



Capital

COMMERCIAL REAL ESTATE  
SERVICES INC.



ALSTON  
PROPERTIES

Monteyne / Bobsled  
Architecture Construction

# *198 Sherbrook Street*

*~ High-profile retail/office opportunity ~*

\*Exterior rendering is for illustration purposes only; subject to change



# Details

## BUILDING INFORMATION

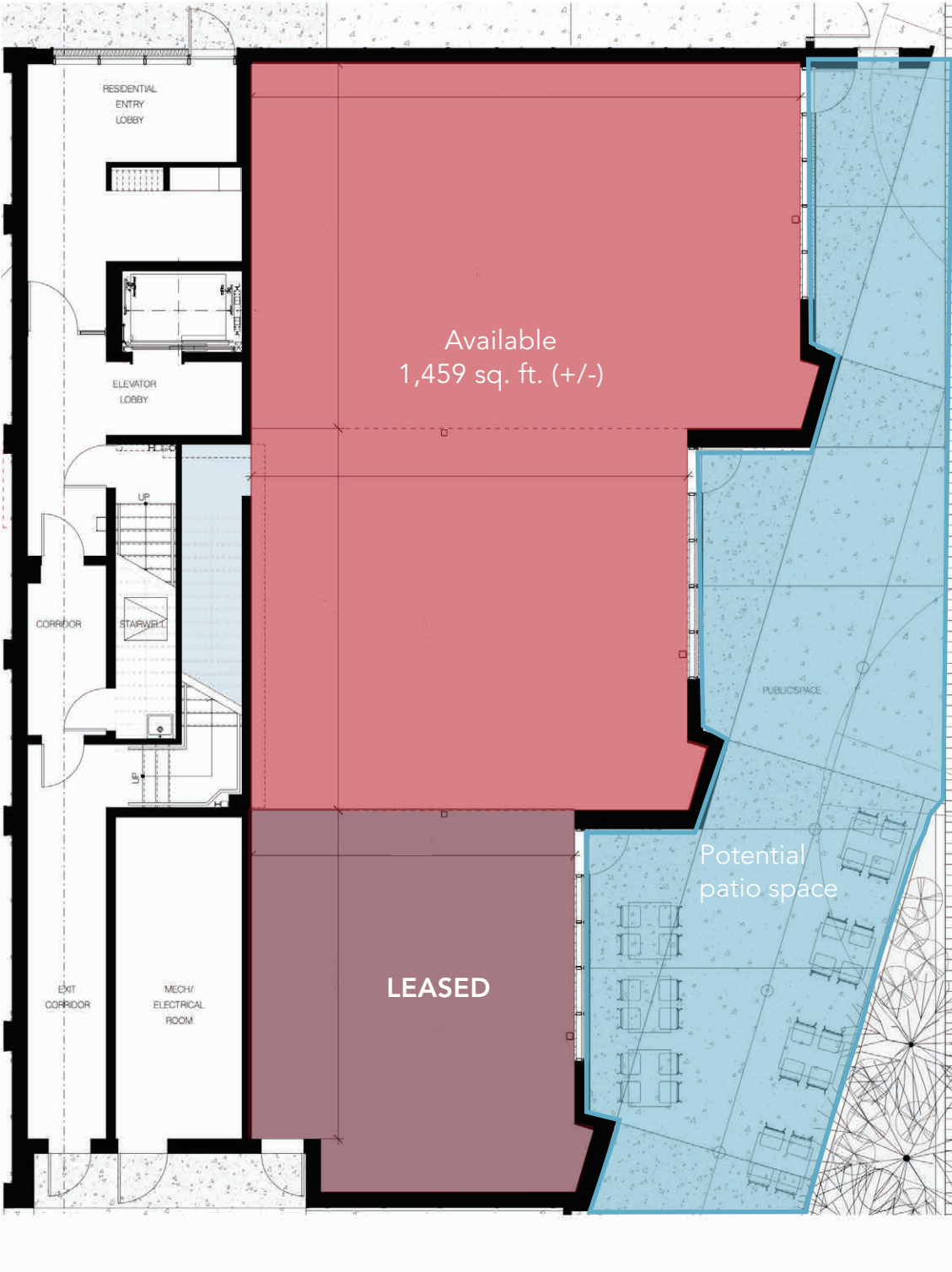
BUILDING AREA (+/-)	30,500 sq. ft.
RENTABLE AREA AVAILABLE (+/-)	1,459 sq. ft.
GROSS RENTAL RATE	\$25.00 per sq. ft. <i>(tenant to pay utilities)</i>
YEAR BUILT	2023
ELECTRICAL	100A-347/600V - 3Ph - 4W
MECHANICAL	Natural gas unit heaters & RTU
ZONING	RMU
PARKING	Reserved parking available for commercial tenant
AVAILABILITY	Spring 2024 (Est.)

## UNIT HIGHLIGHTS

- **High-profile**, brand new mixed use building offering 1,459 sq. ft. of **main floor office/retail** space and 28 residential units over 5 story's
- **Patio opportunity** for main floor commercial tenant
- Well suited for traditional **retail/restaurant** or office user
- Landlord able to provide a **turnkey space** for a suitable tenant



# Floor Plan



\*patio is for illustration purposes only; tenant to verify with city of Winnipeg approved patio capacity\*

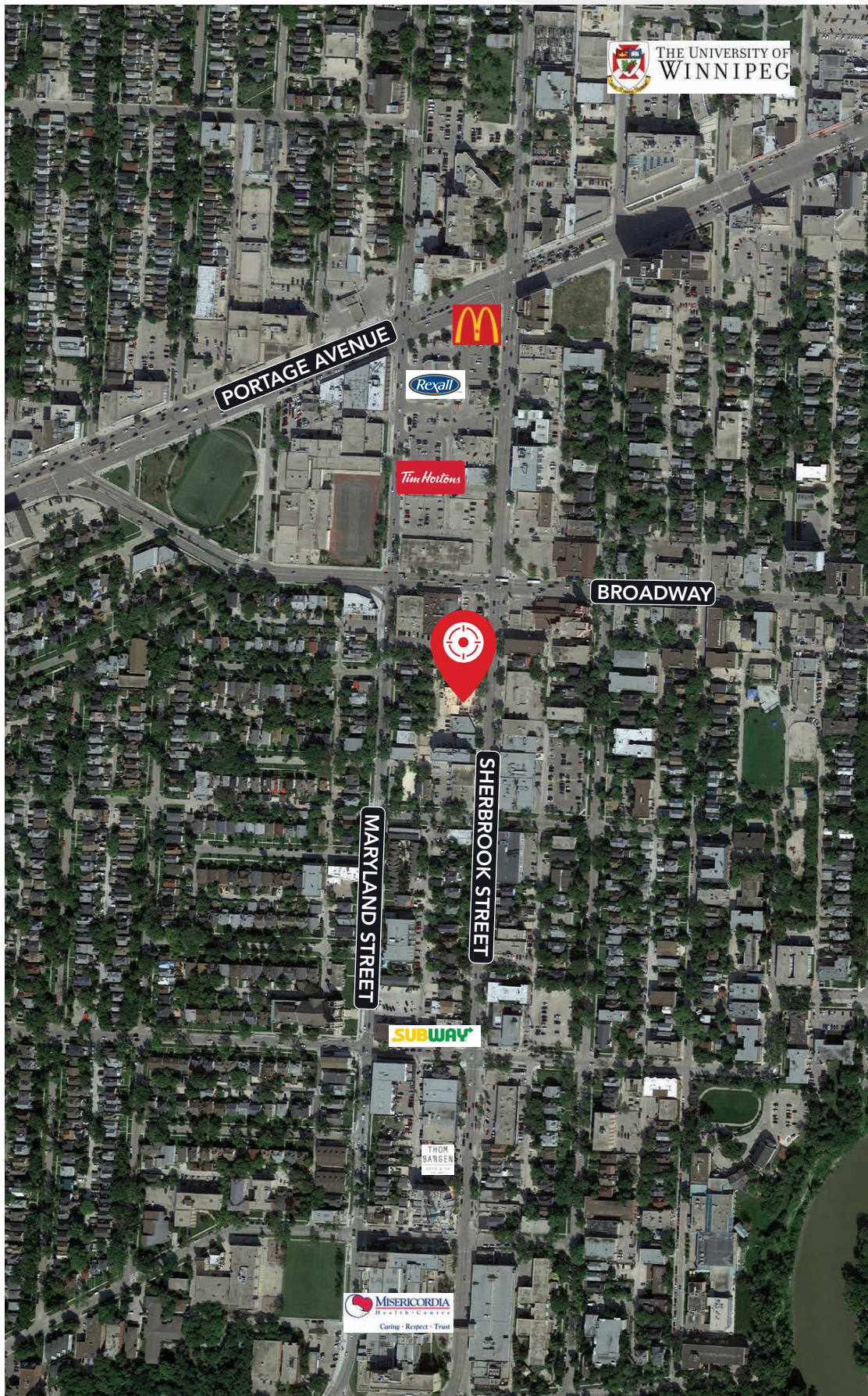


# Zone Aerial



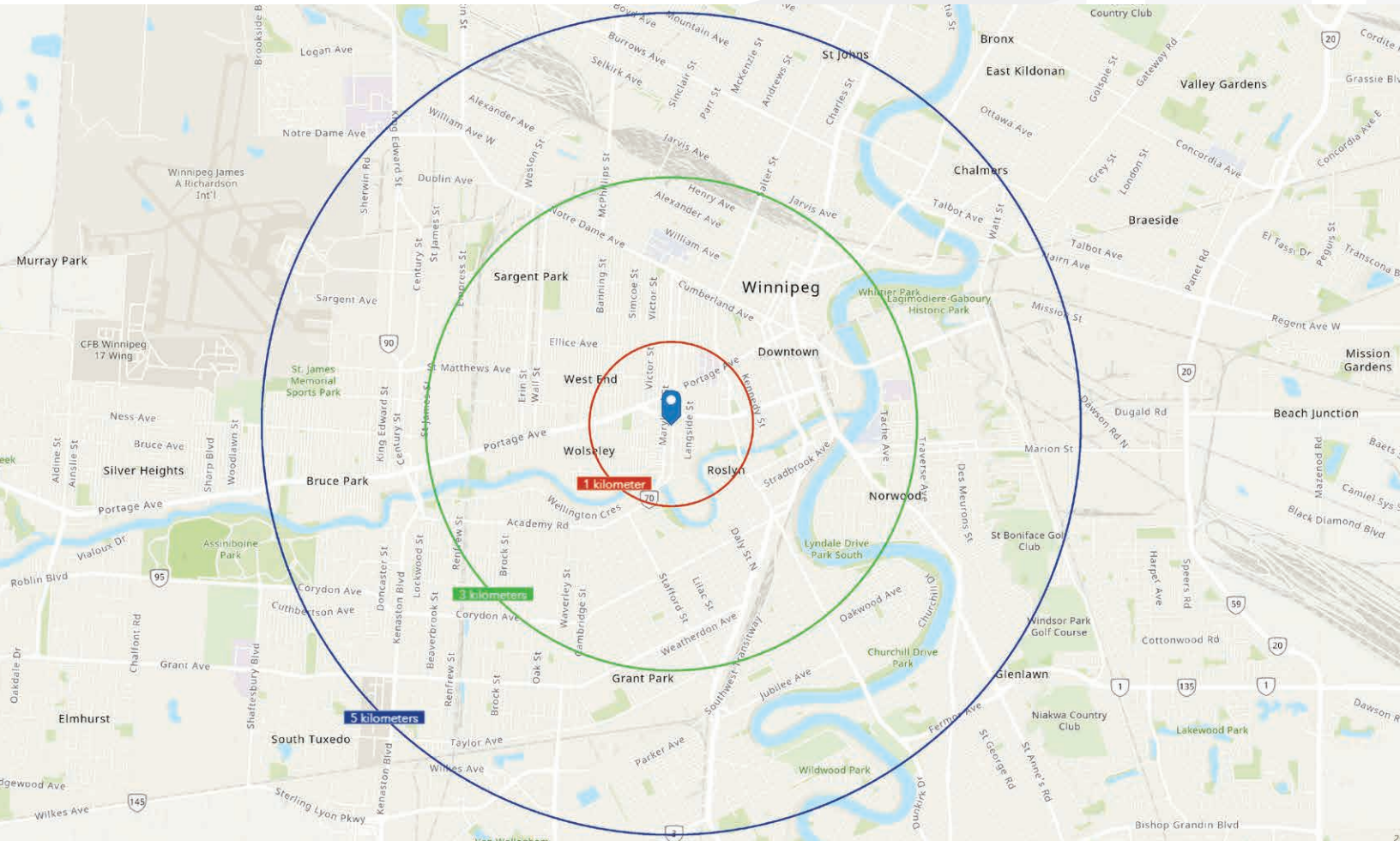


# Retail Aerial





# Demographic Analysis



## POPULATION

1 KM	21,458
3 KM	124,783
5 KM	241,485



## PROJECTED POPULATION (2027)

1 KM	23461
3 KM	136,234
5 KM	255,850



## MEDIAN AGE

1 KM	35
3 KM	37
5 KM	37



## PROJECTED HOUSEHOLD INCOME (2027)

1 KM	\$75,258
3 KM	\$94,682
5 KM	\$98,758



## TOTAL HOUSEHOLDS

1 KM	10,623
3 KM	56,405
5 KM	102,656



## AVERAGE HOUSEHOLD INCOME

1 KM	\$67,088
3 KM	\$82,827
5 KM	\$85,927





## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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