** **76,204** **171,245**

Total Population (projected for 2028) **13,354** **79,988** **183,236**

INCOME

1KM 3KM 5KM



Avg. Household Income (2024) **\$84,868** **\$101,363** **\$101,476**

Avg. Household Income (projected 2028) **\$97,692** **\$117,734** **\$118,460**

MEDIAN AGE

1KM 3KM 5KM



Median Age (2024) **39.6** **41.8** **38.8**

HOUSEHOLDS

1KM 3KM 5KM



Total Households (2024) **5,763** **31,874** **67,873**

Contact

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