

FOR LEASE



271 Grassie Boulevard

WINNIPEG, MB

~ Office/Retail Unit & C2 Development Land ~



1,563 SQ. FT.
AVAILABLE
FOR LEASE



PROPOSED RETAIL
DEVELOPMENT
OPPORTUNITY



HIGH-TRAFFIC,
HIGH-VISIBILITY
LOCATION



RECENT EXTERIOR
FACADE & INTERIOR
BUILDING UPGRADES



BUILDING AND
PYLON SIGNAGE
OPPORTUNITIES



271 Grassie Boulevard

Property Details

BUILDING AREA (+/-) 11,000 sq. ft.

TRAFFIC COUNT 48,700 (average daily traffic count on Lagimodiere Boulevard and Grassie Boulevard) (2018 City of Winnipeg Traffic Flow Map)

ZONING C2

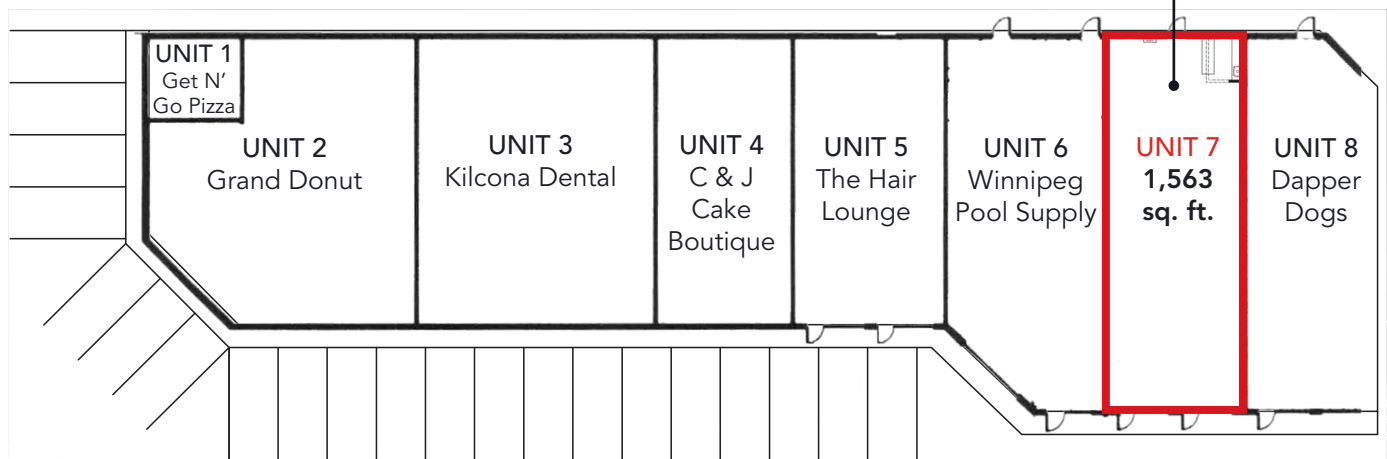
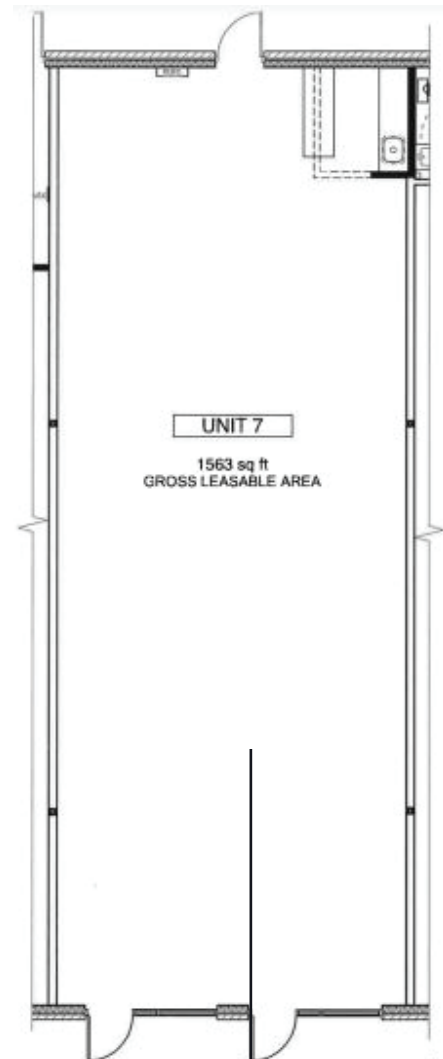
Leasing Details

NET RENTAL RATE \$21.00 per sq. ft.

AREA AVAILABLE (+/-) Unit 7: 1,563 sq. ft.

ADDITIONAL RENT (2024) \$12.47 per sq. ft. plus 5% management fee

UNIT FLOOR PLAN



271 Grassie Boulevard

Property Details

BUILDING AREA (+/-) Up to 18,000 sq. ft.

TRAFFIC COUNT 48,700 (average daily traffic count on Lagimodiere Boulevard and Grassie Boulevard)
(2018 City of Winnipeg Traffic Flow Map)

ZONING C2

Leasing Details

NET RENTAL RATE To be determined

AREA AVAILABLE (+/-) 1,200 - 18,000 sq. ft.

ADDITIONAL RENT \$12.47 per sq. ft. plus 5% management fee

Retail Development Land



271 Grassie Boulevard



TOTAL POPULATION

	2021	2026
1 KM	8,513	9,018
3 KM	59,634	63,185
5 KM	129,903	134,961



MEDIAN AGE

	2021
1 KM	39.3
3 KM	38.4
5 KM	39.1



TOTAL HOUSEHOLDS

	2021
1 KM	2,606
3 KM	21,176
5 KM	50,772



HOUSEHOLD INCOME

	2021	2026
1 KM	\$122,304.56	\$140,079.69
3 KM	\$104,164.90	\$119,506.42
5 KM	\$96,291.97	\$110,429.26



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Interior Photographs





COMMERCIAL REAL ESTATE
SERVICES INC.

POOL & SPA SERVICE

DAPPE

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