

**FOR LEASE**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

# 120 Osborne Street

WINNIPEG, MB

*~ Prime Retail Space in Osborne Village ~*



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Services provided by Brett Chartier Personal Real Estate Corporation

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# Property Details



**BUILDING AREA (+/-)** 6,303 sq. ft. (+/-)

**AREA AVAILABLE** Unit 1: 2,785 sq. ft. (+/-) **Available Immediately**

**ZONING** C2 - Commercial

**NET RENTAL RATE** \$30.00 per sq. ft.

**ADDITIONAL RENT (EST. 2024)** \$13.01 per sq. ft. (plus management fee equal to 5% of Gross Rent)

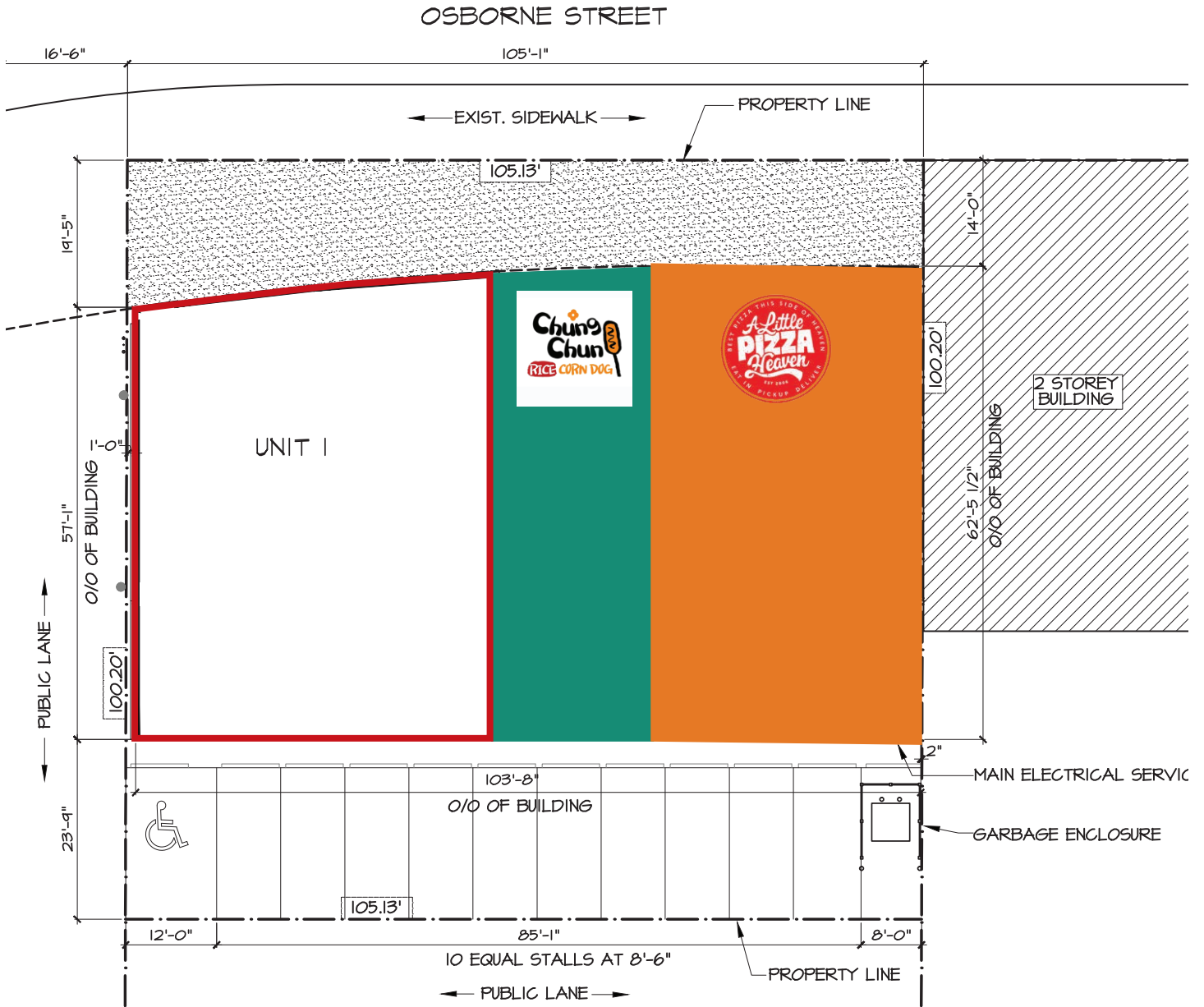
**PARKING** 4 stalls behind premises

## HIGHLIGHTS

- » High profile location in the heart of Osborne Village
- » Excellent visibility from Osborne Street
- » High traffic counts and foot traffic
- » Located in the most densely populated neighbourhood in Winnipeg



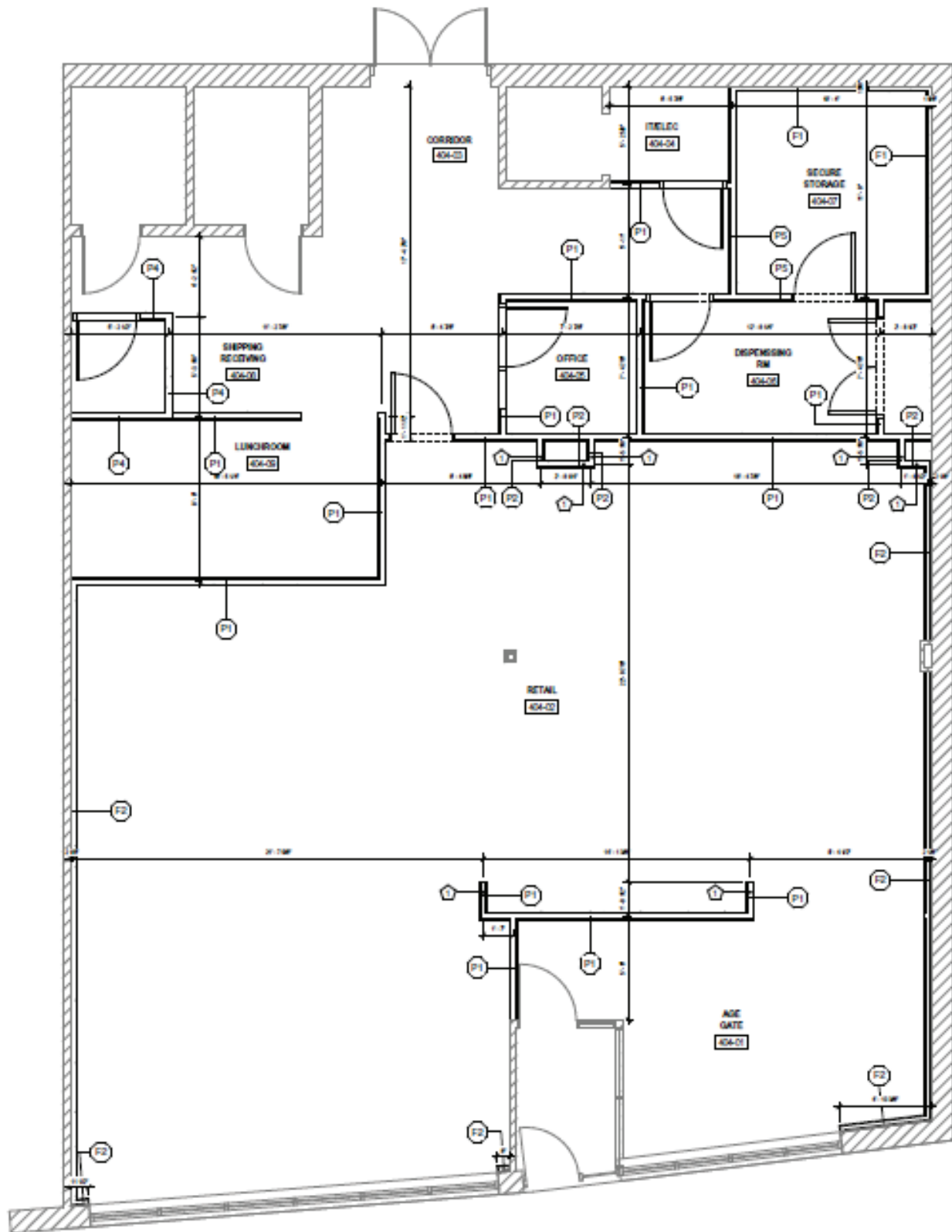
# Site Plan



\*For reference only



# Floor Plan



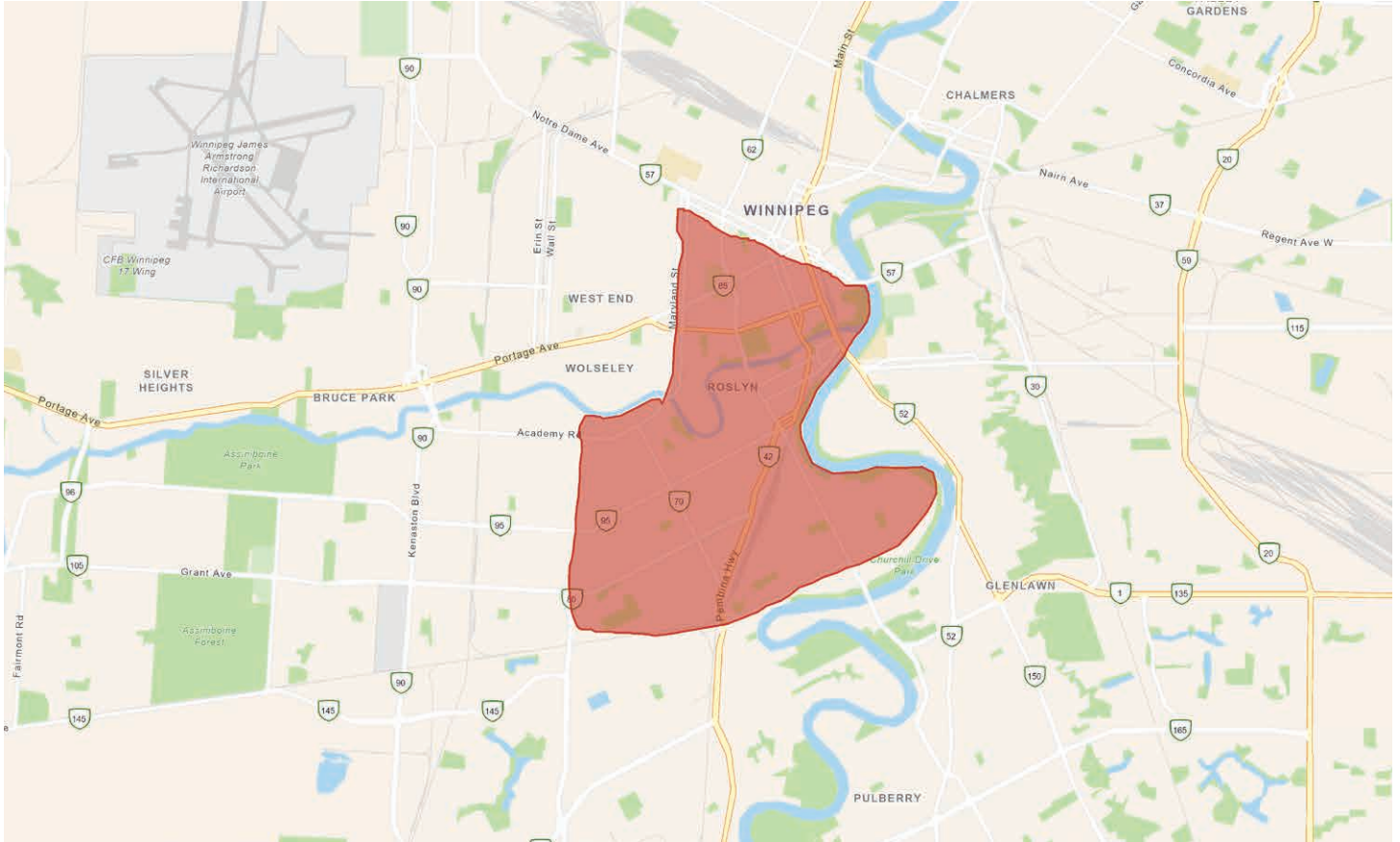






# Demographic Analysis

## Primary Trade Area



TOTAL POPULATION

**66,508**

1.12% annual growth rate (2017-2027)



AVG. HOUSEHOLD INCOME

**\$76,788**

rising to **\$88,380** by 2027



MEDIAN AGE

**37**

rising to **38.5** by 2027



TOTAL HOUSEHOLDS

**34,256**

rising to **39,136** by 2027

## Contact

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