

Build-to-Suit

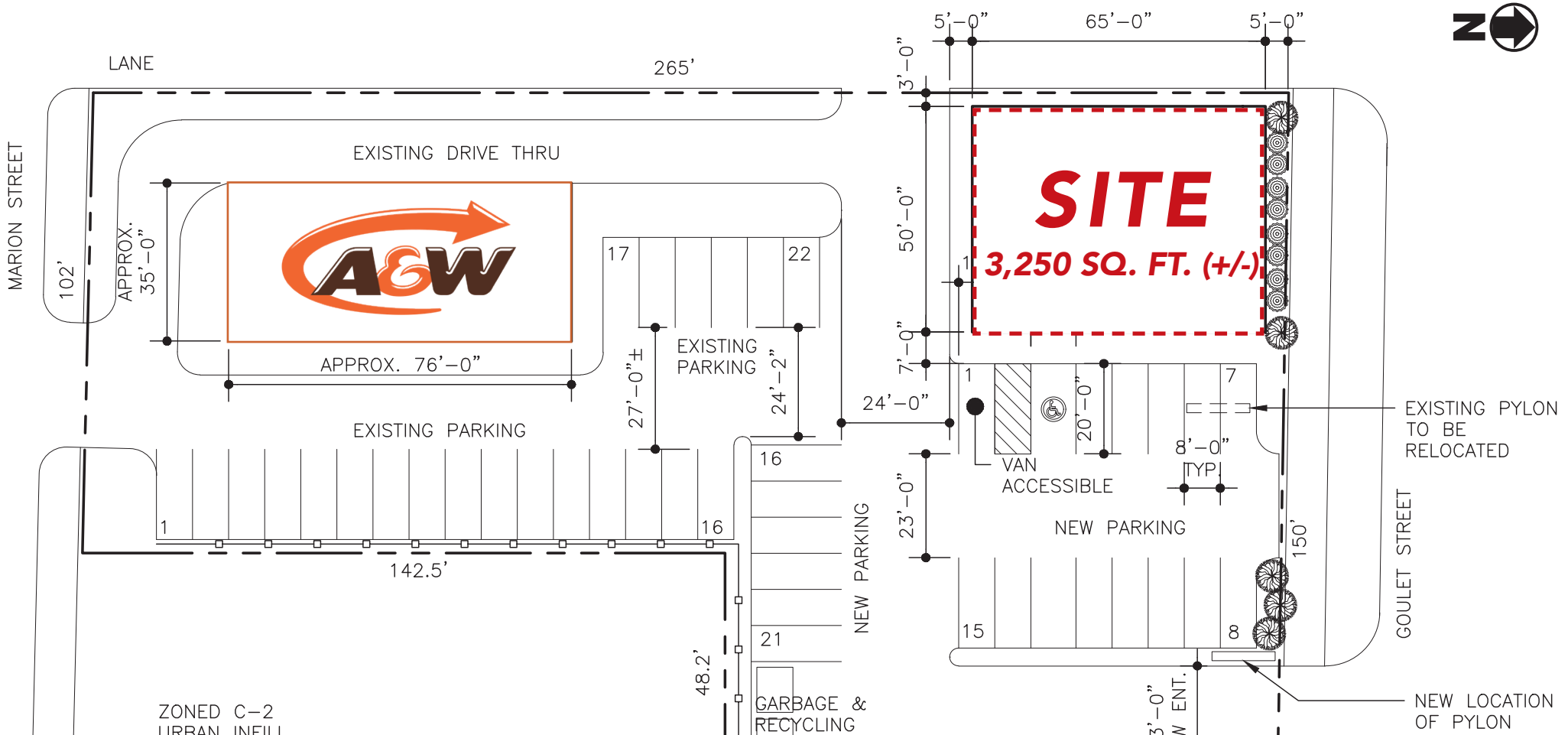
376 Goulet Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

Join A&W Restaurant Between Marion & Goulet



BOB ANTYMNIUK, Vice President, Sales & Leasing
(204) 985-1364
bob.antymniuk@capitalgrp.ca

376 Goulet Street

DETAILS

SITE AREA (+/-)

34,052 sq. ft.

AREA AVAILABLE

Option 1: 1,040 sq. ft.
Option 2: 2,100 sq. ft.
Option 3: 3,250 sq. ft.

ZONING

C2 - Community

BASIC RENTAL RATE

TBD (dependant on Tenant's use)

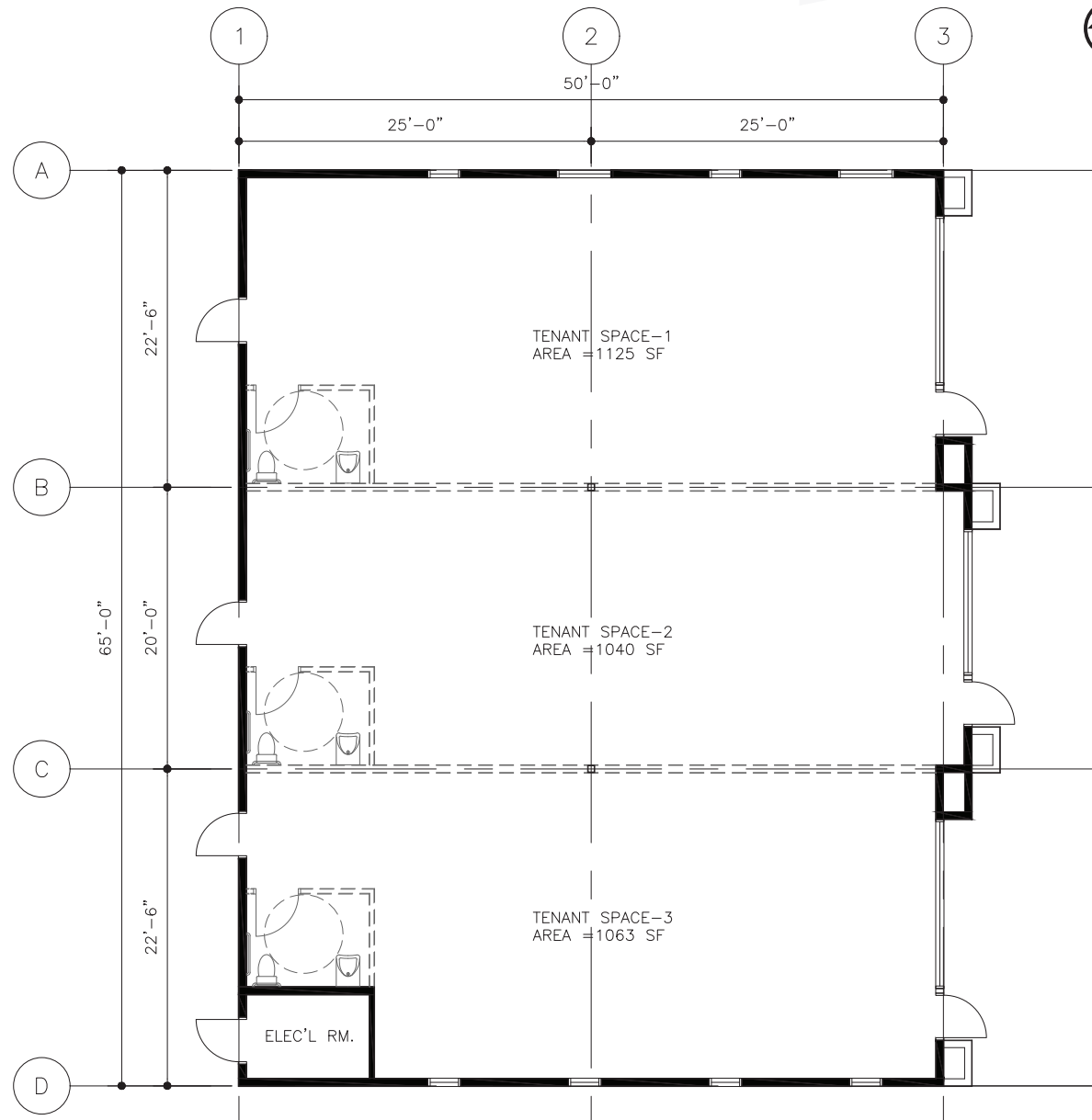
ADDITIONAL RENT

\$9.50 per sq. ft. (est. 2022)
(plus mgmt fee of 5% of basic Rent)

HIGHLIGHTS

- » Great exposure on Goulet Street
- » Join new A&W Restaurant
- » Cross access traffic with Marion Street
- » Built-to-suit design
- » Close proximity to the St. Boniface Hospital
- » Pylon signage available on Marion Street
- » Across from The Wave Car Wash

FLOOR PLAN

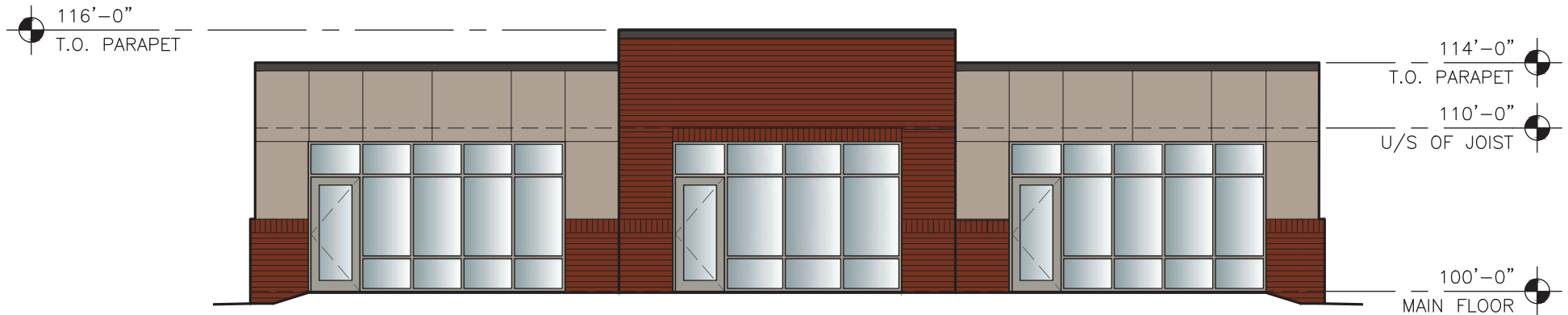


376 Goulet Street

POTENTIAL FRONT ELEVATION DESIGN



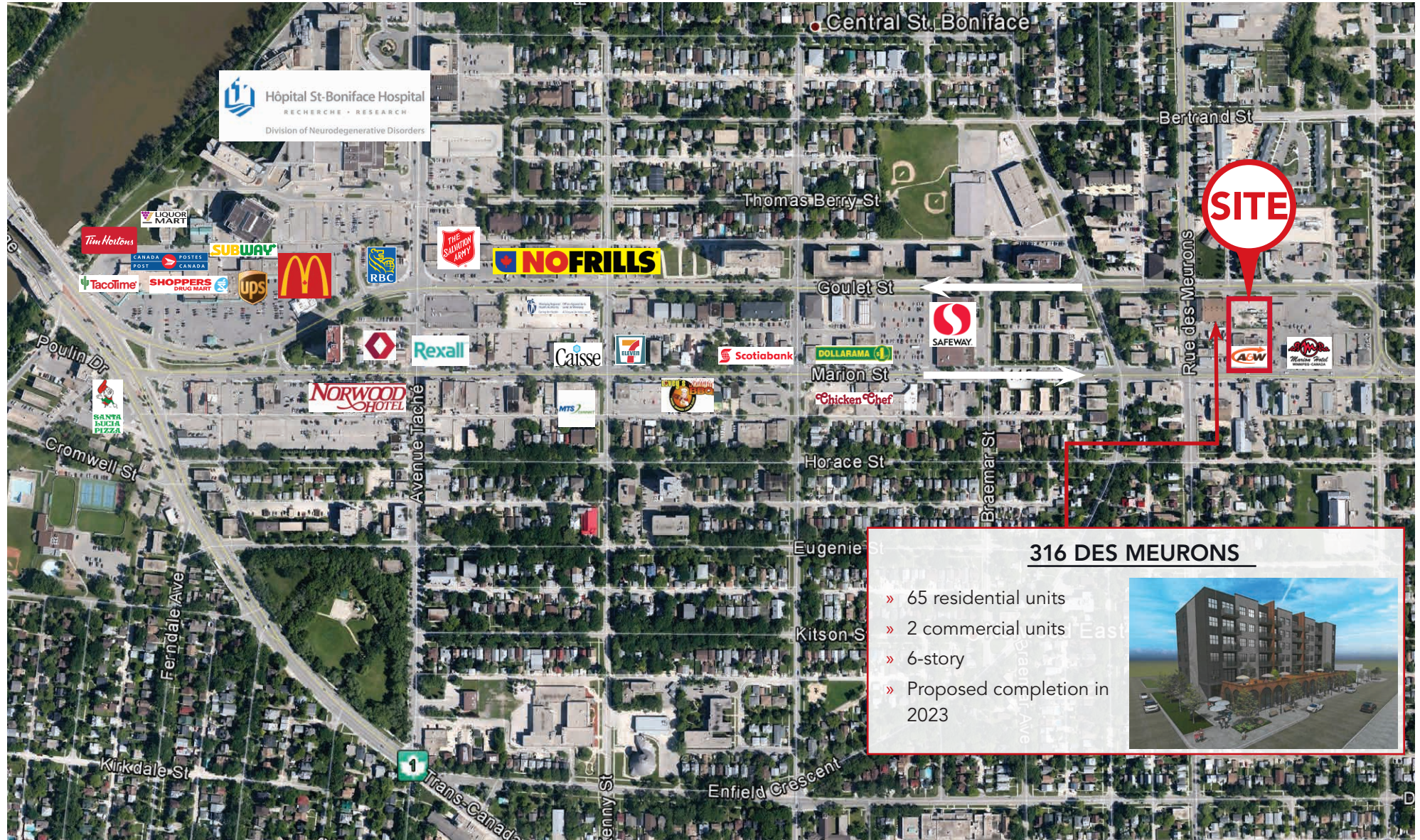
EAST ELEVATION COLOUR SCHEME-A
1/8"=1'-0"



EAST ELEVATION COLOUR SCHEME-B
1/8"=1'-0"

376 Goulet Street

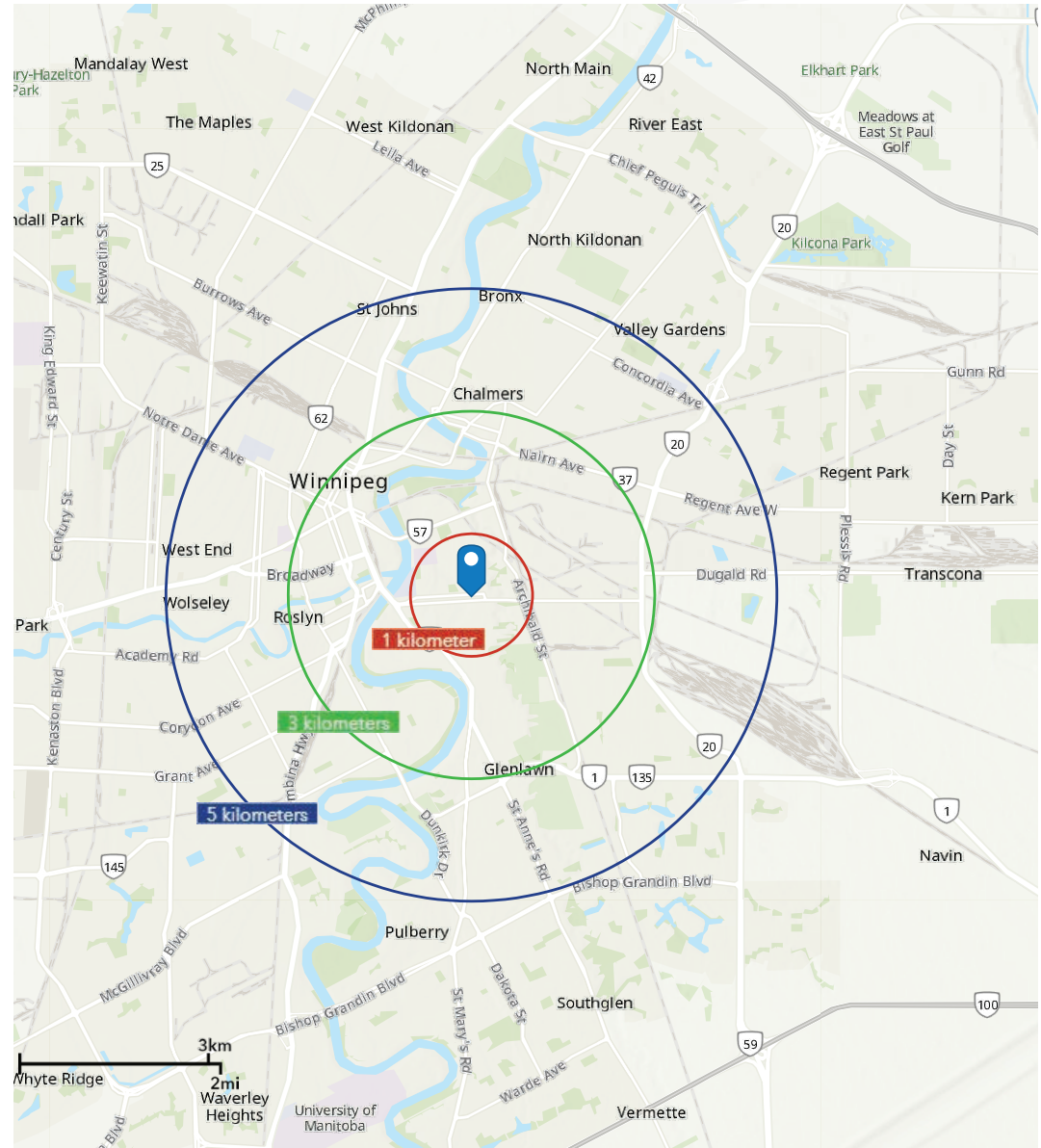
RETAIL AERIAL



376 Goulet Street

DEMOGRAPHIC ANALYSIS

	1 kilometer	3 kilometers	5 kilometers
Summary			
2016 Total Population	10,485	65,311	215,763
2021 Total Population	11,080	70,367	227,941
2026 Total Population	11,699	75,320	238,935
2016-2026 Annual Rate	1.09%	1.37%	0.95%
2016 Households	5,221	33,364	96,338
2016 Average Household Size	1.9	1.9	2.2
2021 Households	5,332	35,042	99,276
2021 Average Household Size	2.0	1.9	2.2
2026 Households	5,557	37,560	104,425
2026 Average Household Size	2.0	1.9	2.2
2021-2026 Annual Rate	0.83%	1.40%	1.02%
2016 Families	2,459	15,037	53,028
2016 Average Family Size	2.6	2.7	2.8
2021 Families	2,505	15,650	54,298
2021 Average Family Size	2.6	2.6	2.8
2026 Families	2,572	16,552	56,539
2026 Average Family Size	2.7	2.6	2.8
2021-2026 Annual Rate	0.53%	1.13%	0.81%
2016 Dwellings			
Owned Dwellings	5,221	33,364	96,338
Rented Dwellings	2,319	13,397	46,345
Band Housing	2,902	19,967	49,994
Band Housing	0	0	0
2021 Dwellings			
Owned Dwellings	5,332	35,042	99,276
Rented Dwellings	2,357	13,962	47,672
Band Housing	2,975	21,080	51,604
Band Housing	0	0	0
2026 Dwellings			
Owned Dwellings	5,557	37,560	104,425
Rented Dwellings	2,477	14,926	50,214
Band Housing	3,080	22,634	54,212
Band Housing	0	0	0
Average Household Income			
2016	CA\$62,268	CA\$64,478	CA\$68,043
2021	CA\$74,841	CA\$77,330	CA\$81,358
2026	CA\$87,251	CA\$90,084	CA\$93,950
Per Capita Income			
2016	CA\$31,006	CA\$32,939	CA\$30,381
2021	CA\$36,016	CA\$38,509	CA\$35,434
2026	CA\$41,444	CA\$44,922	CA\$41,060
Median Age			
2016	39.4	37.3	36.5
2021	39.3	37.7	36.9
2026	40.3	38.7	37.8



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.