

**FOR LEASE**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

# Rivergrove Shopping Centre

MAIN STREET @ RED RIVER BOULEVARD, WINNIPEG, MB

*~ Former Medical Clinic in Grocery-Anchored Retail Centre ~*



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Services provided by Rennie Zegalski Personal Real Estate Corporation

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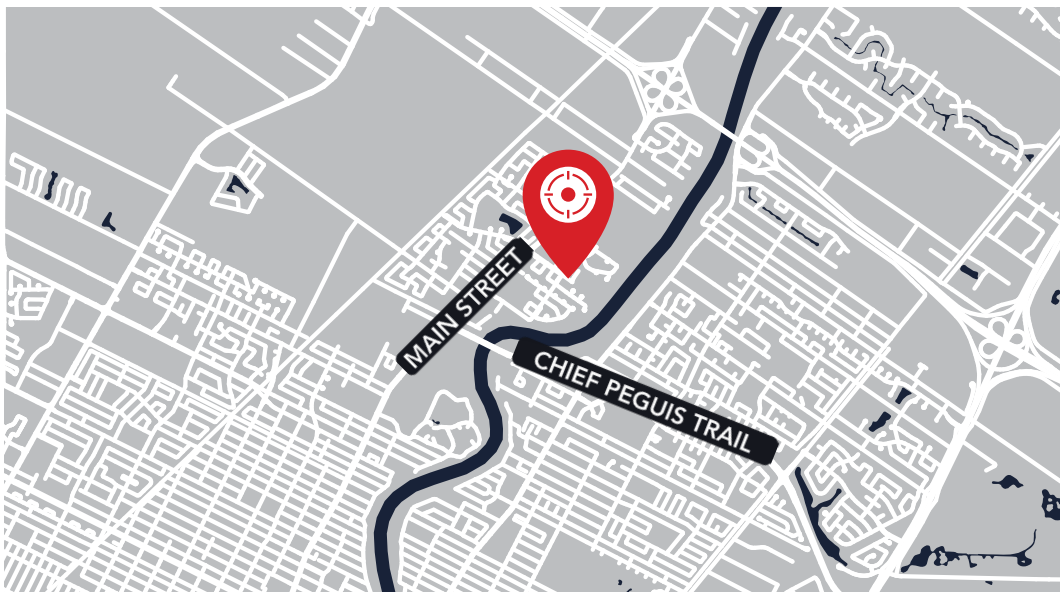
# Property Details



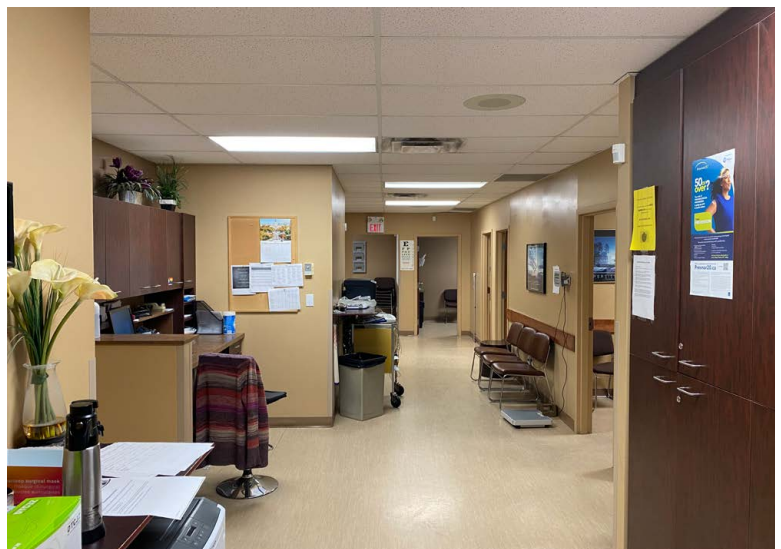
<b>GLA OF CENTRE (+/-)</b>	82,564 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 2 - 2,900 sq. ft. (Former medical clinic space - available January 1, 2024) Unit 15 - 1,100 sq. ft. <i>(Conditionally Leased)</i>
<b>ZONING</b>	C3 Commercial Corridor
<b>BASIC RENTAL RATE</b>	\$28.00 per sq. ft. net
<b>ADDITIONAL RENT</b>	\$13.79 per sq. ft. <i>(est. 2023) (plus mgmt fee of 5% of net rent)</i>
<b>UNIT 2 HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>» Fully built out professional medical clinic</li><li>» Long-standing 20 year medical clinic for lease as doctors are retiring</li><li>» Medical fixtures may be purchased - price negotiable</li></ul>

## HIGHLIGHTS

- » Located on Main Street in a high traffic / high visibility location
- » Multiple new and proposed residential developments are in close proximity
- » Ample on-site parking available
- » This site is currently the only grocery store anchored shopping centre opportunity on north Main Street



# Exterior/Interior Photos



# Site Plan



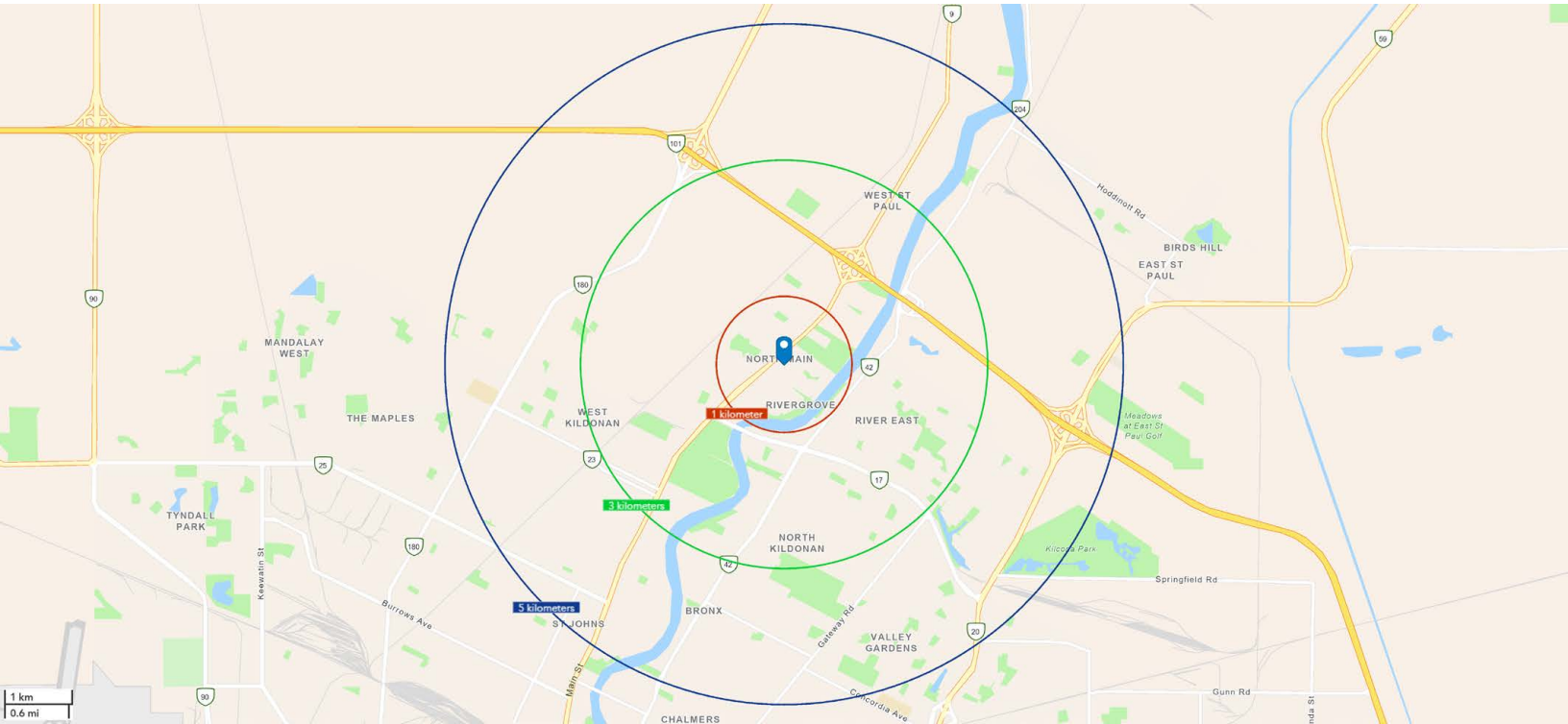
# Floor Plan

UNIT 2 - MEDICAL CENTRE 2,900 sq. ft. (+/-)



\*Illustration purposes only\* Actual design is slightly different

# Demographic Analysis



## POPULATION



	2022	2027
1 KM	8,307	8,599
3 KM	45,604	47,049
5 KM	116,852	120,883

## HOUSEHOLD INCOME



	2022	2027
1 KM	\$115,149	\$131,352
3 KM	\$98,021	\$113,502
5 KM	\$100,972	\$117,484

## MEDIAN AGE



	Median Age
1 KM	42.6
3 KM	42.7
5 KM	40.7

## HOUSEHOLDS



	2022	2027
1 KM	3,003	3,115
3 KM	18,735	19,352
5 KM	45,845	47,440

# RIVERGROVE MEDICAL CLINIC

## Contact

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