



FOR LEASE

692 St. Anne's Road

WINNIPEG, MB

Presley Bordian, Senior Advisor, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

AREA AVAILABLE (+/-)	1,200 sq. ft.
SEMI-GROSS RENTAL RATE	\$37.00 per sq. ft. (plus 5% mgmt. fee of Gross Rent) (Tenant to pay utilities)
PARKING	Surface and underground parking (Exclusive commercial tenant parking negotiable)
ZONING	RMU
AVAILABILITY	Spring 2024

Property Overview

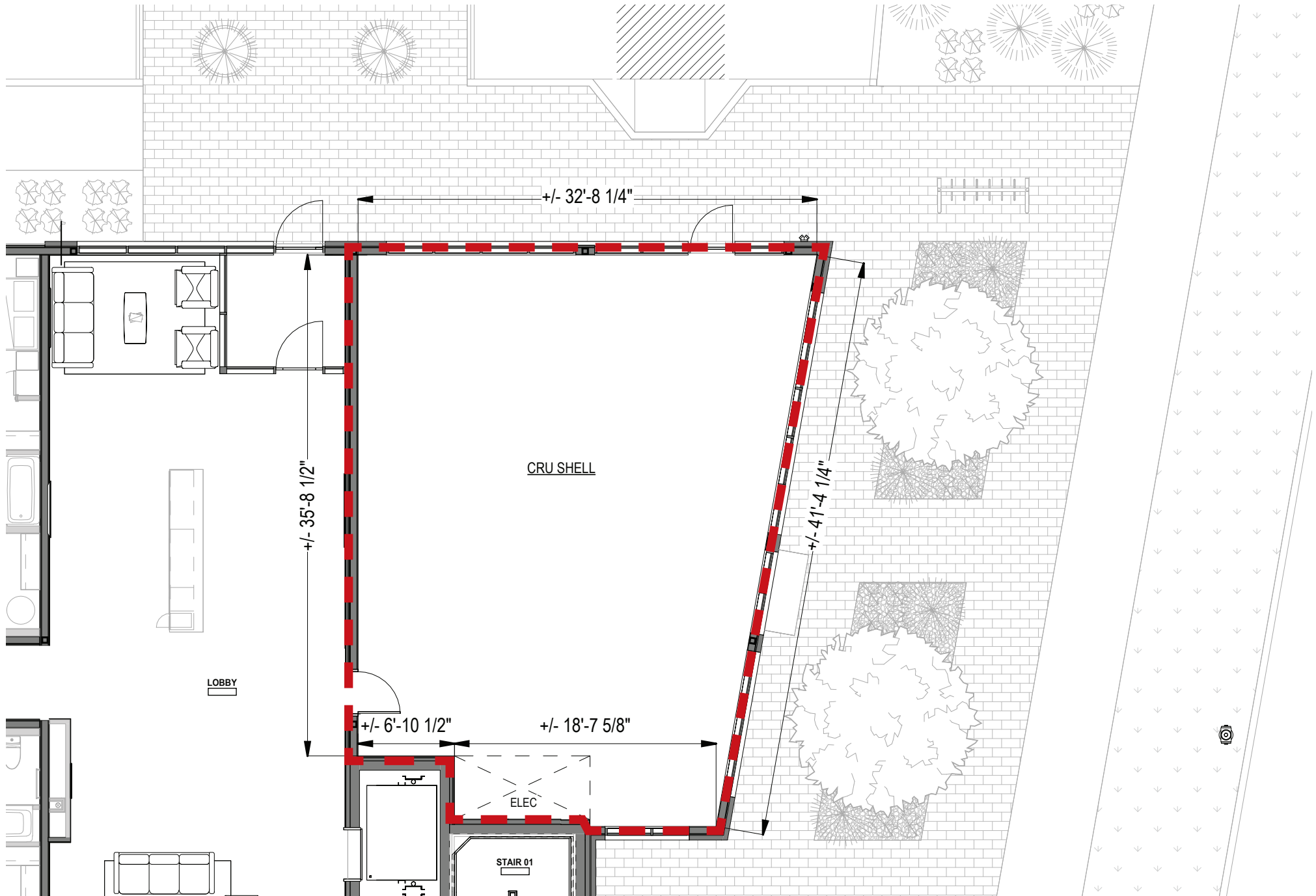
High-quality main floor retail/office space available in Spring 2024. Upon completion, this 4-storey, 62-suite apartment building will feature excellent exposure and direct access from St. Anne's Road. The main floor commercial space features wrap-around glazing, which offers natural light throughout. Exterior signage opportunities exist on both the north and east sides, while exclusive commercial tenant parking is available and negotiable via both surface and underground parking.



Site Plan




Floor Plan




Demographic Analysis




POPULATION	1 KM	3 KM	5 KM
Total Population (2023)	9,534	72,834	13,2820
Projected Population (2028)	11,280	79,902	147,131



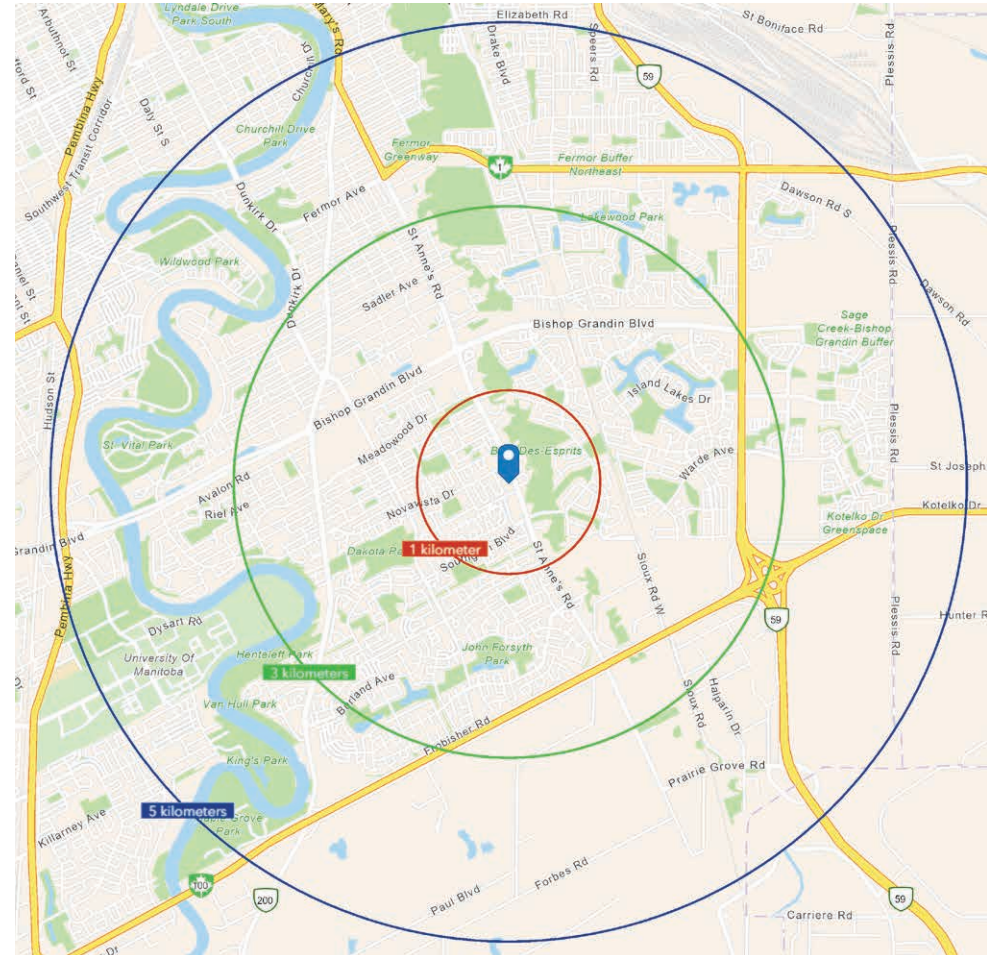
MEDIAN AGE	1 KM	3 KM	5 KM
Median Age (2023)	44.9	41.4	40.3



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
Avg. Household Income (2023)	\$124,134	\$120,918	\$117,780
Proj. Household Income (2028)	\$150,833	\$142,294	\$138,357



HOUSEHOLDS	1 KM	3 KM	5 KM
Total Households (2023)	3,797	28,264	52,690





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Contact

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