

FOR SALE

630 Watt Street

WINNIPEG, MB



**COMMERCIAL REAL ESTATE
SERVICES INC.**



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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Services provided by Brett Chartier Personal Real Estate Corporation

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Property Details

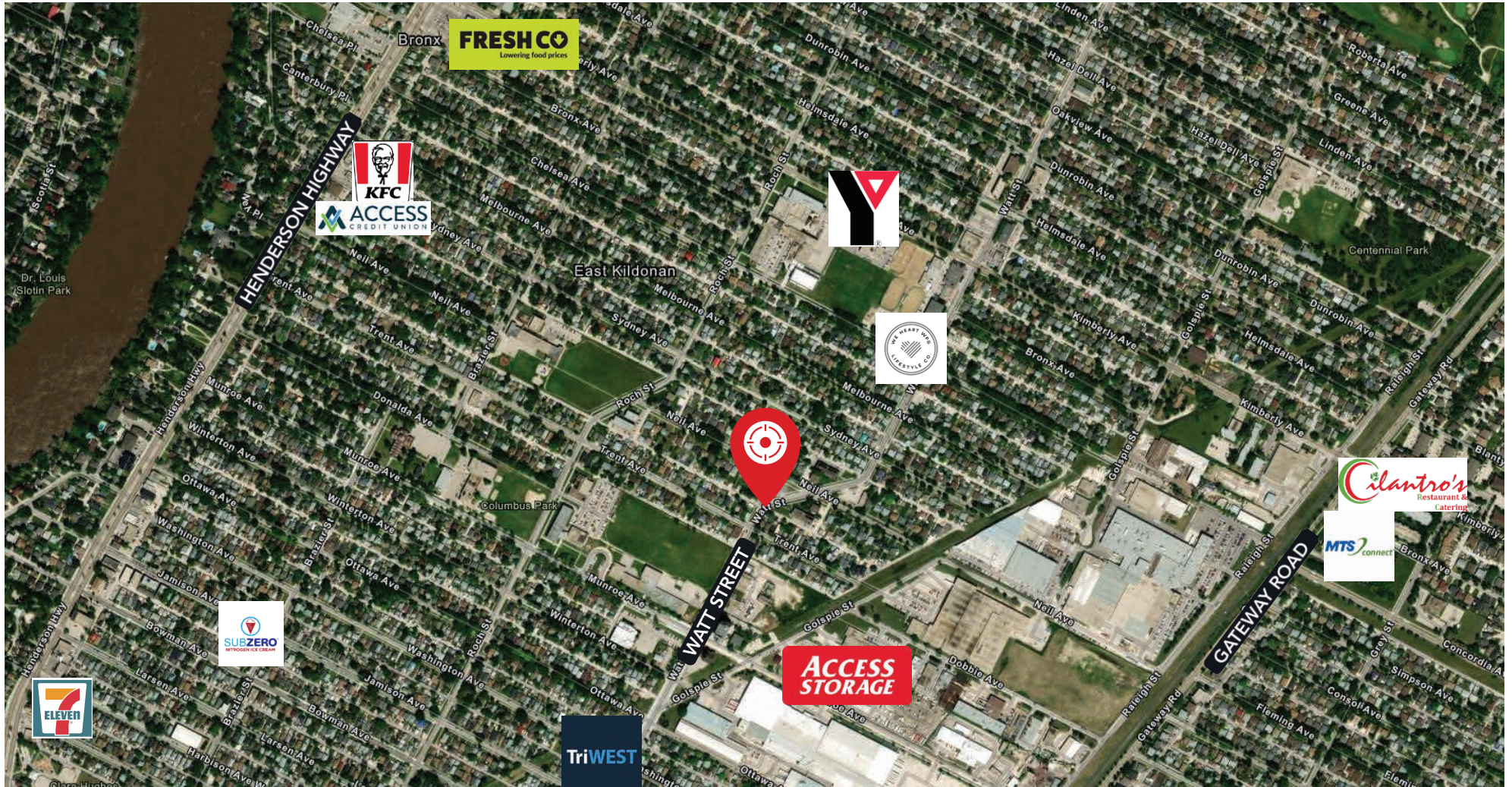
TITLE NUMBER	1788350/1
LEGAL DESCRIPTION	LOT 19 BLOCK 3 PLAN 5894 WLTO IN 91 PARISH OF KILDONAN
ROLL NUMBER	02041149000
PROPERTY TAXES	\$10,839.22
LAND AREA (+/-)	12,661 sq. ft.
WATER FRONTAGE	75.40 ft.
SEWER FRONTAGE	75.40 ft.
PARKING	15 stalls (+/-)
TRAFFIC COUNT	12,400 avg. vehicles per day along Watt Street
ACCESS	Three (3) access points from Watt Street
ZONING	C2 - COMMERCIAL - Community

ASKING PRICE/RENTAL RATES \$575,000.00

Building Details

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

Retail Aerial



Demographic Analysis

Primary Trade Area

POPULATION



Population

2022	62,652
2027	63,130
GROWTH RATE	1%

MEDIAN AGE



Median Age

2022	37.8
2027	38.5
GROWTH RATE	1.02%

HOUSEHOLD INCOME



Household Income

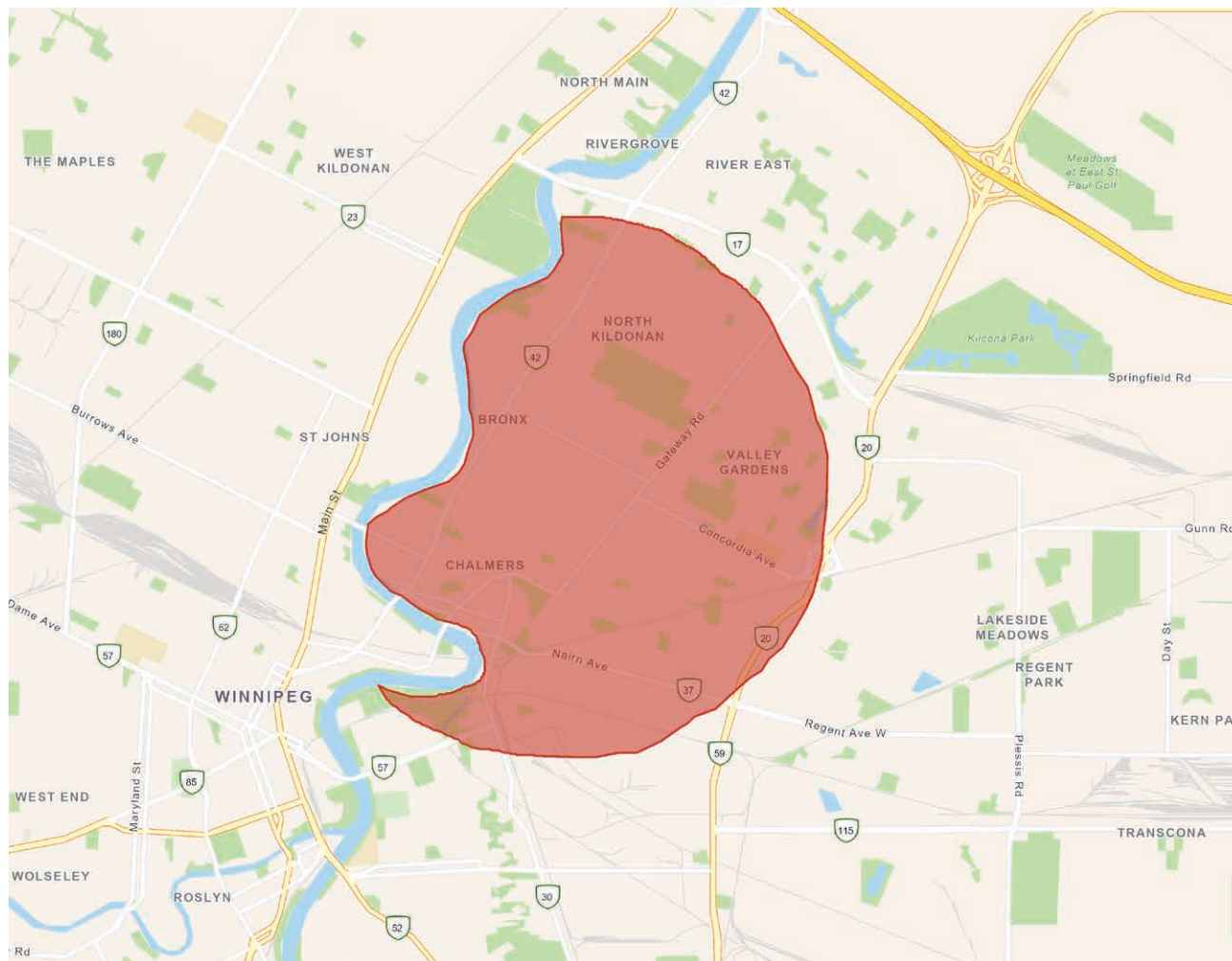
2022	\$81,251
2027	\$93,749
GROWTH RATE	1.15%

HOUSEHOLDS



Households

2022	25,355
2027	25,704
GROWTH RATE	1.01%





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Contact

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