

FOR LEASE

870 Bradford Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Office Space Available in St. James Industrial Park ~



BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

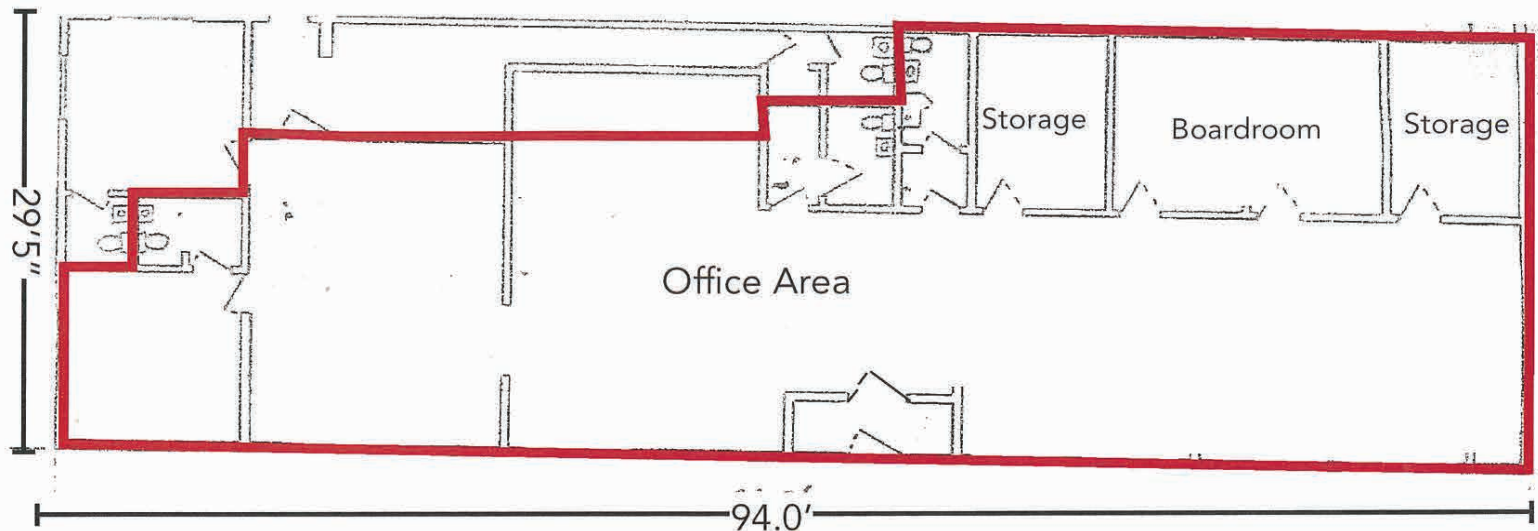
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Property Details

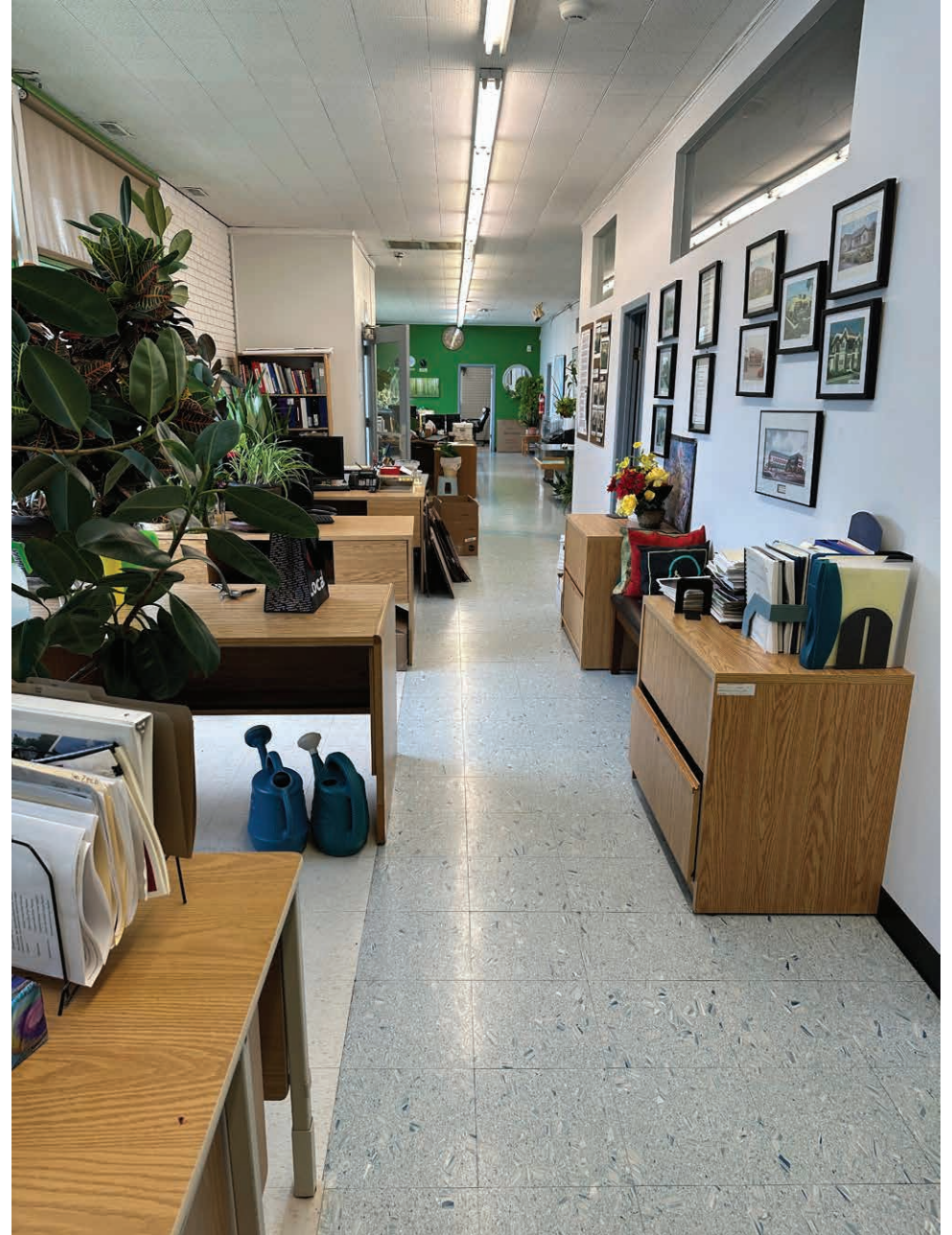
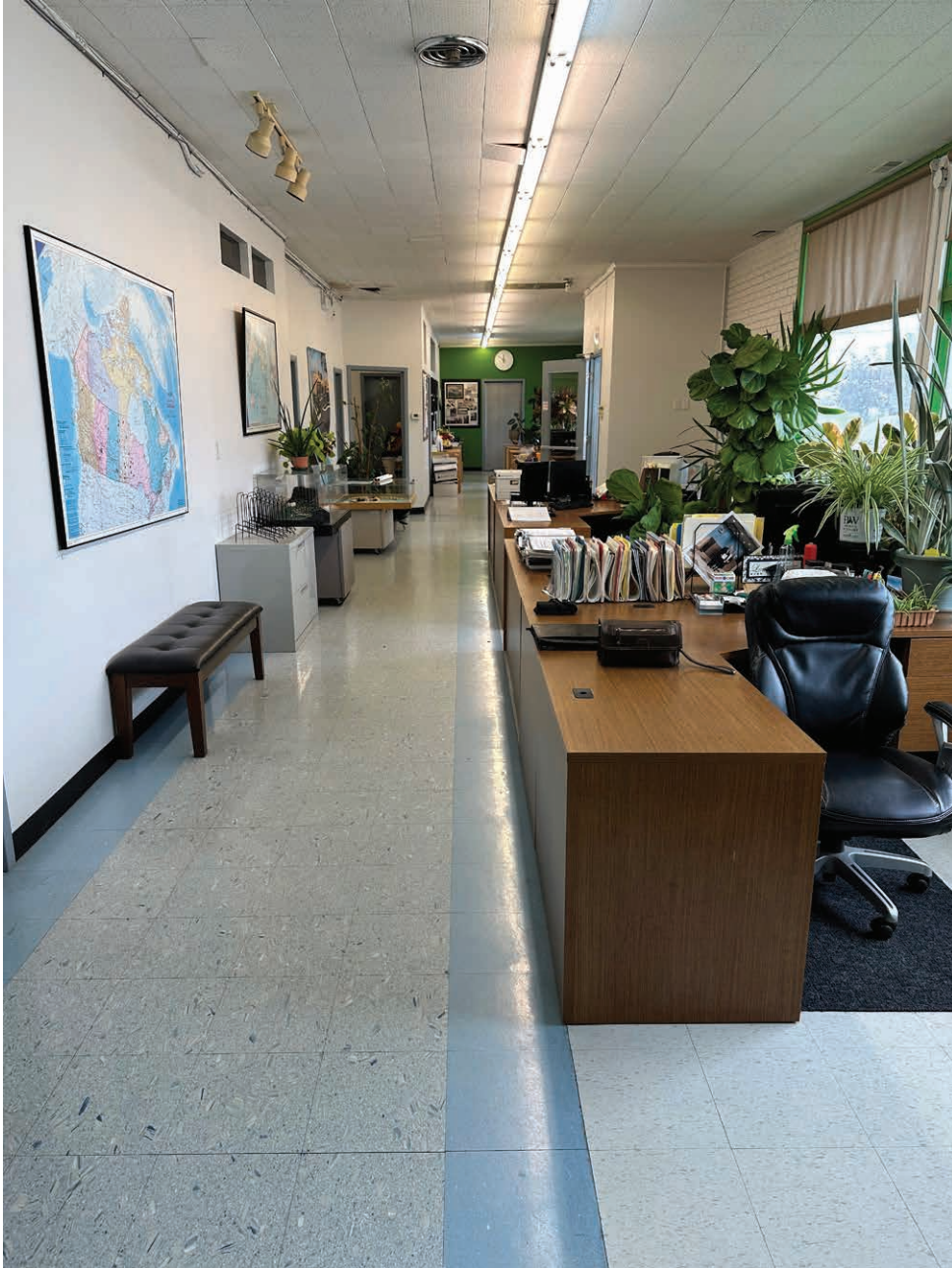
LAND AREA (+/-)	36,611 sq. ft.
BUILDING AREA (+/-)	19,918 sq. ft.
AREA AVAILABLE (+/-)	2,234 sq. ft.
GROSS RENTAL RATE	\$2,800.00 per month (\$15.04 per sq. ft.) <i>(Inclusive of additional rent, taxes, utilities & property mgmt. fees)</i>
TAXES	\$42,742.51 (\$2.15 per sq. ft.)
ZONING	M2

Site Plan



2,234 (+/-)
sq. ft.

Interior Photos



Retail Aerial



Demographic Analysis

Primary Trade Area

POPULATION



Population

2022	40,183
2027	40,515
GROWTH RATE	1%

MEDIAN AGE



Median Age

2022	38
2027	38.7
GROWTH RATE	1.02%

HOUSEHOLD INCOME



Household Income

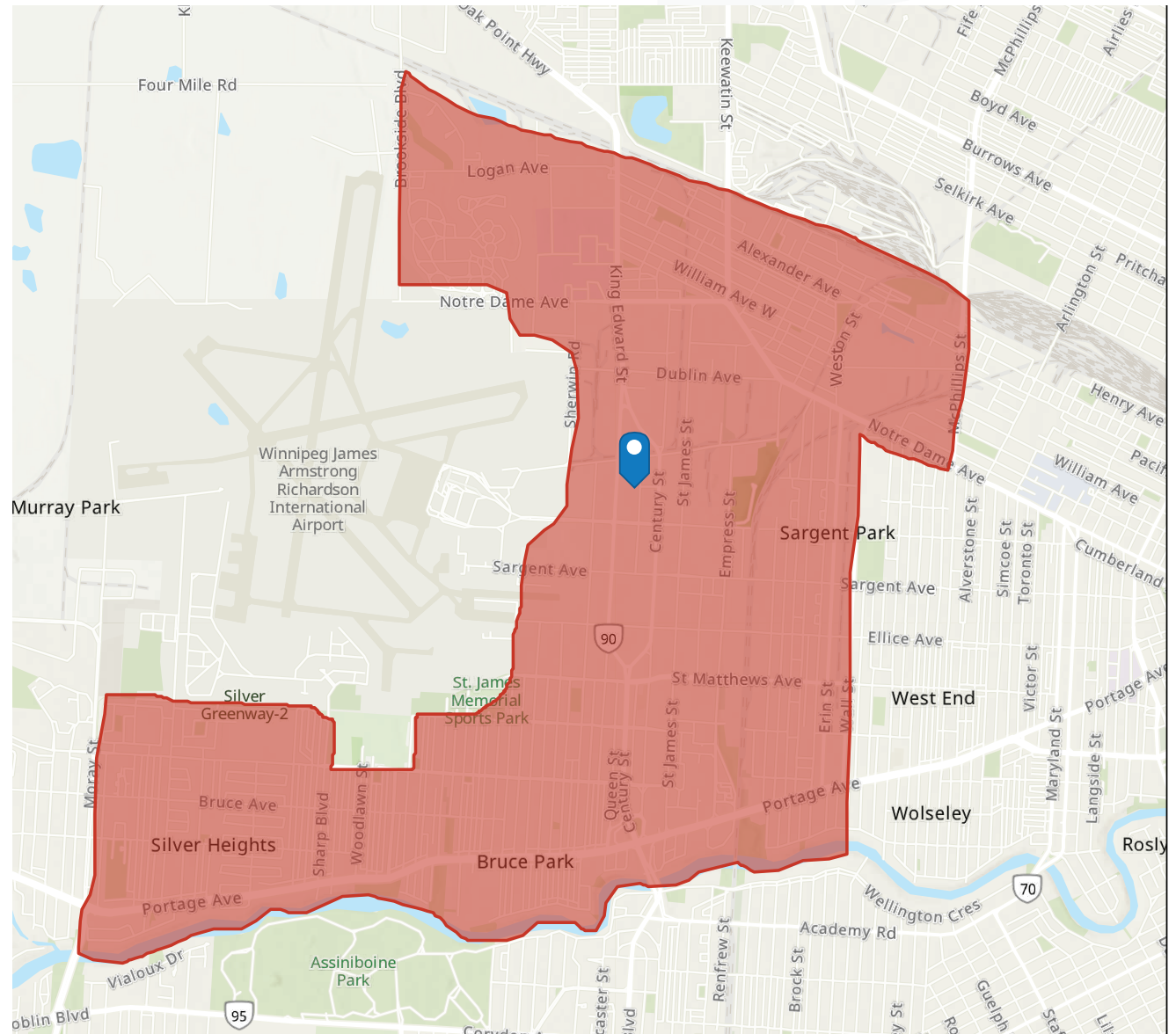
2022	\$86,975
2027	\$101,271
GROWTH RATE	1.16%

HOUSEHOLDS



Households

2022	16,058
2027	16,286
GROWTH RATE	1.04%





COMMERCIAL REAL ESTATE
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ICEBERG COL. STORAGE LIMITED

CDF / CADPOWER

Contact

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