

*~ High-Profile Retail Opportunity in The Village ~*



**FOR LEASE**



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**218 Osborne Street**

**WINNIPEG, MB**

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing  
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# Property Details

BUILDING AREA (+/-) 20,622 sq. ft.

AREA AVAILABLE (+/-) 1,400 sq. ft.

GROSS RENTAL RATE \$33.00 per sq. ft.

UTILITIES All utilities separately metered and paid for by tenant

MECHANICAL TBD

PARKING On-site parking stalls  
One reserved stall available to tenant

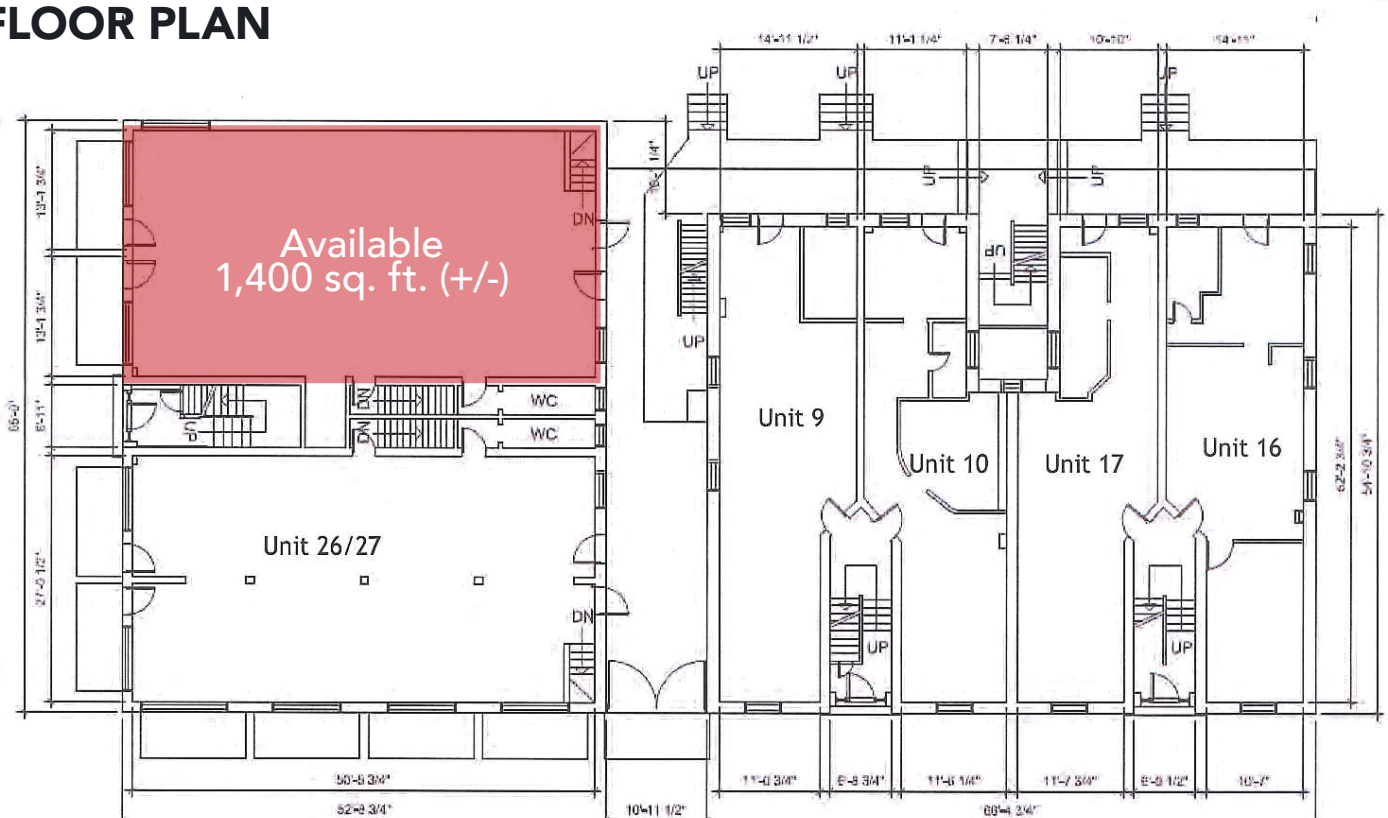
AVAILABILITY August 1, 2024

TRAFFIC COUNT 26,100 (avg. daily traffic count based on the 2022 City of Winnipeg Traffic Flow Map)

## HIGHLIGHTS

- Situated at Confusion Corner offering high visibility from Osborne Street, Donald Street, and Pembina Highway
- Exterior building signage opportunities
- Newly improved interior with cosmetic upgrades in place
- Lower-level bonus space perfect for storage

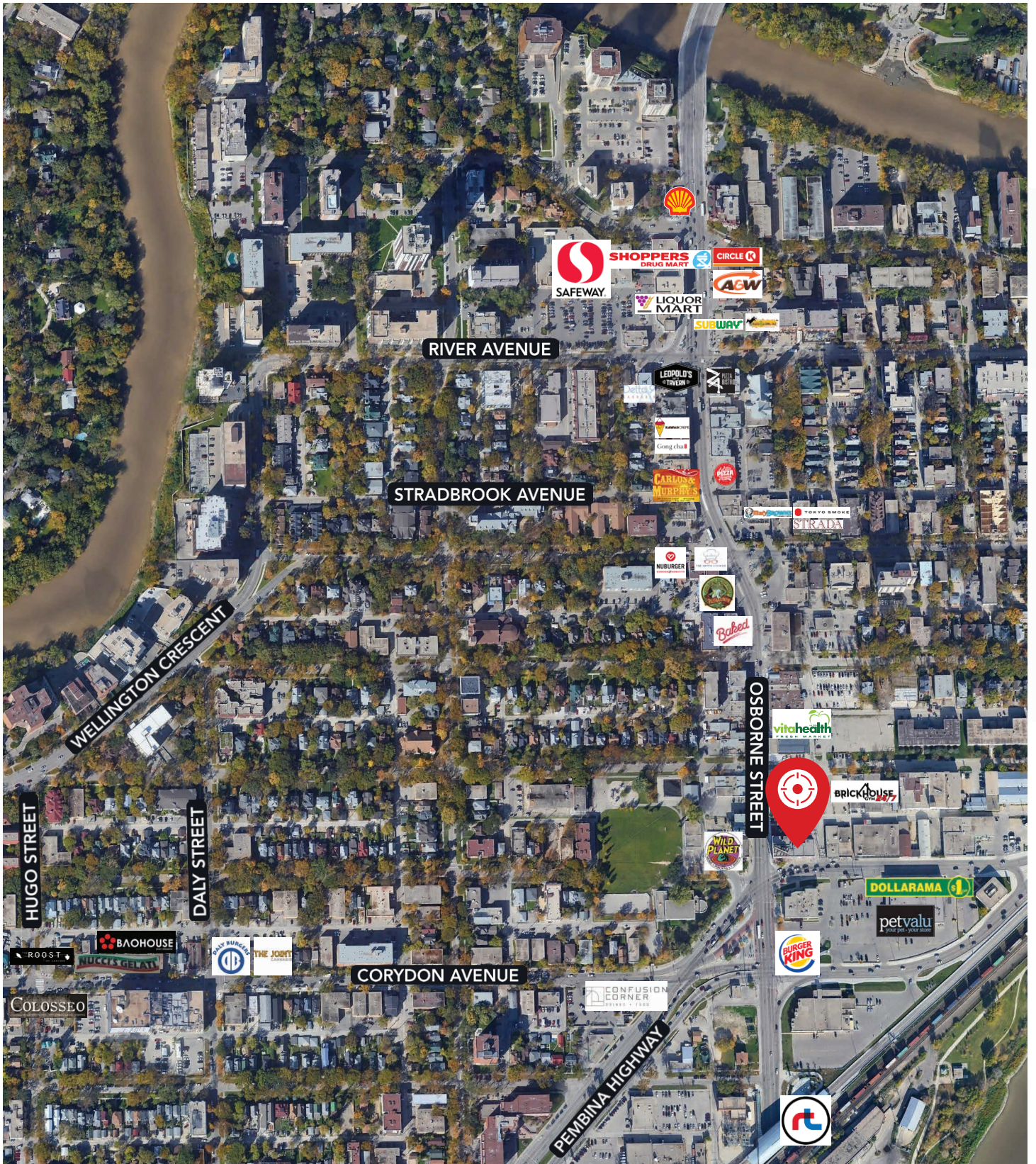
## FLOOR PLAN



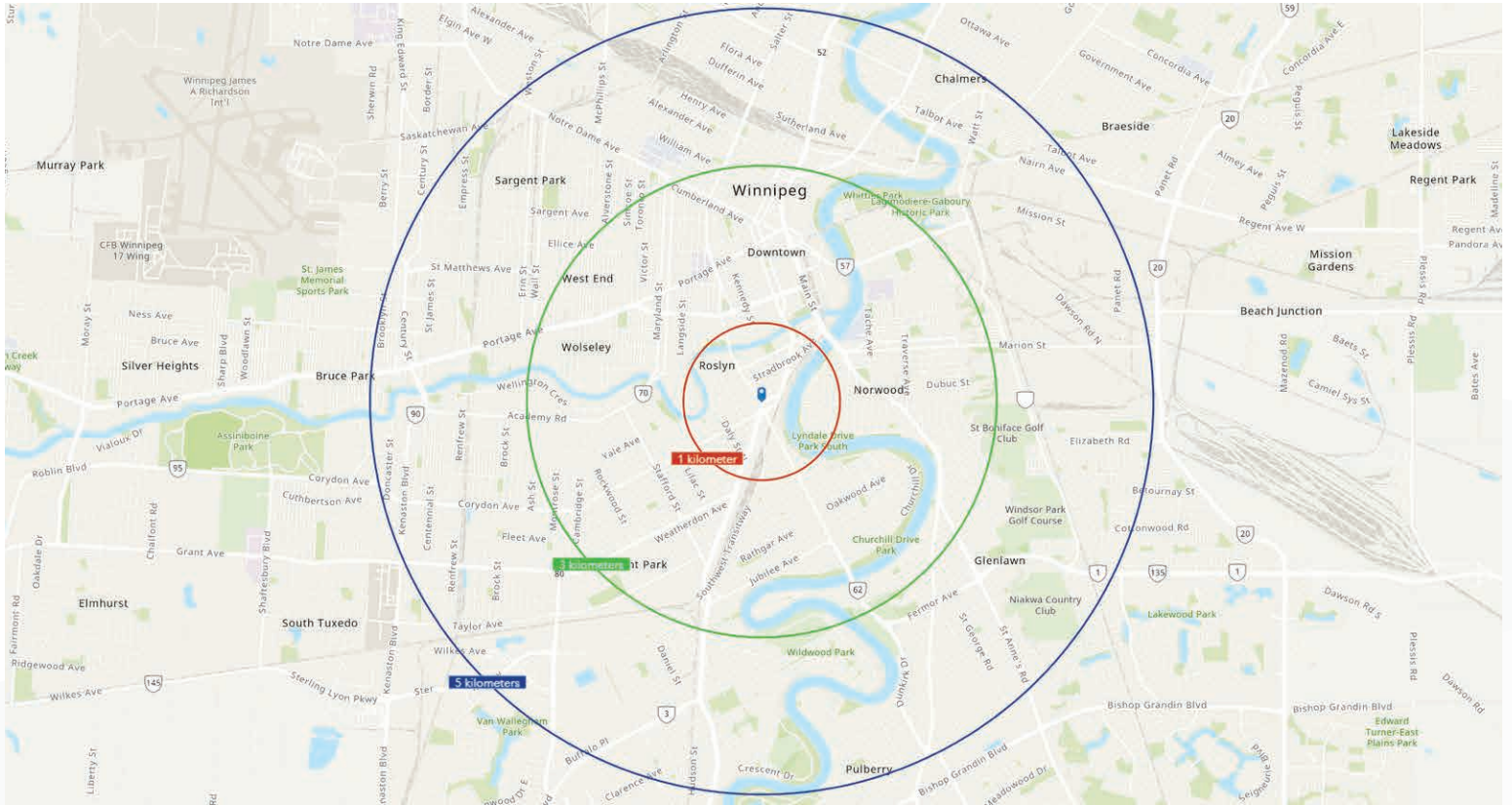
# Interior Photos



# Retail Aerial



# Demographic Analysis



## POPULATION

	Total Population	Projected Population (2029)
1 KM	16,774	20,647
3 KM	119,360	141,793
5 KM	234,145	271,578



## MEDIAN AGE

	Median Age
1 KM	36
3 KM	37
5 KM	37



## HOUSEHOLD INCOME

	Avg. Household Income	Projected Household Income (2029)
1 KM	\$78,192	\$100,846
3 KM	\$76,012	\$96,624
5 KM	\$80,220	\$101,948



## HOUSEHOLDS

	Total Households
1 KM	10,021
3 KM	57,361
5 KM	103,448

## Contact

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## **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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