

~ High-Profile User/Investor Opportunity in Osborne Village ~



**FOR SALE / LEASE**

**470 River Avenue**

**WINNIPEG, MB**

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Services provided by Bryn Oliver Personal Real Estate Corporation

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

Capital is pleased to offer 470 River Avenue for sale in addition to office and retail units available for lease. The Property consists of 5,592 sq. ft. of gross leasable area and is strategically located in vibrant Osborne Village. The site is situated on the south side of River Avenue within the district of Fort Rouge and in the heart of Osborne Village just south of Downtown Winnipeg.

### **The Village**

Osborne Village is Winnipeg's most densely populated residential neighborhood and is a popular destination for boutique shopping and dining experiences.

The Village is widely recognized in Winnipeg as a unique retail node with many independent retailers offering a street-front presence along Osborne Street. In recent years, this trendy neighborhood has attracted many new high-density and high-quality condominiums and apartment developments. Osborne Village is a highly sought after urban community with a rich heritage and is appreciated as a desirable location in which to live, work and play.

This community is also located just across the Osborne bridge from all near all major downtown attractions, amenities and employers.

The Village is served by two Transit stations: Harkness and Osborne as well as multiple Winnipeg Transit routes near the property.



# Property Overview

## PROPERTY DETAILS

SITE AREA (+/-)	4,964 sq. ft. (0.11 acres)
LEGAL DESCRIPTION	Lot 165 Plan 102 Wlto (W Div) in RL 37 Parish of St. Boniface
BUILDING AREA (+/-)	5,592 sq. ft.
FRONTAGE	50' along River Avenue
ZONING	C2 - Com - Community
NUMBER OF STOREYS	3
YEAR BUILT	1903
TRAFFIC COUNT	6,600 avg. vehicles per day (2022 City of Winnipeg Traffic Flow Map)

## OFFERING DETAILS

AREA AVAILABLE (+/-)	Unit C & D	1,644 sq. ft.
	Unit E & F	1,334 sq. ft.
	Unit G	960 sq. ft.
AVAILABILITY	Immediately	
RENTAL RATE	\$20.00 per sq. ft.	
ADDITIONAL RENT	\$11.31 per sq. ft. (plus 5% management fee on base rent) (est. 2023)	
UTILITIES	Separately metered and paid by tenant	
ASKING PRICE	\$1,600,000	
PROPERTY TAXES	\$31,806.65 (2024)	

## Highlights

- Located centrally in the heart of Osborne Village just south of Downtown Winnipeg
- The Property benefits from its high-traffic and high-visibility location
- Easy access to public transportation
- Surrounding the site is a densely populated urban residential neighbourhood with over 13,000 residents and 170 unique businesses within a 3 km radius of the site



# Location Aerial



# Interior Photos

## UNIT C-D



## UNIT E-F



## UNIT G



# Demographic Analysis

## PRIMARY TRADE AREA



TOTAL POPULATION

**66,508**

1.12% annual growth rate (2017-2027)



MEDIAN AGE

**37**

rising to **38.5** by 2027



TOTAL HOUSEHOLDS

**34,256**

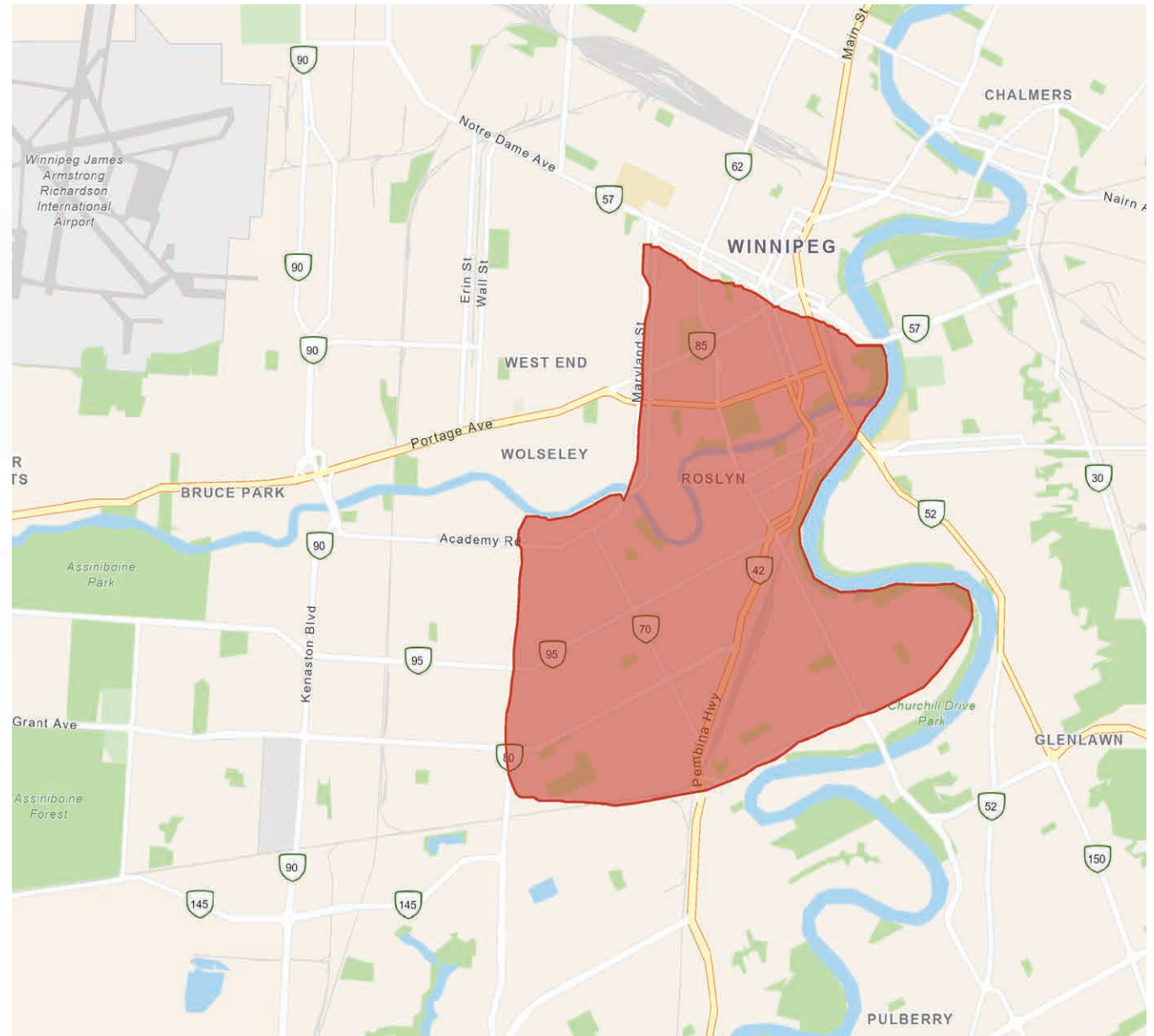
rising to **39,136** by 2027



AVG. HOUSEHOLD INCOME

**\$76,788**

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





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## Contact

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