

For Lease

RETAIL SPACE IN NORTHWEST WINNIPEG



STURGEON CREEK VILLAGE

3025 NESS AVENUE, WINNIPEG, MB

PROPERTY DETAILS

LAND AREA (+/-)	1.6 acres
CENTRE GLA (+/-)	17,600 sq. ft.
AREA AVAILABLE (+/-)	Unit M: 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	\$9.13 per sq. ft. (plus mgmt fee of 5% of net rent)
AVAILABILITY	March 1, 2022

HIGHLIGHTS

- High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road
- Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate
- Pylon signage available
- Ample parking on site

CONTACT

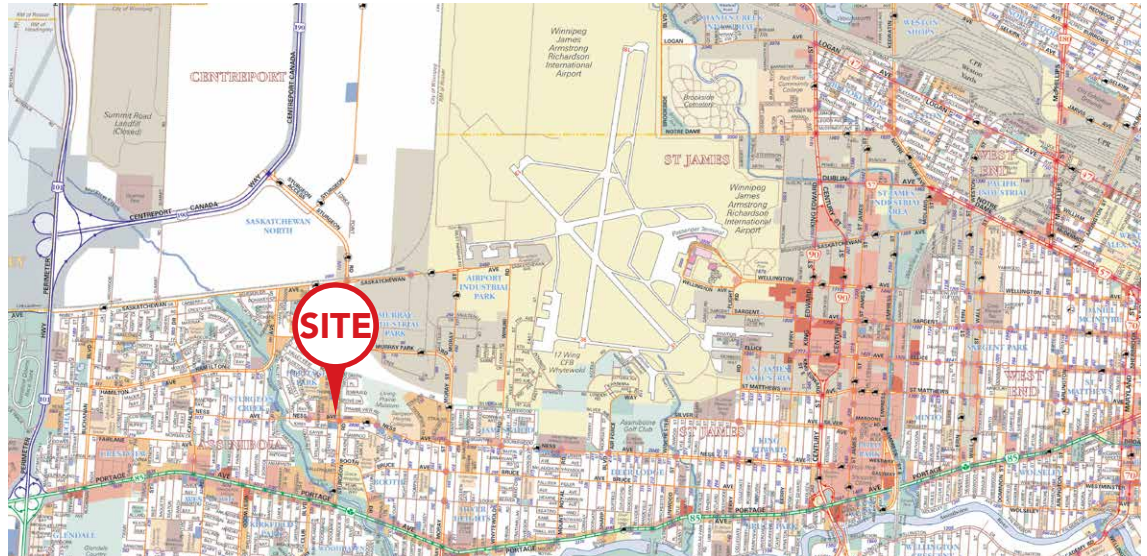
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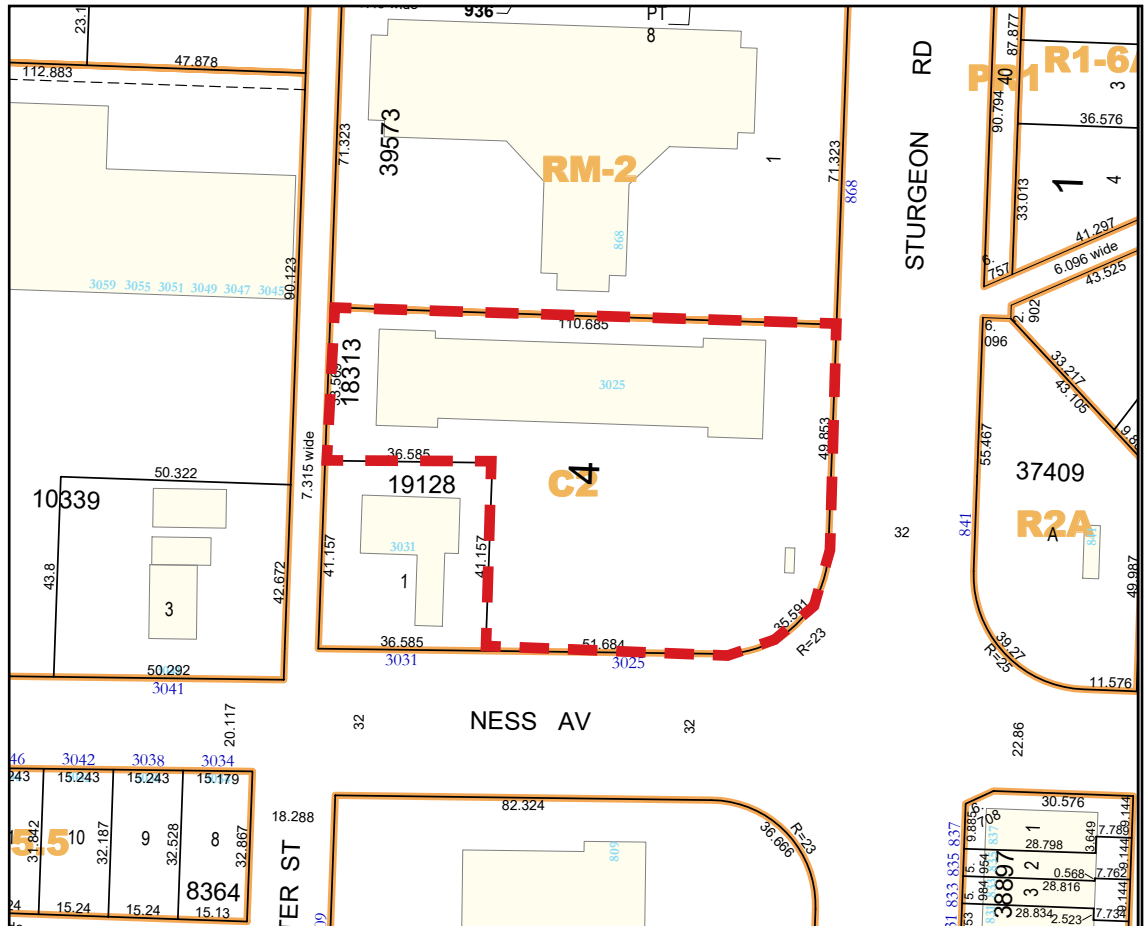
STURGEON CREEK VILLAGE

3025 Ness Ave., Winnipeg, MB

LOCATION MAP



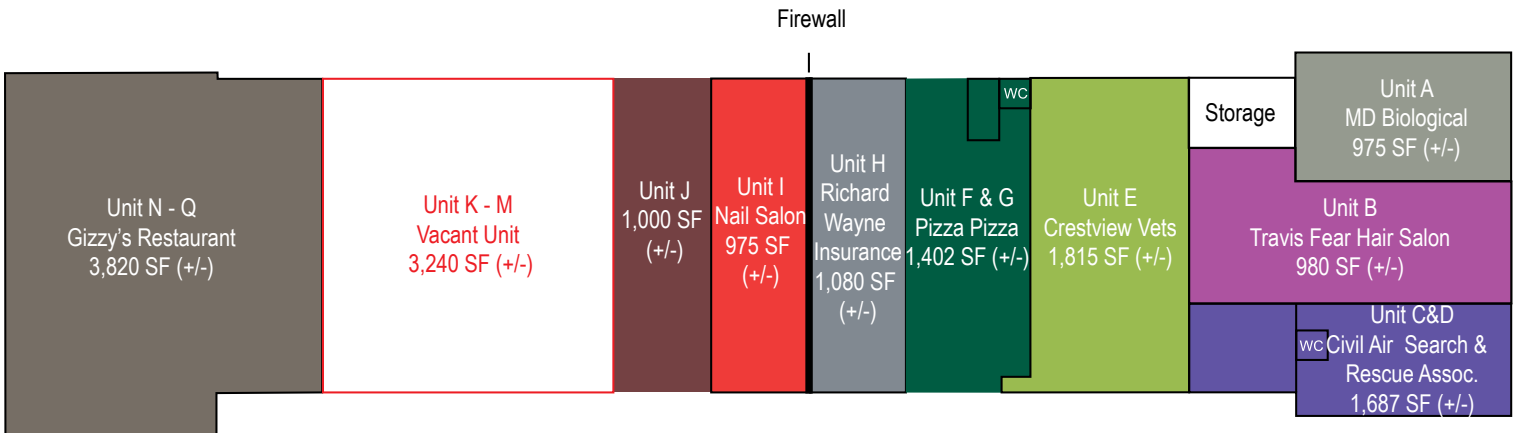
ZONING MAP



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SITE PLAN



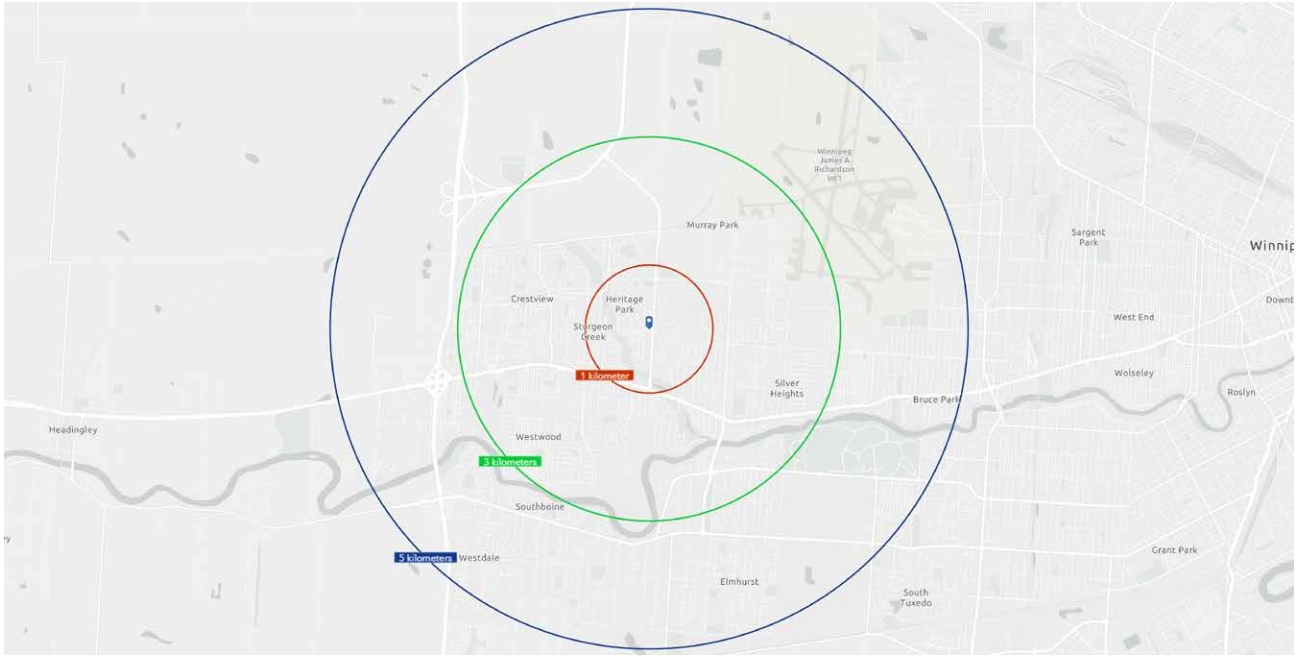
SITE AERIAL



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DEMOGRAPHIC ANALYSIS



POPULATION		PROJECTED POPULATION (2029)		MEDIAN AGE	
1 KM	8,740	1 KM	9,486	1 KM	43
3 KM	51,575	3 KM	58,726	3 KM	43
5 KM	88,143	5 KM	102,970	5 KM	43

TOTAL HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME		PROJECTED HOUSEHOLD INCOME (2029)	
1 KM	3,676	1 KM	\$79,413	1 KM	\$102,262
3 KM	22,234	3 KM	\$96,315	3 KM	\$122,623
5 KM	36,716	5 KM	\$110,365	5 KM	\$141,957

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