

**FOR LEASE**

# 1081 Ellice Avenue

WINNIPEG, MB

*~ Join Dollar Tree & Cambrian Credit Union ~*



## Property Details

<b>LAND AREA (+/-)</b>	83,706 sq. ft. or 1.9 acres
<b>AREA AVAILABLE (+/-)</b>	4,314 sq. ft.
<b>NET RENTAL RATE</b>	\$14.50 per sq. ft.
<b>ADDITIONAL RENT</b>	\$6.53 per sq. ft. (est. 2023) plus mgmt. fee equal to 5% of Net Rent

### HIGHLIGHTS

- » Located close to the St. James retail node and Polo Park Shopping Centre
- » Excellent access to site through a light-controlled intersection with two points of access from Wall Street and Ellice Avenue
- » Ample parking available on-site
- » Join Dollar Tree

DERRICK CHARTIER, Principal  
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Services provided by Derrick Chartier Personal Real Estate Corporation

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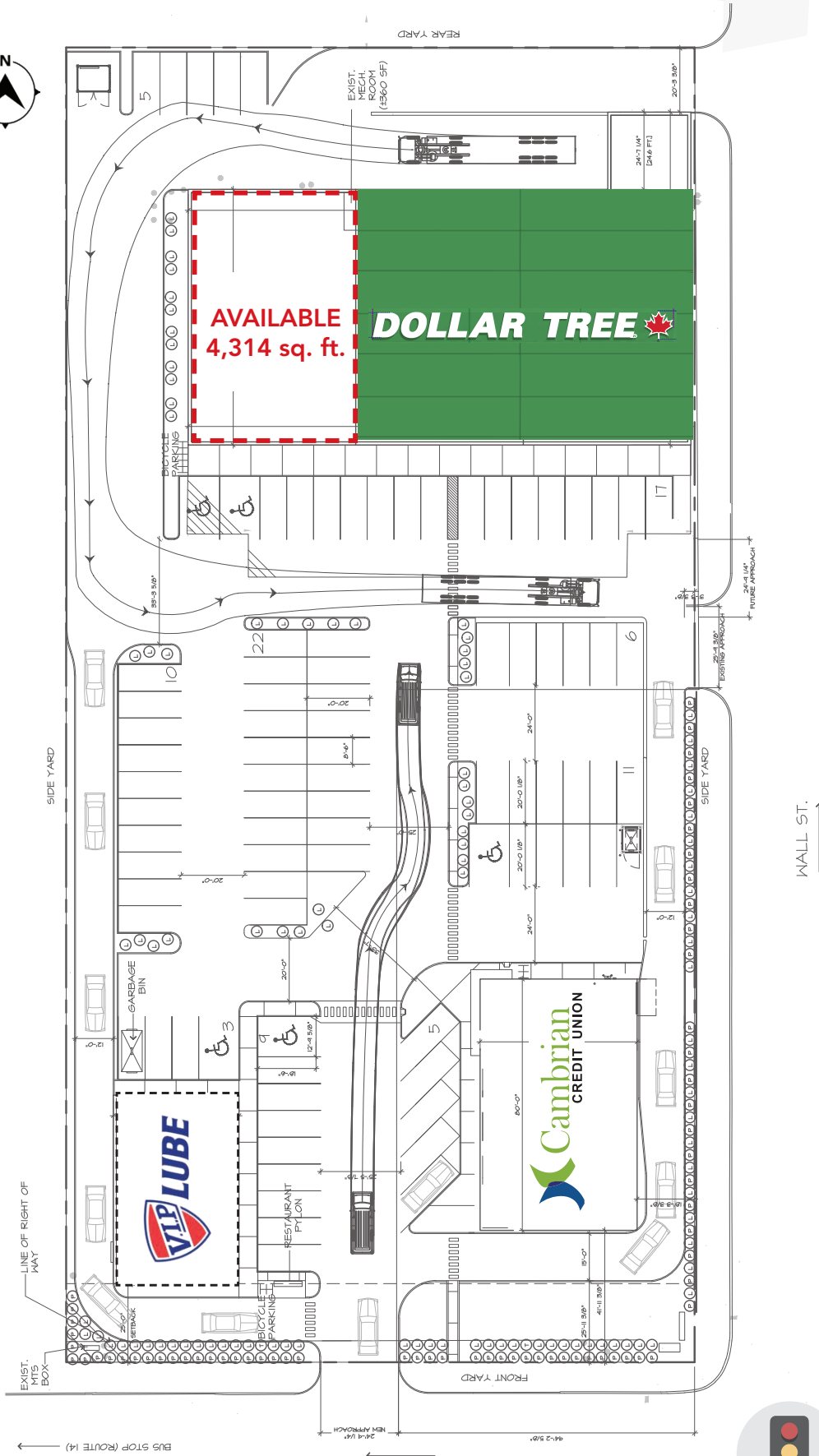
# Photos



# Site Aerial



# Site Plan

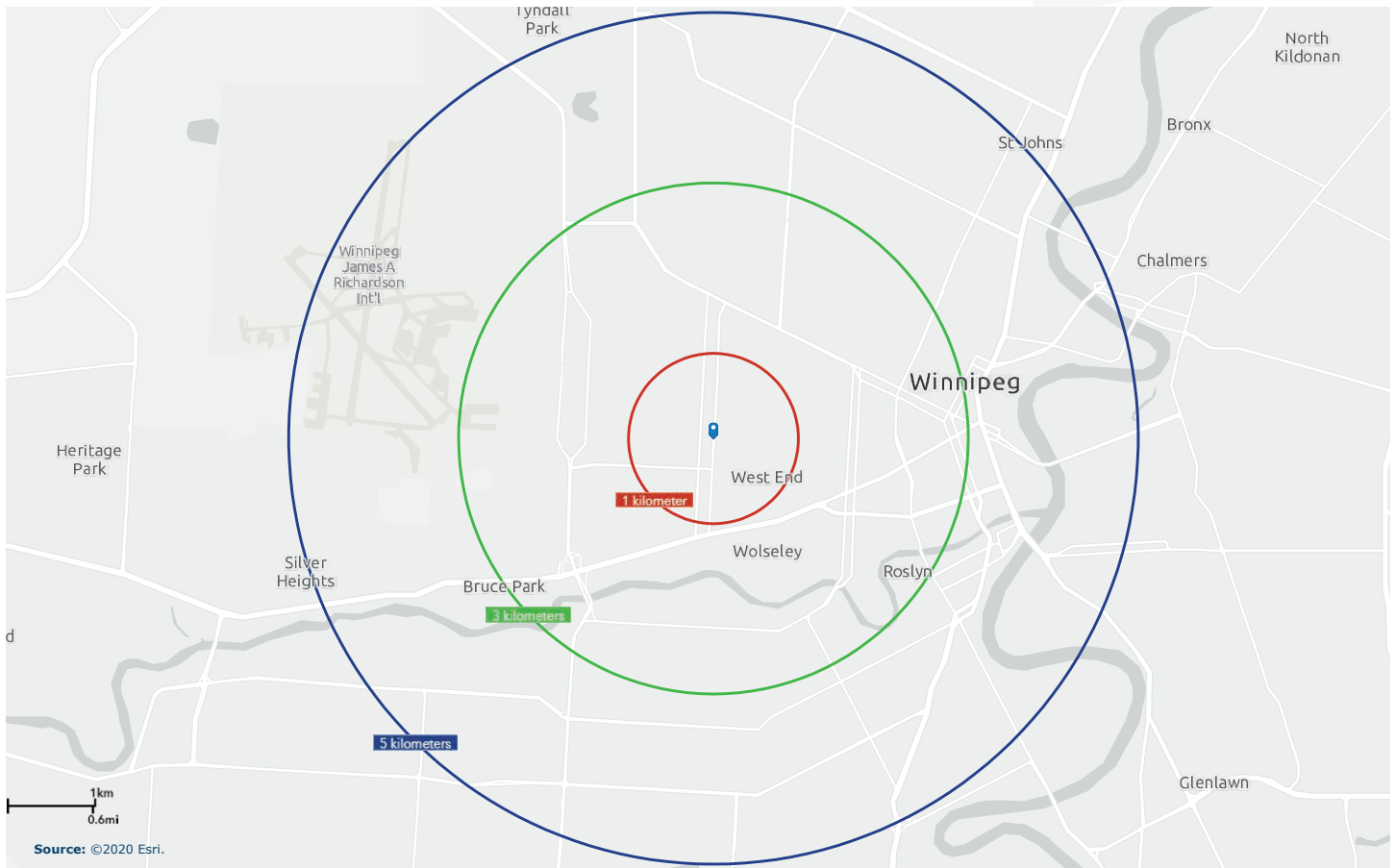


WALL ST. →



ELLICE AVENUE

# Demographic Analysis



## POPULATION



	Current	2029
1 KM	11,261	12,485
3 KM	67,191	72,593
5 KM	159,261	147,933

## HOUSEHOLD INCOME



	Current	2029
1 KM	\$70,217	\$90,635
3 KM	\$89,432	\$114,378
5 KM	\$86,942	\$112,015

## MEDIAN AGE



	Median Age
1 KM	46
3 KM	42
5 KM	39

## HOUSEHOLDS



	Current
1 KM	5,878
3 KM	28,202
5 KM	62,696

## Contact

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