

FOR SALE/LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

Five Rivers Business Centre

BROOKSIDE BOULEVARD & LUCAS AVENUE, WINNIPEG, MB

~ Commercial Condos Available in CentrePort Canada ~



Five Rivers Business Centre

Property Details

LAND AREA (+/-)	5.8 acres
BUILDING AREA (+/-)	61,600 sq. ft.
ROLL NUMBER	14100064100
PARKING STALLS	Over 200 parking stalls and up to 20 bike stalls
CEILING HEIGHT	18'
AVAILABILITY	2023 occupancy

Sale Details

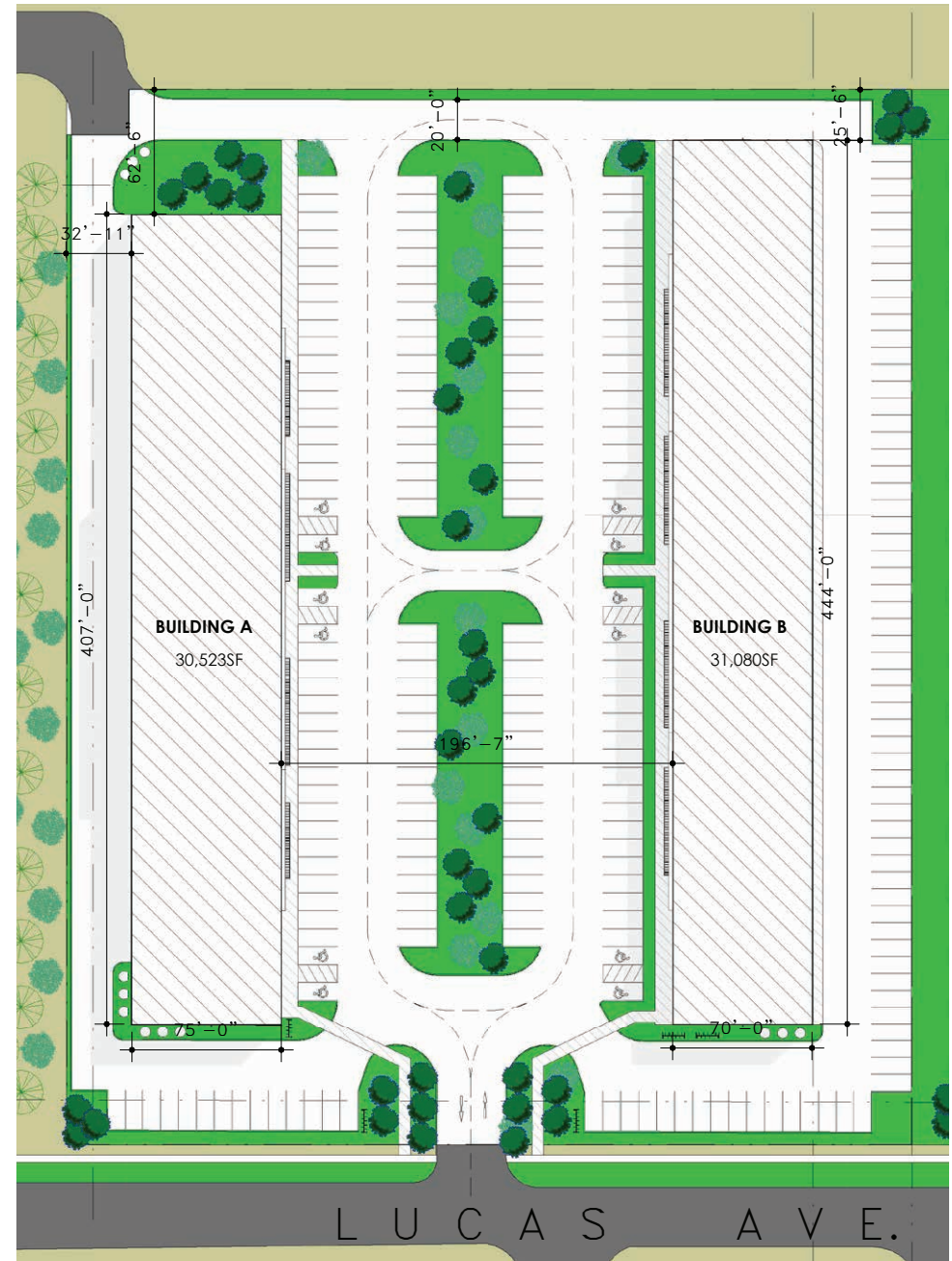
UNIT AREA (+/-)	1,296 sq. ft. to 7,776 sq. ft.
PRICE	\$648,000 to \$3,880,000
CAM	\$3.50 per sq. ft. (Est. 2023)
RESERVE FUND	\$1.85 per sq. ft. (Est. 2023)

Leasing Details

NET RENTAL RATE	To Be Determined
ADDITIONAL RENT	\$11.02 per sq. ft. (Est. 2023)

Property Highlights

- 1,296 to 7,776 sq. ft. of space available
- Preference given to medical, dental and pharmacy uses
- Opportunity for investors and occupiers to own state-of-the-art commercial condos in the growing Northwest Quadrant of Winnipeg
- Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks



Five Rivers Business Centre

Site Plan



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

CHIEF PEGUS TRAIL EXTENSION

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

BROOKPORT BUS. PK.

MATRIX TRANSPORT, LONGVIEW LOGISTICS LTD., Photo Merit, CENTREPORT CANADA

BROOKSIDE BUS. PK.

United Rentals, Kaycan, Tim Hortons, Fairview, B+B+D Enterprises Inc., THE ROSEDALE GROUP, KAL TIRE, FedEx, Oil Mart, EASTSIDE HEAVY TRUCK, Comet, Mobil 1, QuikX Transportation, TRANX, BELL TELEVISIONS

SITE

BROOKSIDE IND. PK.

FREIGHTLINER, ROSENAU TRANSPORT LTD., MAJOR Drilling, COSENTINO, Insituform, IPEX, dtire, NJI

NORTH INKSTER IND.

KINDERSLEY, EDGE, PENNER INTERNATIONAL, Manitowish TRANSPORT, FFI International

INKSBROOK IND. PK.

STH, FGI, DAY LEOS, TEXCAN, Fountain Tire, staples, Sameday WORLDWIDE

NORTHWEST BUS. PK.

MCKESSON, UPS

INKSTER IND. PK.

Photo Merit, F, NATIONAL EQUIPMENT, REMER, CANADA GOOGLE, Tim Hortons, Sobey, amazon, PROSOL, BIG FREIGHT, BROCKWHITE

INKSTER BOULEVARD

OAK POINT IND.

Erb, CANADA CARTAGE, OCEAN TRAIL, MASIM, GARDEWINE, PAYNE

WESTON SHOPS

N, alacra sign, CP

RRC POLYTECH

OMAND'S CREEK IND.

ASL Distribution Services, Cardinal Health, Uni-Jet, EMATRIX TRANSPORT, Veritiv, northern, Core-Mark

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

ST. JAMES IND.

UPS, Bison, Costco, Certainfeed, Russell Metals, StandardAero, EMCO, MAGELLAN

MURRAY IND.

BOEING, MacDon, WINPAK, NORTH WEST

PP POLO PARK

Five Rivers Business Centre

Demographic Analysis

POPULATION



	2022	2027 (f)
1 KM	6,568	6,852
3 KM	33,702	38,498
5 KM	88,861	97,189

MEDIAN AGE



	Median Age
1 KM	39
3 KM	36
5 KM	36

HOUSEHOLD INCOME

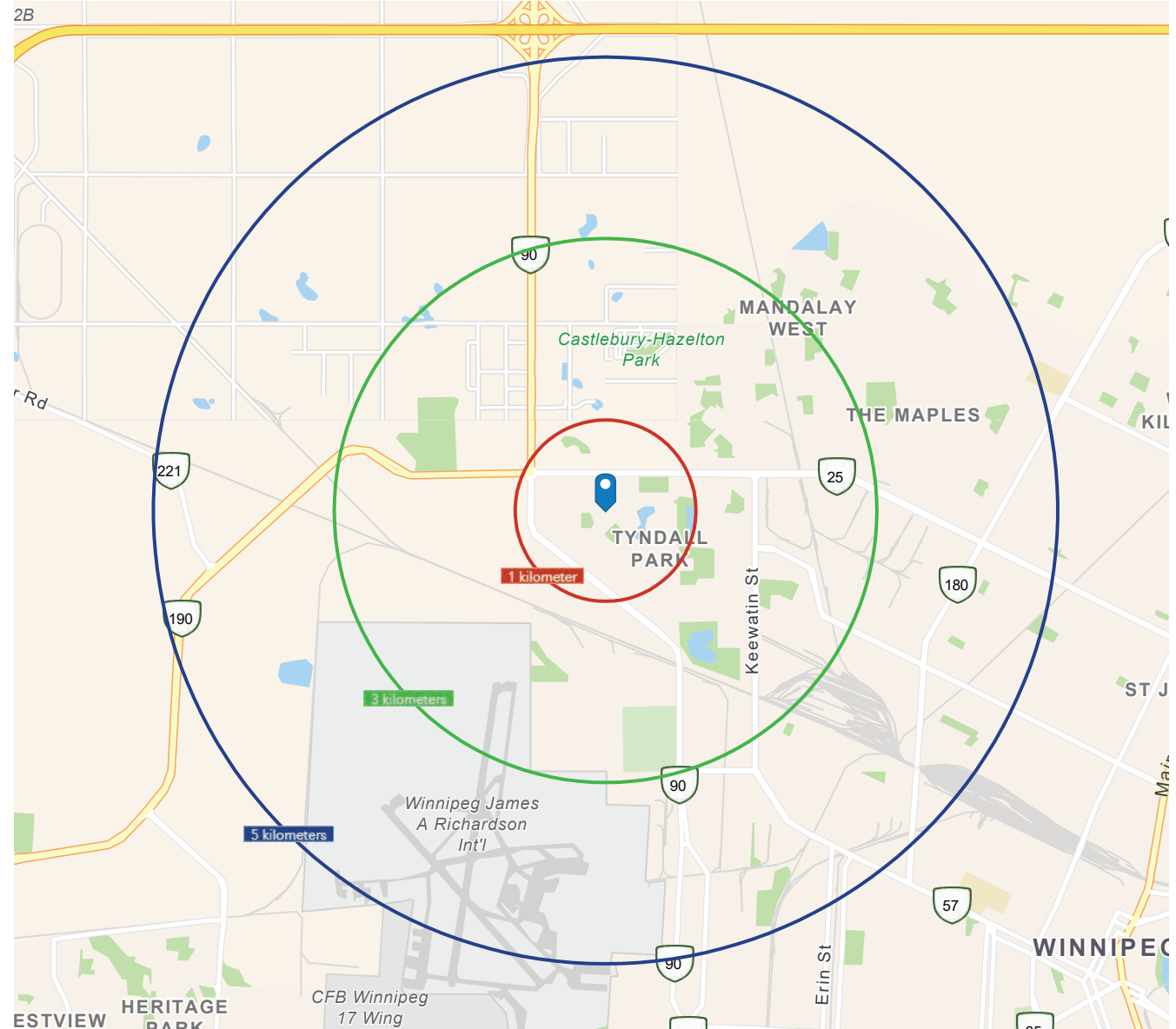


	2022	2027 (f)
1 KM	\$122,597	\$139,835
3 KM	\$105,133	\$125,495
5 KM	\$96,861	\$114,911

HOUSEHOLDS



	Total Households
1 KM	1,837
3 KM	9,770
5 KM	26,913



Five Rivers Business Centre

Benefits of Ownership



*Equity growth
through real estate
investment*

*Increased cost
certainty over
leasing comparable
space and the
flexibility of various
exit strategies*

*Customize your
space to fit your
business needs
(Turnkey construction
available)*



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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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