

FOR LEASE

3605-3623 Roblin Boulevard

WINNIPEG, MB

~ Retail/Office Spaces Available on Roblin Boulevard ~



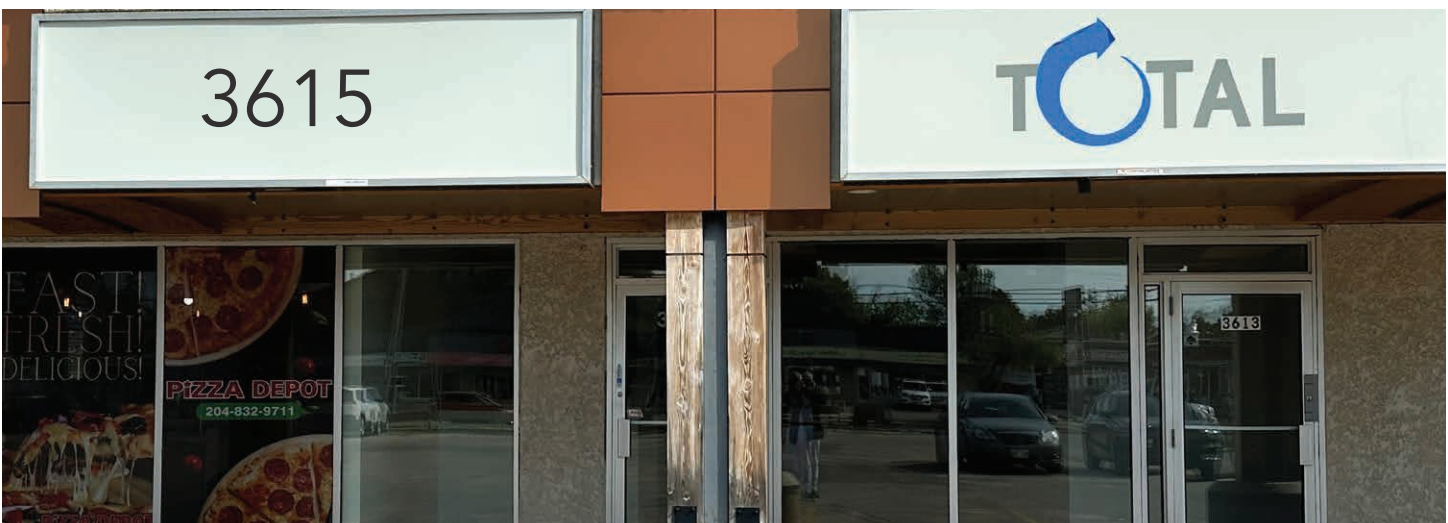
BOB ANTYMNIUK, Vice President, Sales & Leasing
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Property Details



LAND AREA (+/-)	52,821 sq. ft. (3.89 acres)	
BUILDING AREA (+/-)	13,330 sq. ft.	
AREA AVAILABLE (+/-)	3605 Roblin Blvd.	1,800 sq. ft.
	3615 Roblin Blvd.	1,553 sq. ft.
NET RENTAL RATE	3605 Roblin Blvd.	\$25.00 per sq. ft. Net per year
	3615 Roblin Blvd.	\$23.00 per sq. ft. Net per year
ADDITIONAL RENT	TBD (Plus 5% management fee)	
TAXES	\$3.90 per sq. ft. (2023)	
ZONING	C2	

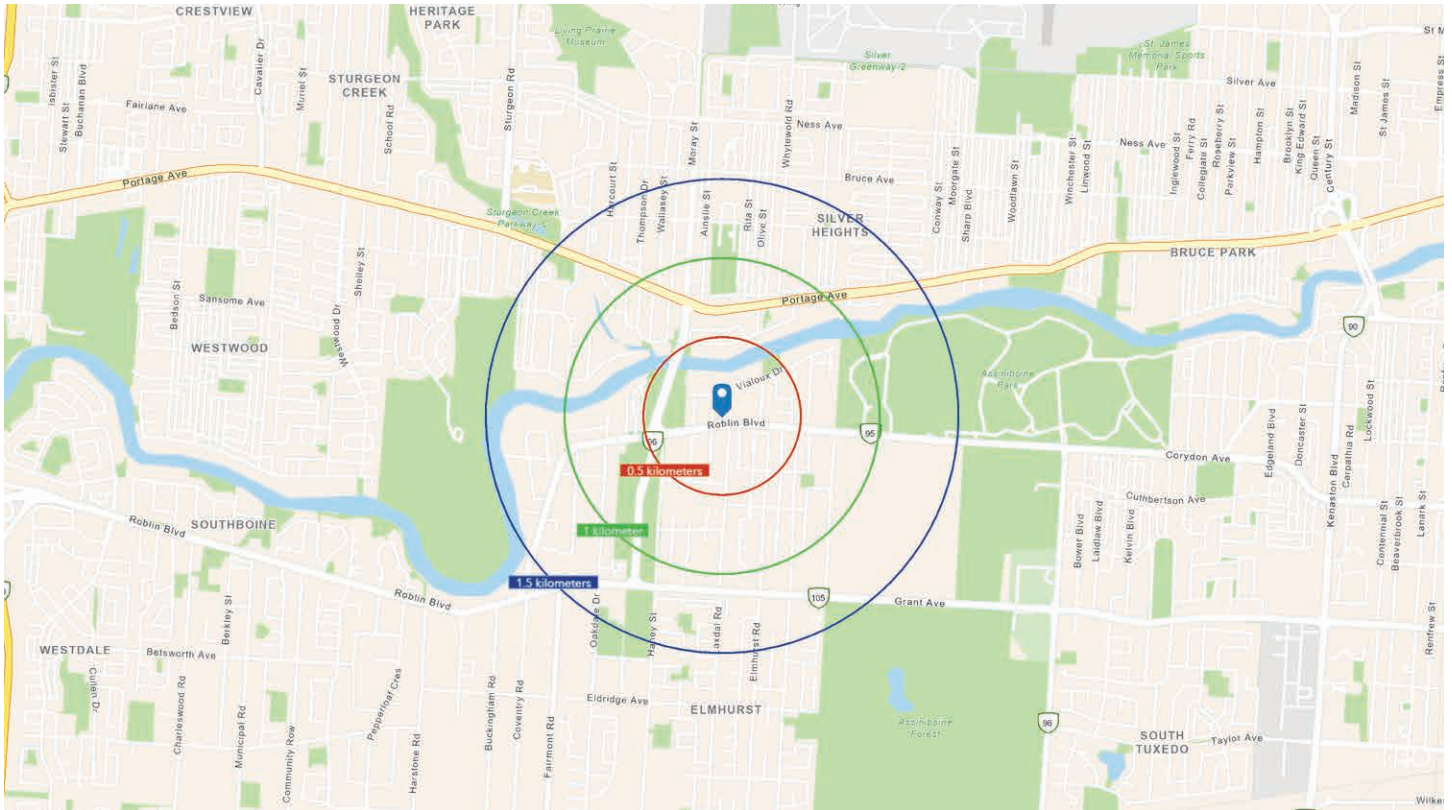


Site Plan

*Illustration Only, Not to scale



Demographic Analysis



POPULATION



	2022	2027
0.5 KM	1,510	1,619
1 KM	6,077	6,599
1.5 KM	14,008	14,790

HOUSEHOLD INCOME



	2022	2027
0.5 KM	\$89,699	\$98,169
1 KM	\$119,333	\$135,847
1.5 KM	\$114,569	\$131,600

MEDIAN AGE



	Median Age
0.5 KM	44
1 KM	44.3
1.5 KM	44.2

HOUSEHOLDS



	2022	2027
0.5 KM	2	2
1 KM	2.2	2.2
1.5 KM	2.2	2.2



Contact

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