

FOR LEASE

105 - PTH 12

STEINBACH, MB



~ Former Restaurant in Steinbach's Main Retail Area ~



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Services provided by Rennie Zegalski Personal Real Estate Corporation

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Property Details

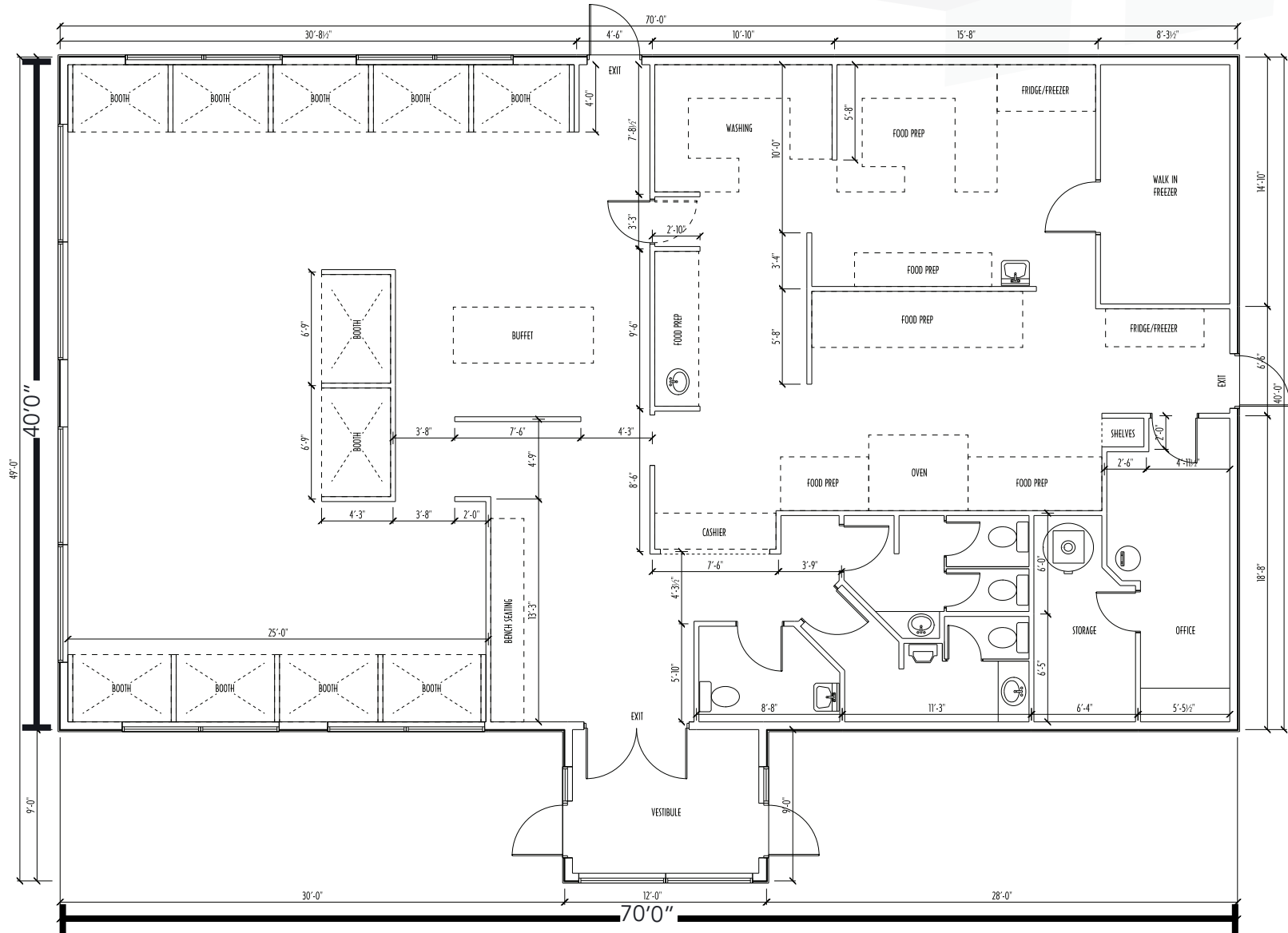
BUILDING AREA (+/-)	2,900 sq. ft.
BASIC RENT	\$25.00 per sq. ft.
ADDITIONAL RENT	\$8.00 per sq. ft. (est. 2024)
PARKING	Abundant on-site parking
ELECTRICAL	400 AMP
HVAC	10 Ton
EQUIPMENT	Existing walk in cooler, sinks, dishwasher, grease trap
AVAILABLE	February 1, 2024
PYLON SIGNAGE	Stand Alone sign on Highway 12

HIGHLIGHTS

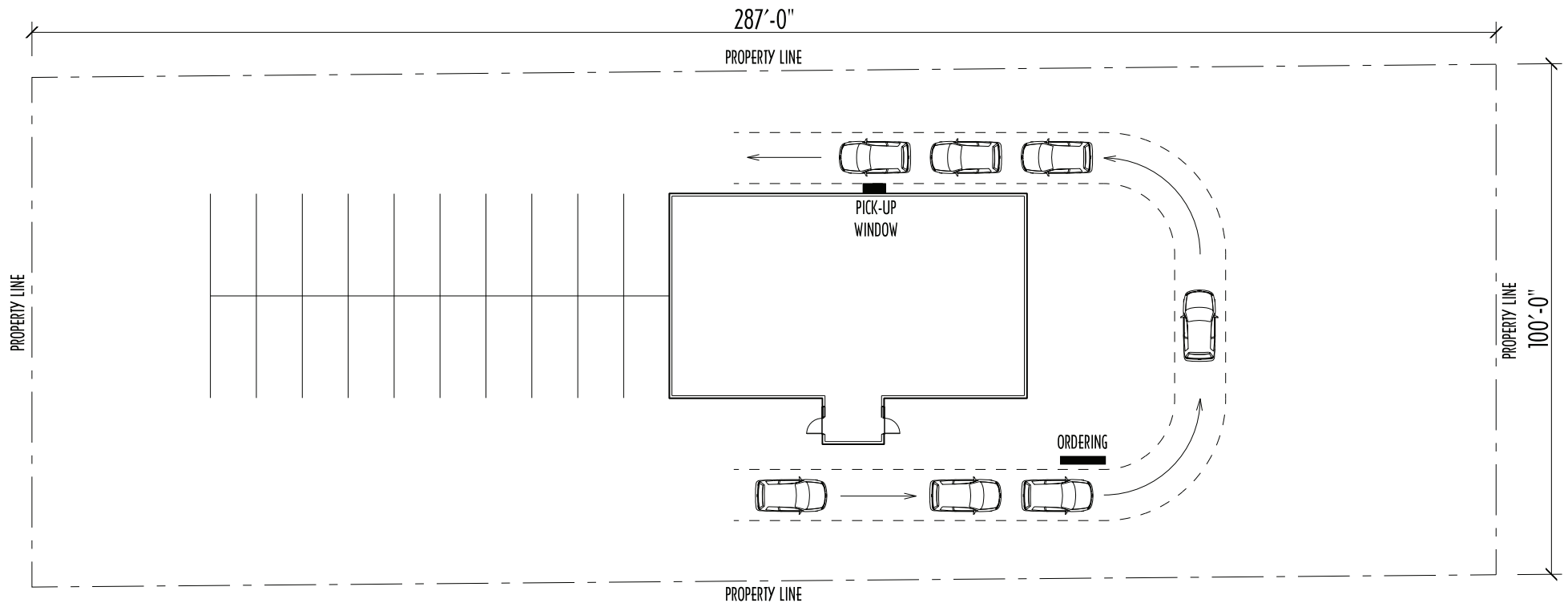
- Highly visible former restaurant
- Landlord will add a drive through lane and window
- Top deck of roof replaced two years ago
- Direct access to northbound Highway 12
- Adjacent to McMunn & Yates, Co-op Gas and Dairy Queen



Floor Plan



Site Plan with Potential Drive Thru Opportunity

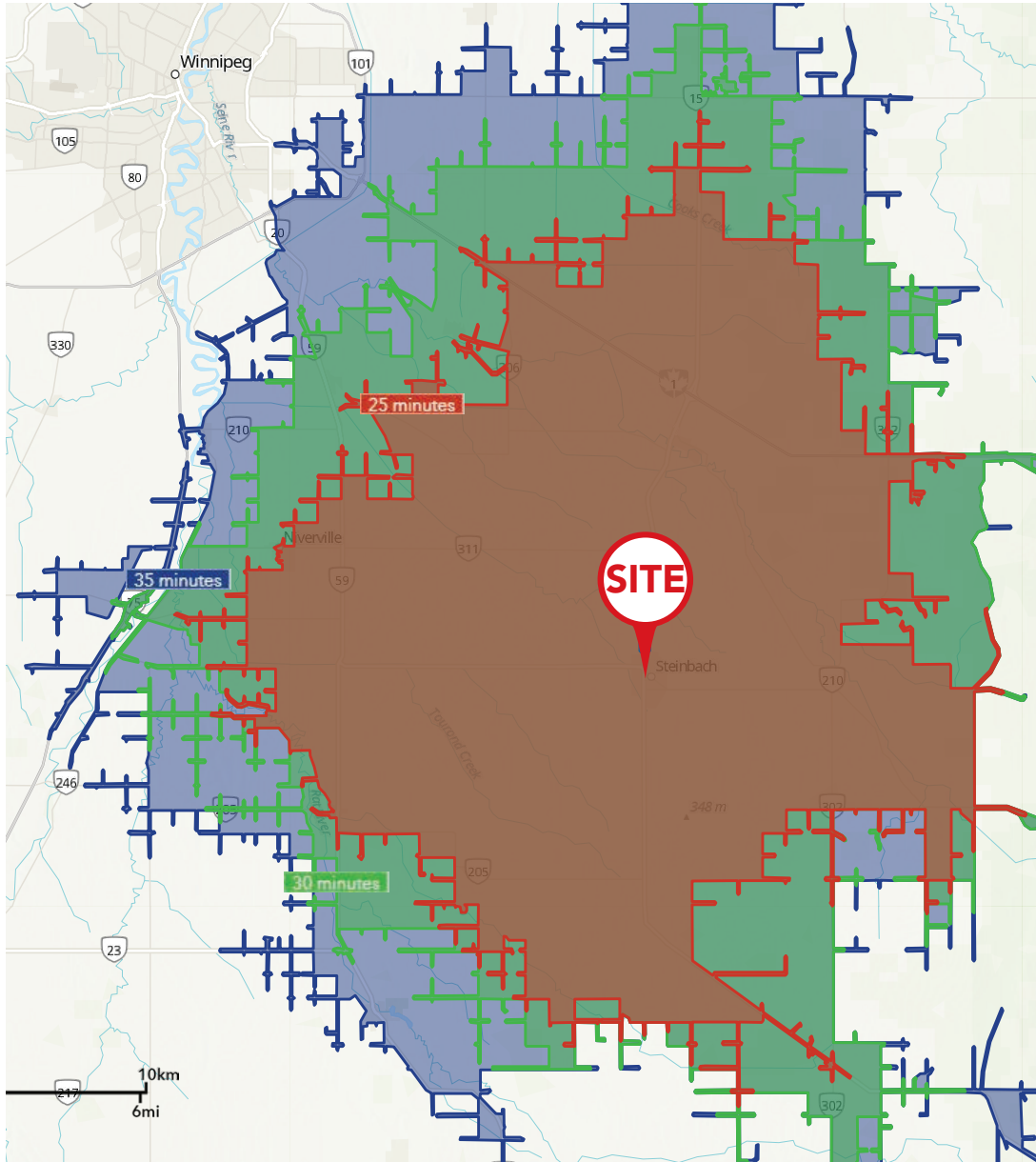


*Requires a conditional use permit which the Landlord is able to apply for and attain within 30-60 days

Site Plan



Demographic Analysis



Steinbach, Manitoba

POPULATION	18,429
PROJECTED POPULATION (2030)	21,672
MEDIAN AGE	34.0
AVG. HOUSEHOLD INCOME	\$87,276
PROJECTED AVG HOUSEHOLD INCOME (2030)	\$124,614
TOTAL HOUSEHOLDS	6,978

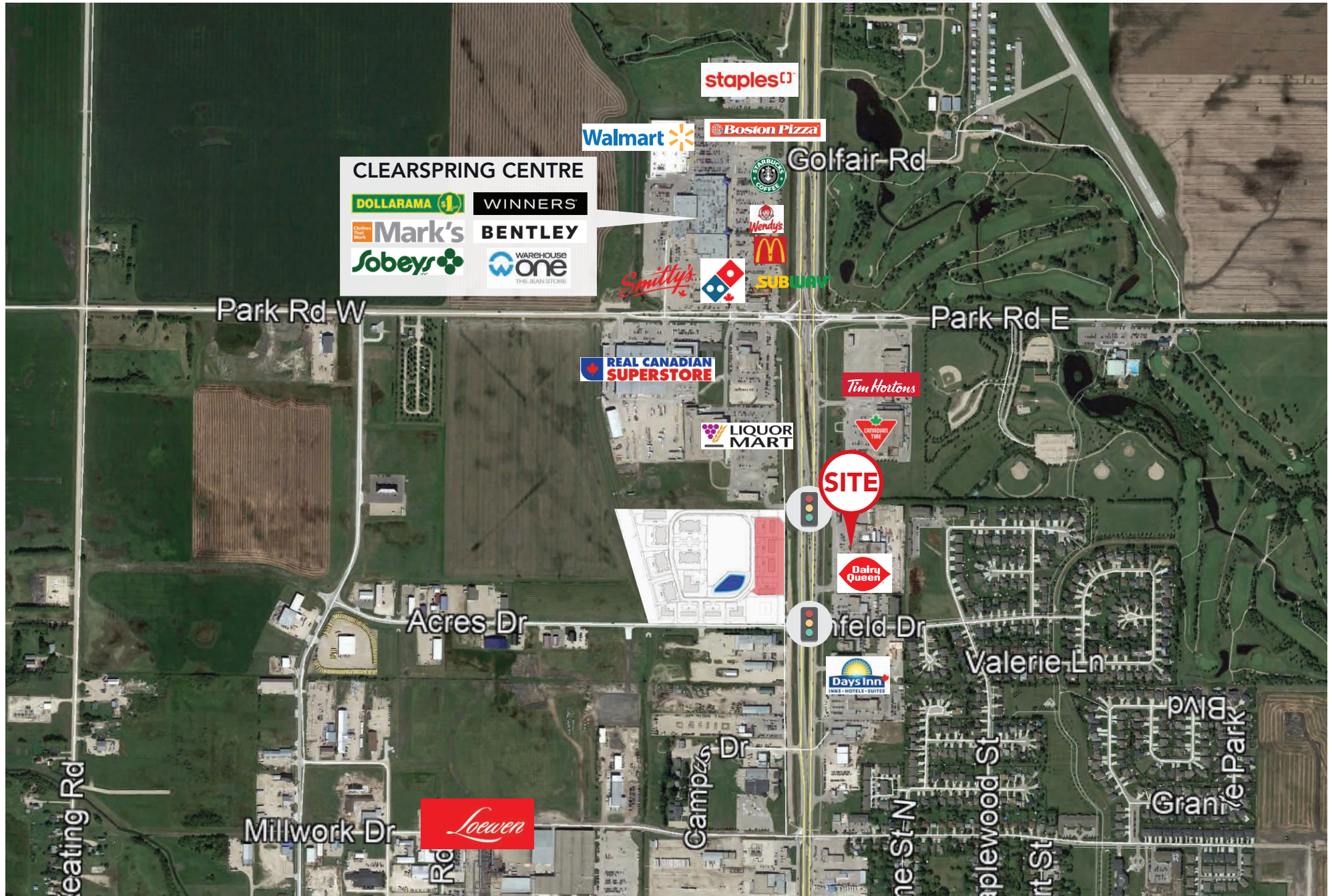
25 minute drive time

POPULATION	59,786
PROJECTED POPULATION (2030)	70,150
MEDIAN AGE	32.7
AVG. HOUSEHOLD INCOME	\$95,400
PROJECTED AVG HOUSEHOLD INCOME (2030)	\$131,049
TOTAL HOUSEHOLDS	20,203

35 minute drive time

POPULATION	86,690
PROJECTED POPULATION (2030)	102,415
MEDIAN AGE	34.0
AVG. HOUSEHOLD INCOME	\$100,481
PROJECTED AVG HOUSEHOLD INCOME (2030)	\$137,027
TOTAL HOUSEHOLDS	29,406

Retail Aerial





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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