

FOR LEASE

Edison Common

396 EDISON AVENUE, WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Main Floor Office/Retail Space ~



PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

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capitalgrp.ca

Highlights

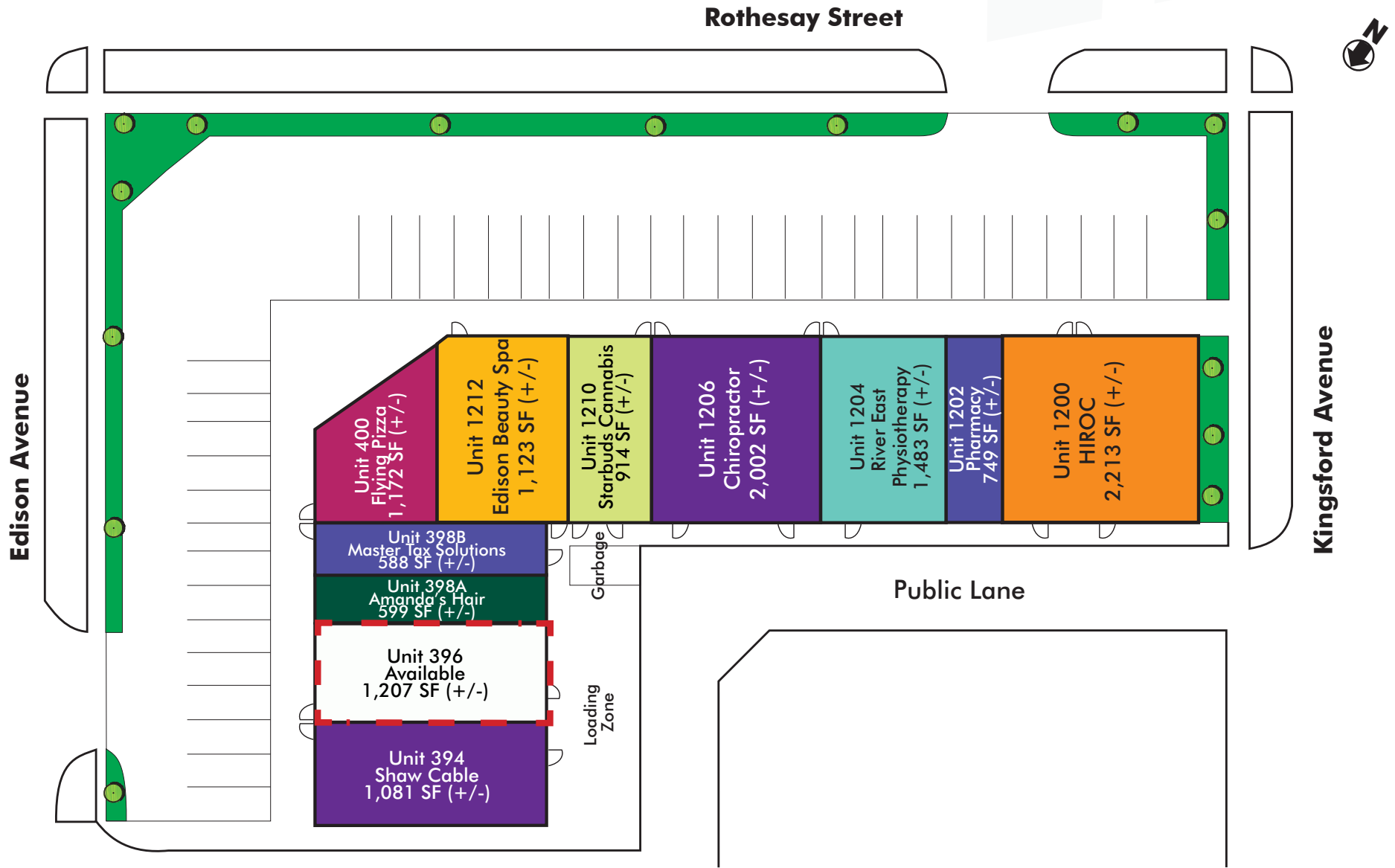
- » Newly re-developed office space with cosmetic upgrades in place
- » Located in a redeveloped centre on a high traffic corner in a dense residential area
- » Building signage opportunity
- » Ample on-site parking

Property Details

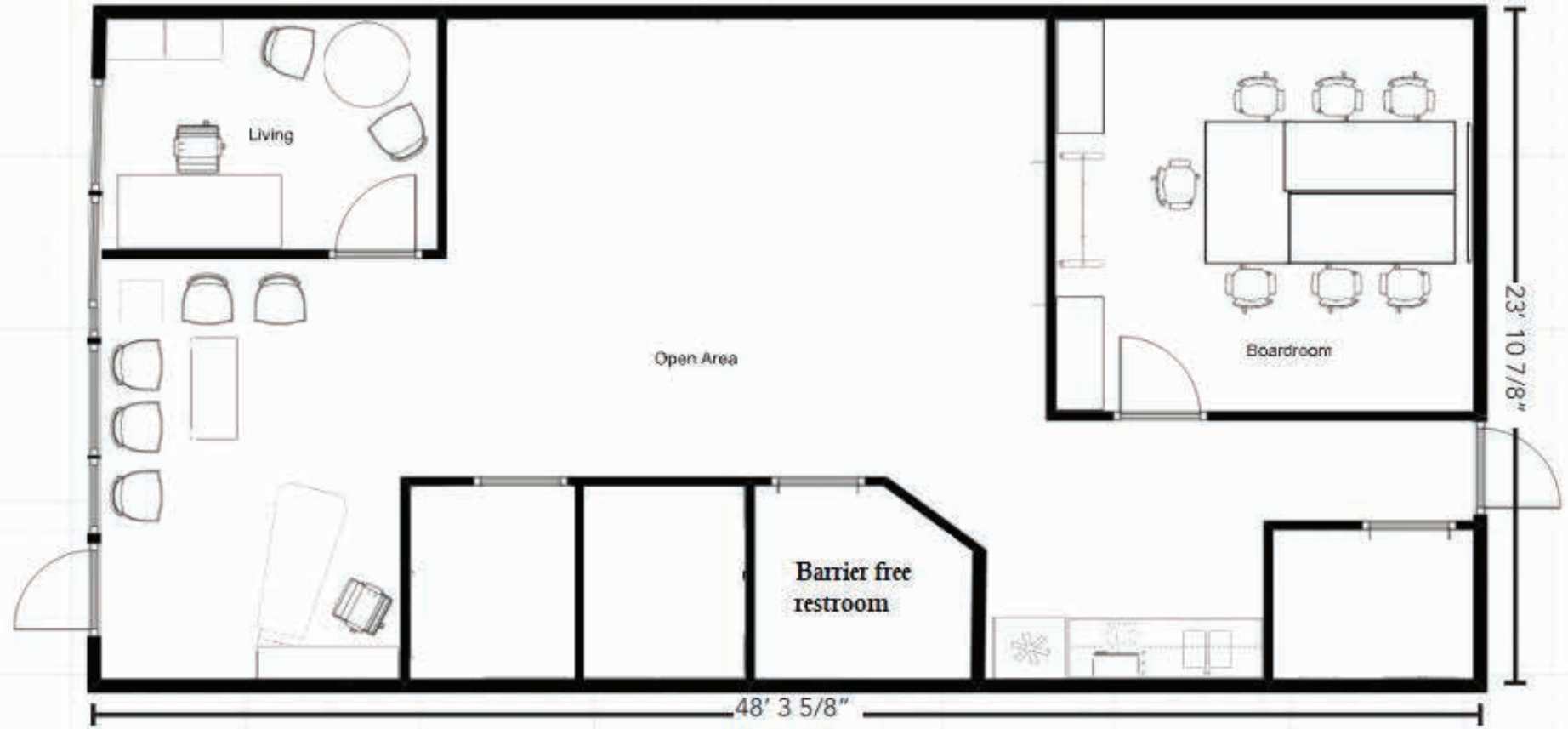
| | |
|----------------------|---|
| AREA AVAILABLE (+/-) | Unit 396: 1,207 sq. ft. |
| NET RENTAL RATE | \$17.00 per sq. ft. per annum |
| ADDITIONAL RENT | \$9.70 per sq. ft. (est. 2024) (plus 5% management fee of basic rent) |
| AVAILABILITY | Flexible |
| ZONING | C2 |
| YEAR BUILT | 1981 |
| TAX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



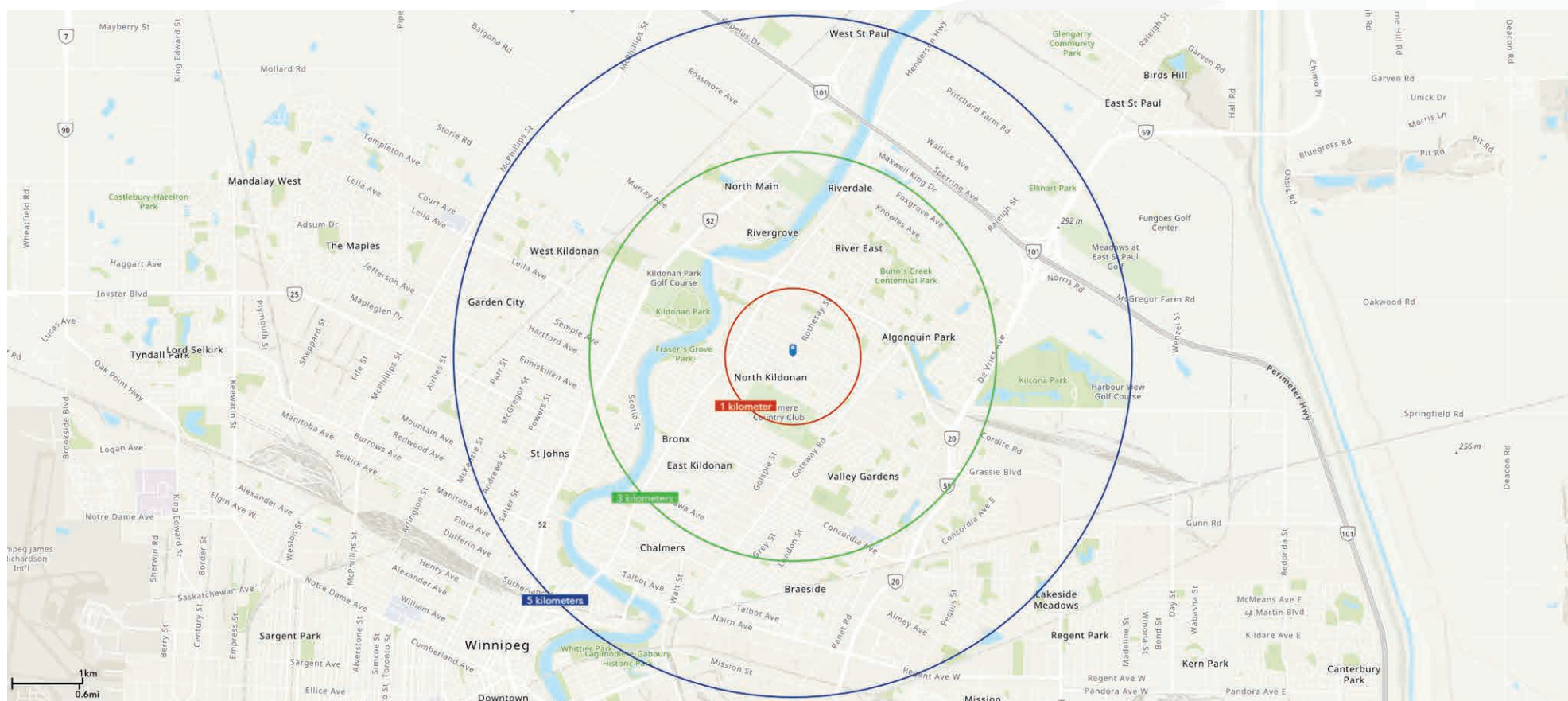
Floor Plan



Floor Plan



Demographic Analysis



Population

| | |
|------|----------------|
| 1 km | 12,894 |
| 3 km | 77,708 |
| 5 km | 164,688 |



Median Age

| | |
|------|-----------|
| 1 km | 38 |
| 3 km | 41 |
| 5 km | 38 |



Total Households

| | |
|------|---------------|
| 1 km | 5,796 |
| 3 km | 31,157 |
| 5 km | 62,911 |



Avg. Household Income

| | |
|------|--------------------|
| 1 km | \$73,480.81 |
| 3 km | \$92,273.75 |
| 5 km | \$90,119.89 |



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Contact

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