

**FOR LEASE**

# **5105 Portage Avenue**

HEADINGLEY, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ Multi-Use Development Property in Headingley, MB ~*



# 5105 Portage Avenue

## PROPERTY OVERVIEW

### DETAILS

LAND AREA (+/-)	34.92 acres
ZONING	"CH" (Commercial Highway) and "DR" (Development Reserve)
NET RENT	TBN ( <i>land lease option</i> )
ADDITIONAL RENT	TBD
DEVELOPMENT	Build-to-suit, free standing, strip centres, land leases
POTENTIAL USES	Retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more
AMENITIES	Located on all directional lighted intersection
ANCHOR TENANTS	A&W & Rogers Communications
TRAFFIC COUNT	13,620 vehicles per day on Trans-Canada Highway

### LEGAL

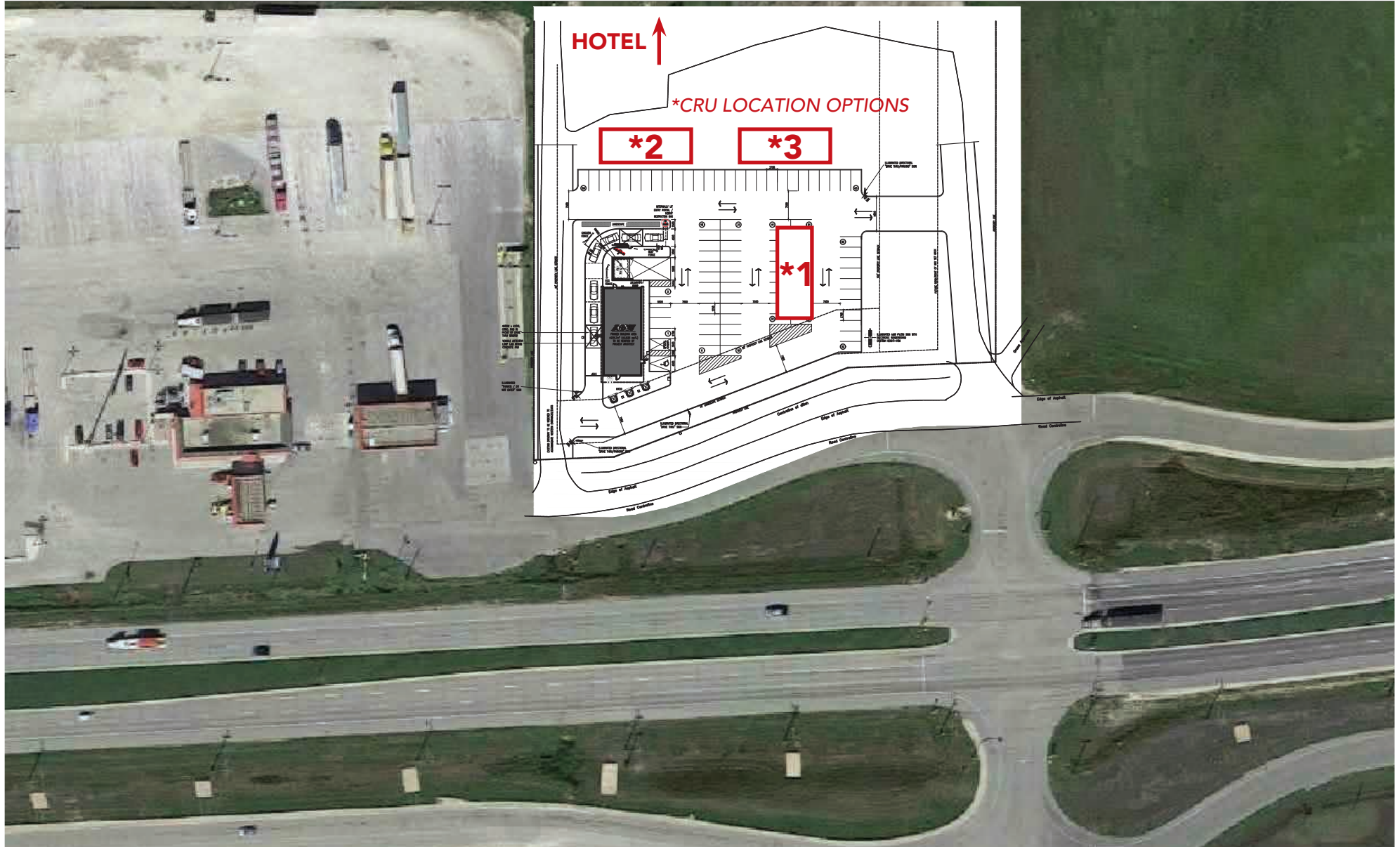
ALL THAT PORTION OF RIVER LOTS 56 AND 57 PARISH OF HEADINGLEY LYING TO THE NORTH OF THE NORTHERN LIMIT OF HIGHWAY PLAN 4067 WLTO WHICH LIES TO THE SOUTH OF THE STRAIGHT PRODUCTION ELY ACROSS SAID LOTS OF THE SOUTHERN LIMIT OF LOT 27 BLOCK 2 PLAN 1786 WLTO EXC OUT OF SAID RIVER LOT 56: ALL THAT PORTION LYING TO THE SOUTH A OF STRAIGHT LINE DRAWN WLY ACROSS SAID LOT AT RIGHT ANGLES TO THE EASTERN LIMIT OF SAID LOT FROM A POINT IN THE SAME DISTANT NLY THEREON 533.4 FEET FROM THE NORTHERN LIMIT OF SAID HIGHWAY AND EXC OUT OF SAID RIVER LOT 57: ROAD AND PORTAGE AVENUE PLAN 39038 WLTO

### LOT SURVEY



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## SITE PLAN



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## DEMOGRAPHIC ANALYSIS

### POPULATION



	2021	2026 (f)
1 KM	384	423
3 KM	3,675	4,007
5 KM	6,449	7,076

### MEDIAN AGE



	Median Age
1 KM	37.7
3 KM	40.2
5 KM	41.8

### HOUSEHOLD INCOME

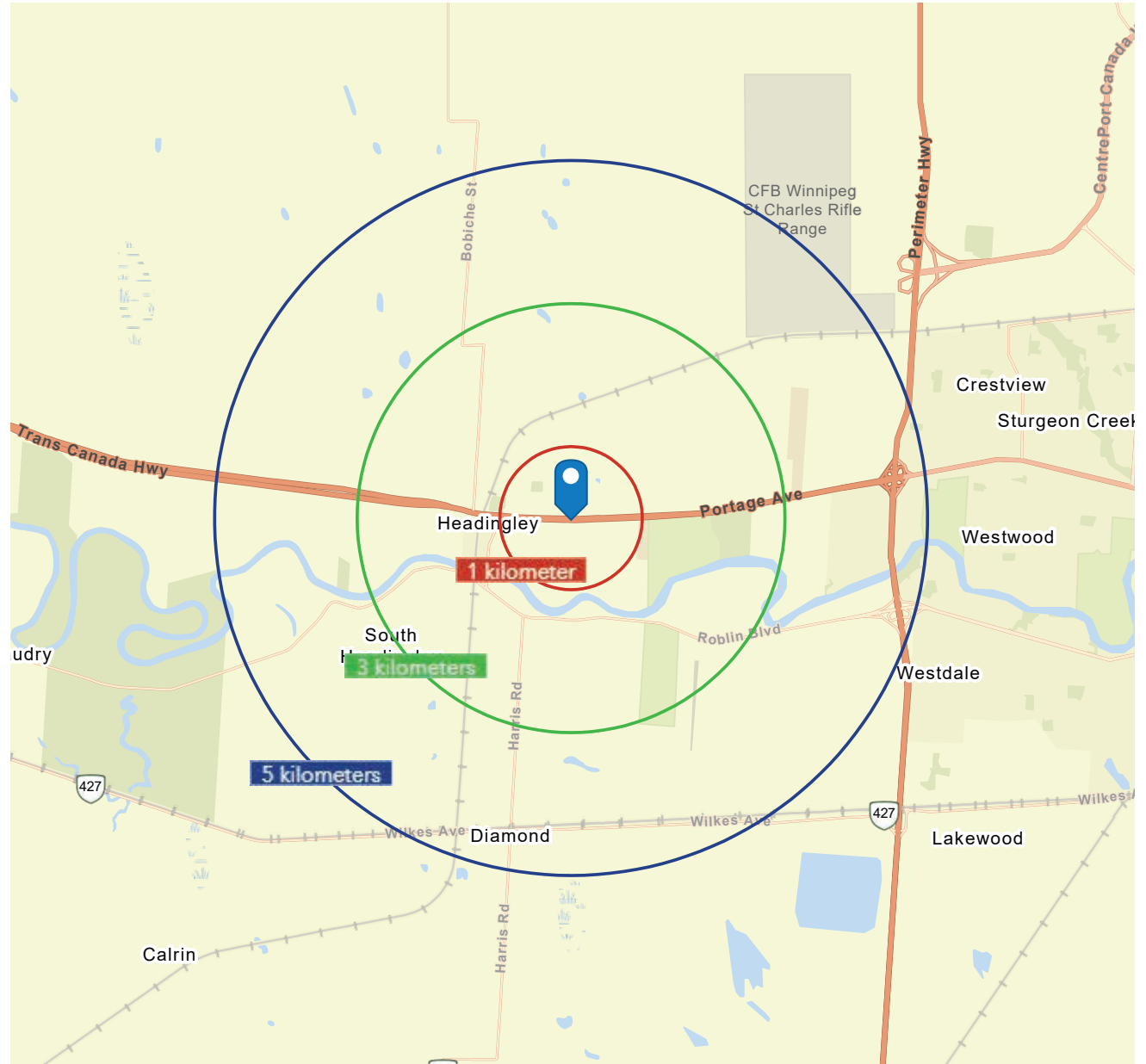


	2021	2026 (f)
1 KM	\$128,913	\$144,472
3 KM	\$194,997	\$217,449
5 KM	\$202,711	\$229,028

### HOUSEHOLDS



	Total Households
1 KM	\$128,913
3 KM	\$194,997
5 KM	\$202,711



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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