

**FOR LEASE**

# 106 Osborne Street

WINNIPEG, MB

*High-profile Main Floor Retail Opportunity in Osborne Village*



PRESLEY BORDIAN, Advisor - Sales & Leasing  
(204) 985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

RENNIE ZEGALSKI, Principal  
(204) 985-1368  
[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

Services provided by Rennie Zegalski Personal Real Estate Corporation

[capitalgrp.ca](http://capitalgrp.ca)

# Property Details



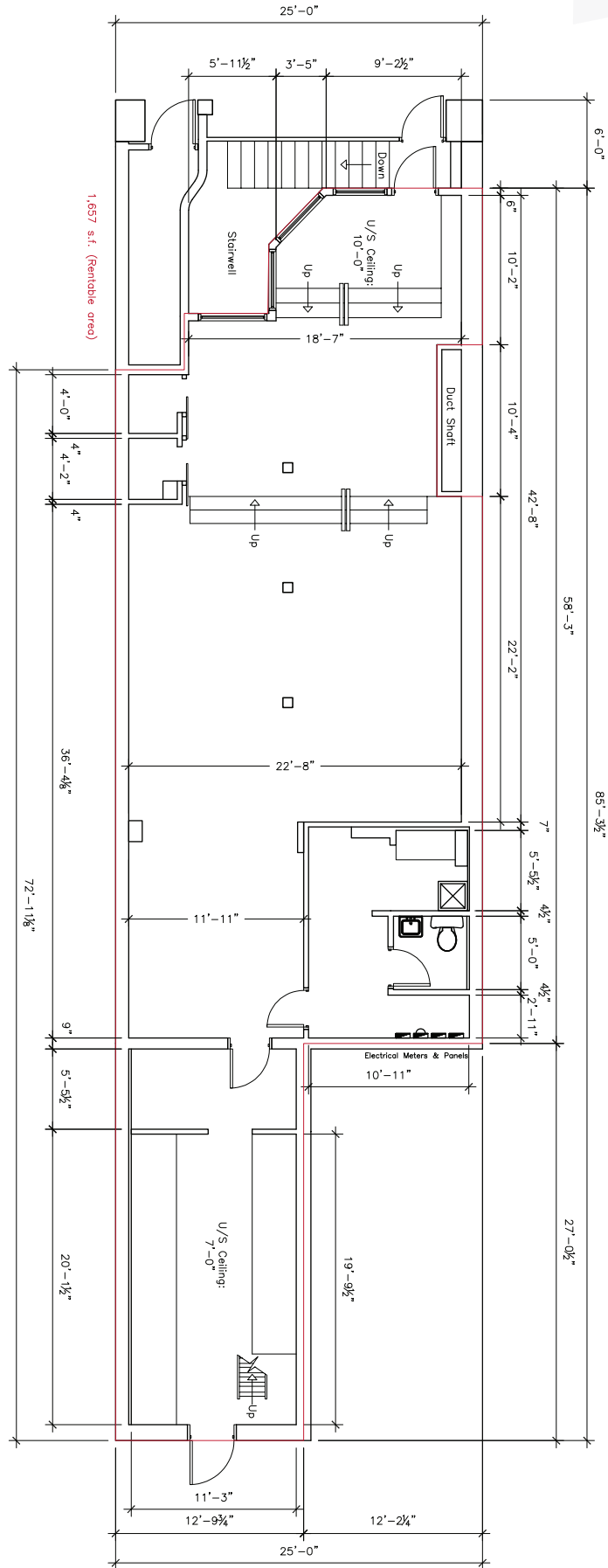
<b>BUILDING AREA (+/-)</b>	4,312 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	1,657 rentable sq. ft.
<b>BASIC RENTAL RATE</b>	\$25.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$6.41 per sq. ft. (est. 2023) (Tenant to pay electricity)
<b>MECHANICAL</b>	Electric 4-Ton RTU (2018)
<b>ZONING</b>	C2 – Com - Community
<b>PARKING</b>	1 Reserved parking in rear available for commercial tenant - \$75.00/month plus GST
<b>AVAILABILITY</b>	Flexible
<b>TRAFFIC COUNT</b>	33,500 (avg. daily traffic count based on the 2019 City of Winnipeg Traffic Flow Map)

## HIGHLIGHTS

- » High profile retail space located within the vibrant Osborne Village
- » Main floor building signage opportunity
- » Well suited for traditional retail or office user
- » Vital Health Corporation office on second floor (Owner of Building)



# Floor Plan





# Interior Photos

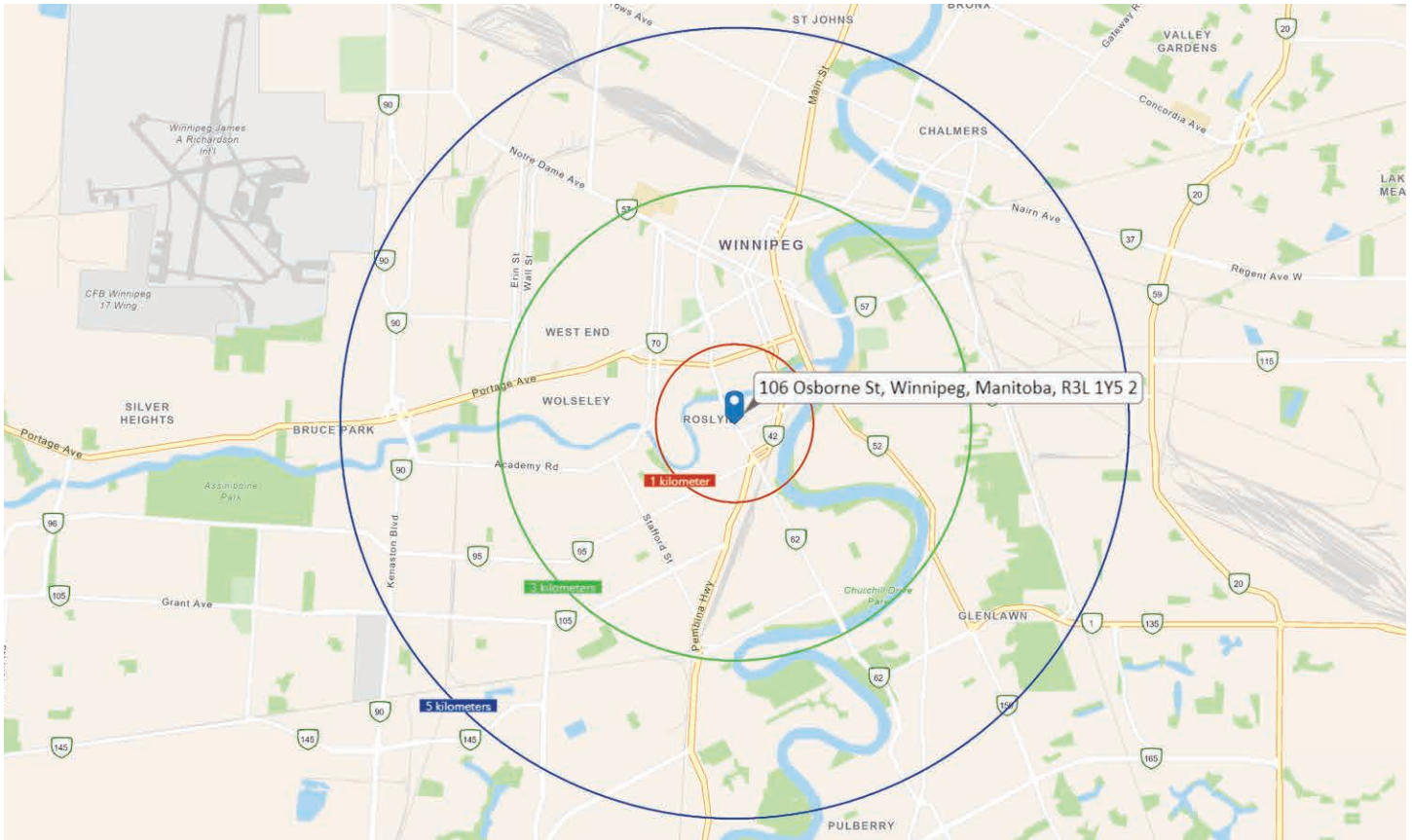








# Demo Analysis



## POPULATION



	2022	2027
1 KM	21,653	25,060
3 KM	125,924	138,107
5 KM	237,381	251,632

## HOUSEHOLD INCOME



	2022	2027
1 KM	\$76,877	\$94,055
3 KM	\$81,552	\$93,631
5 KM	\$85,700	\$98,257

## MEDIAN AGE



	Median Age
1 KM	36
3 KM	37.2
5 KM	37.6

## HOUSEHOLDS



	2022	2027
1 KM	12,884	14,869
3 KM	58,270	64,923
5 KM	102,457	110,233

## Contact

**PRESLEY BORDIAN**, Advisor - Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

**RENNIE ZEGALSKI**, Principal

(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

Services provided by Rennie Zegalski Personal Real Estate Corporation

**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://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.