

FOR SALE

1871 Main Street

WINNIPEG, MB



~ Retail Investment Opportunity ~



DERRICK CHARTIER, Principal
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Services provided by Derrick Chartier Personal Real Estate Corporation

BRETT CHARTIER, Associate Vice President, Sales & Leasing
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Property Details

TITLE NUMBER	1737615/1
LEGAL DESCRIPTION	PT LOT 7 BLOCK 3 PLAN 1700 12/13 K LYING TO N OF A STR LINE DRAWN FROM A POINT IN W LIMIT OF SAID LOT DIST NLY THEREON 0.75F FROM S LIMIT OF SAID LOT TO A POINT IN E LIMIT SAID LOT DIST NLY THEREON 1.38F FROM SAID S LIMIT LOTS 8/9
ROLL NUMBER	11000951100
PROPERTY TAXES	\$11,077.10
LAND AREA (+/-)	7,987 sq. ft.
WATER FRONTAGE	79.80 ft.
SEWER FRONTAGE	79.80 ft.
PARKING	7 stalls (+/-)
TRAFFIC COUNT	41,900 avg. vehicles per day along Main Street
ACCESS	One (1) point of access from Main Street and one (1) point of access from Kingsbury Avenue (light-controlled intersection)
ZONING	C2 - COMMERCIAL - Community

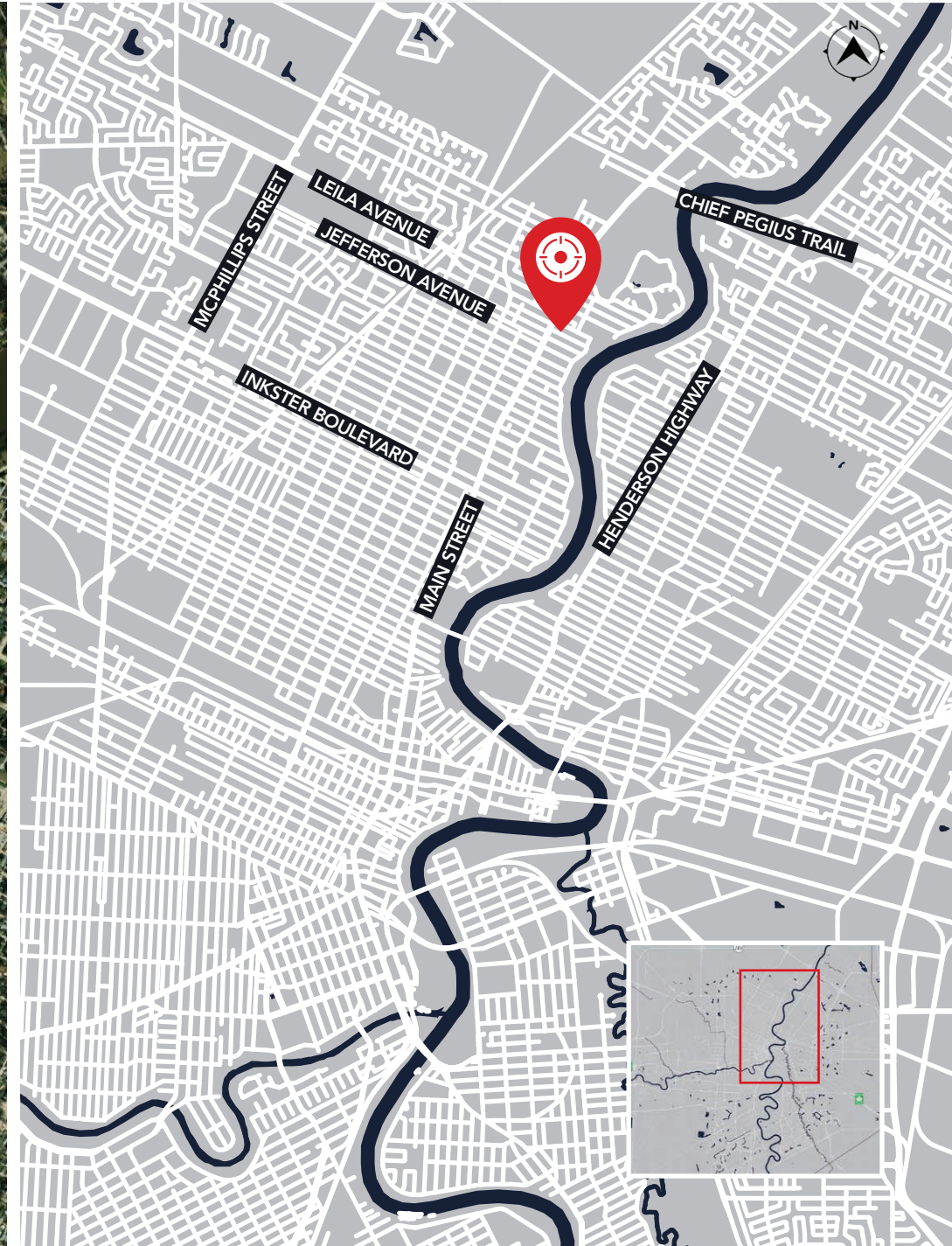
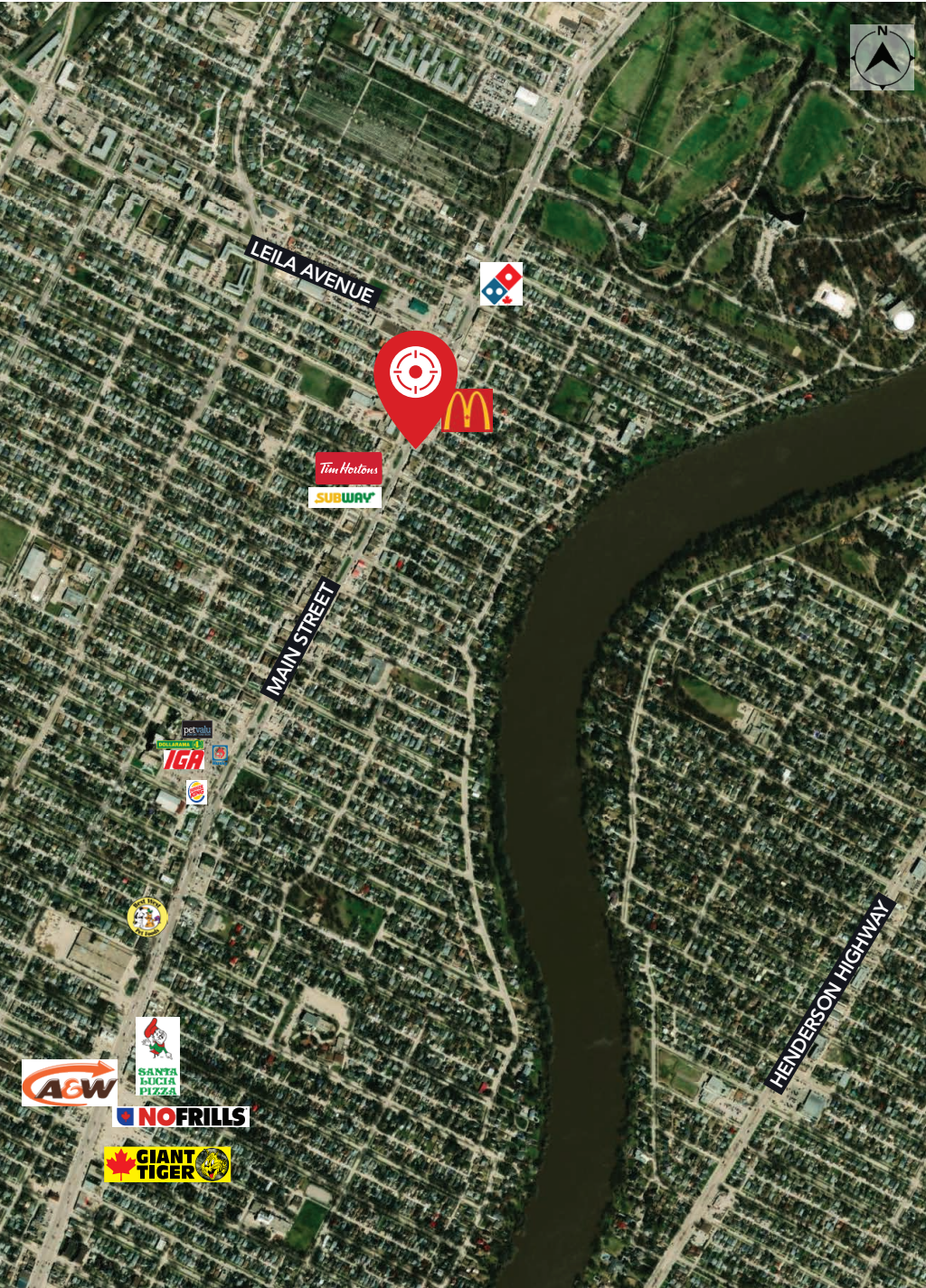


ASKING PRICE/RENTAL RATES Contact Agent

Building Details

BUILDING AREA (+/-)	2,100 sq. ft.
YEAR BUILT	1971
NUMBER OF STOREYS	1
MORTGAGE	Clear Title

Retail Aerial



Demographic Analysis

POPULATION



	2022	2027
1 KM	9,253	9,169
3 KM	88,864	90,472
5 KM	202,348	210,334

MEDIAN AGE



	Median Age
1 KM	40.3
3 KM	39.1
5 KM	38.1

HOUSEHOLD INCOME

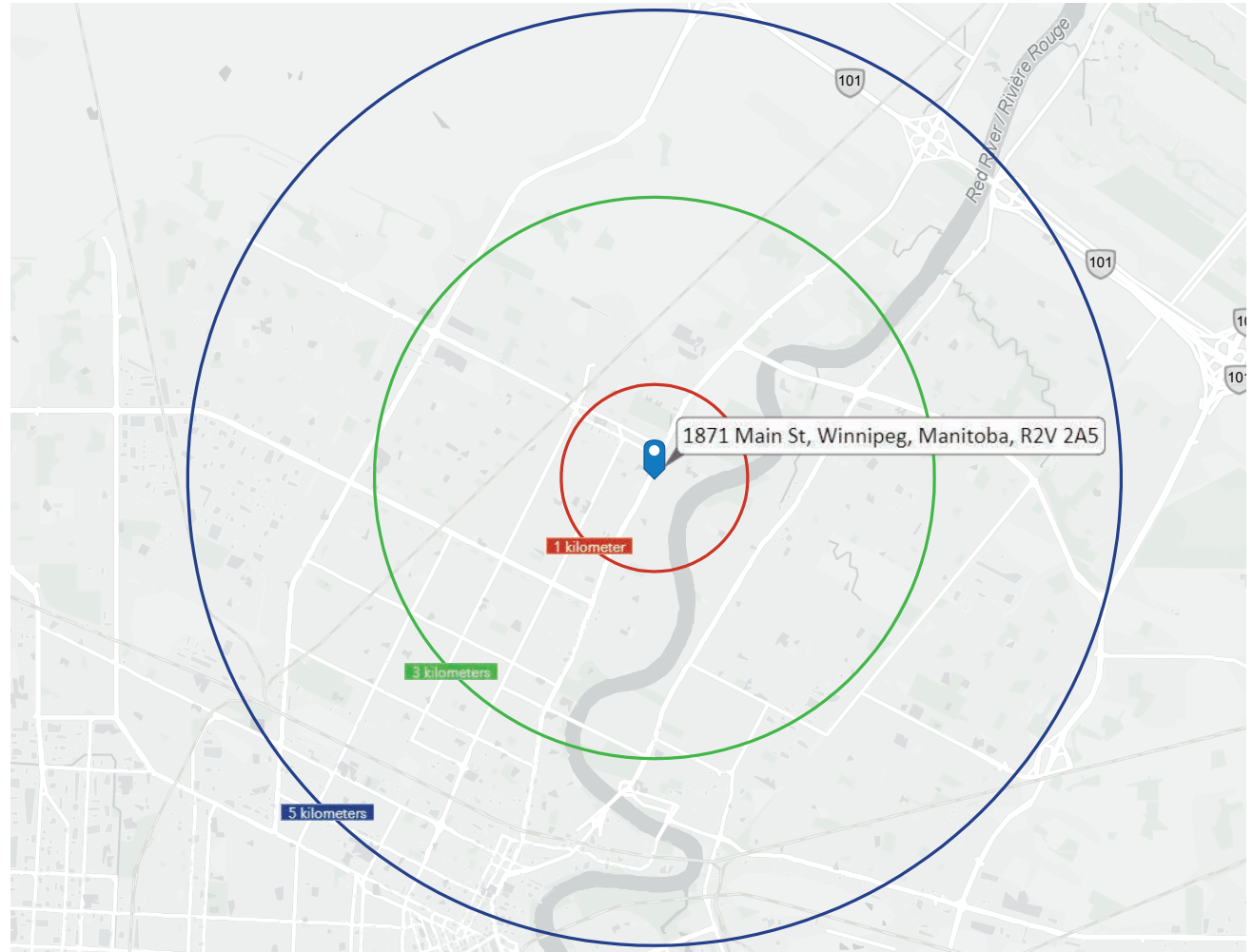


	2022	2027
1 KM	\$81,115	\$94,669
3 KM	\$84,665	\$98,133
5 KM	\$85,380	\$99,074

HOUSEHOLDS



	2022
1 KM	3,895
3 KM	35,801
5 KM	75,767





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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