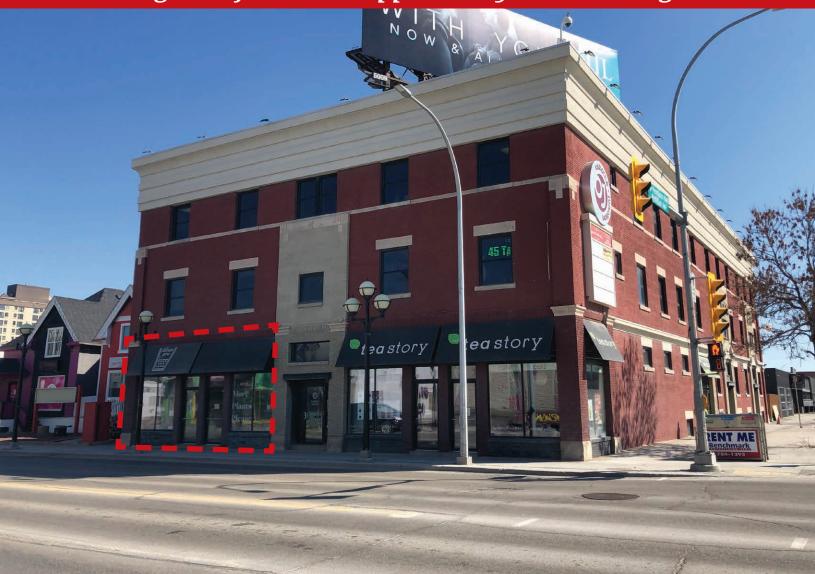
~ High-Profile Retail Opportunity in The Village ~



FOR LEASE



218 Osborne Street

WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing (204) 985-1356 presley.bordian@capitalgrp.ca

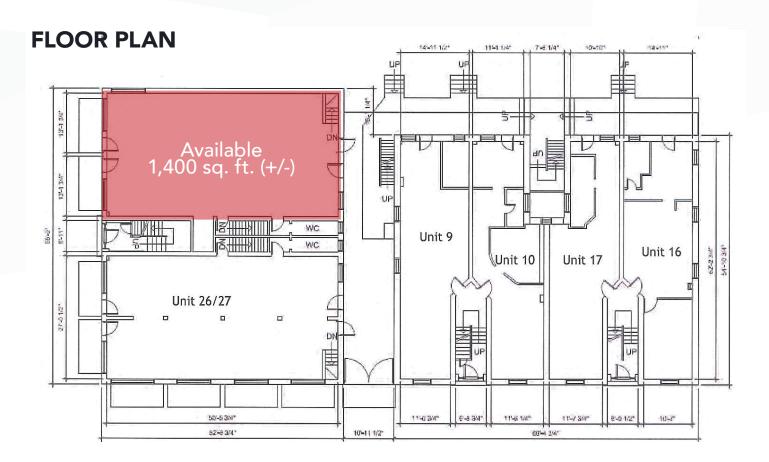
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Property Details

TRAFFIC COUNT	26,100 (avg. daily traffic count based on the 2022 City of Winnipeg Traffic Flow Map)		
AVAILABILITY	August 1, 2024		
PARKING	One reserved stall available to tenant		
	On-site parking stalls		
MECHANICAL	TBD		
UTILITIES	All utilities separately metered and paid for by tenant		
GROSS RENTAL RATE	\$33.00 per sq. ft.		
AREA AVAILABLE (+/-)	1,400 sq. ft.		
BUILDING AREA (+/-)	20,622 sq. ft.		

HIGHLIGHTS

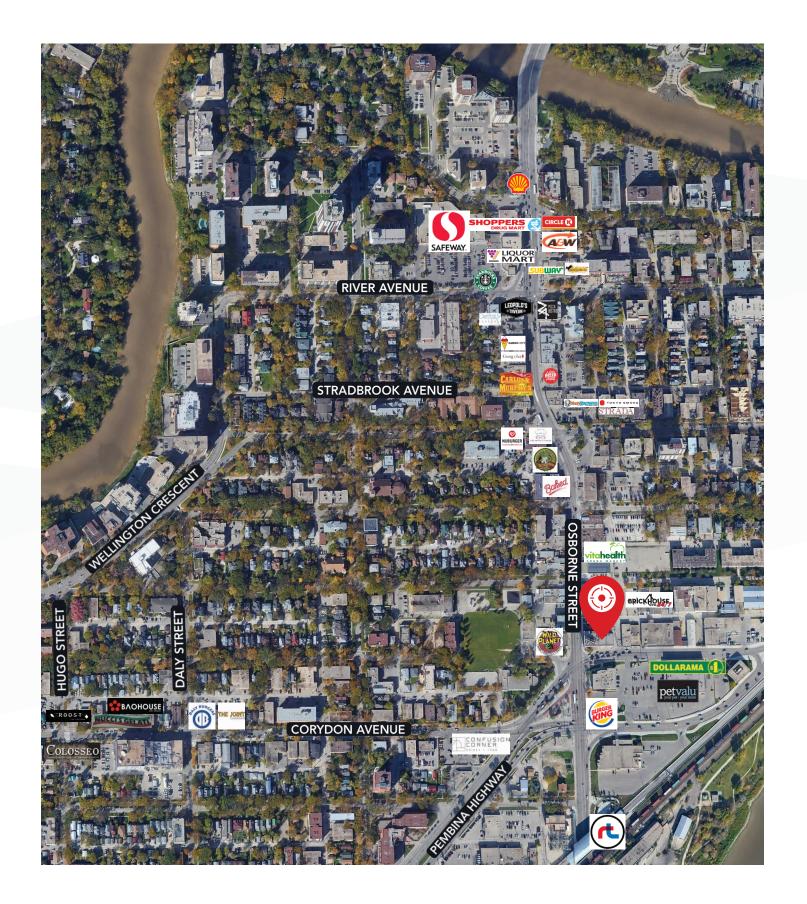
- Situated at Confusion Corner offering high visibility from Osborne Street, Donald Street, and Pembina Highway
- Exterior building signage opportunities
- Newly improved interior with cosmetic upgrades in place
- Lower-level bonus space perfect for storage



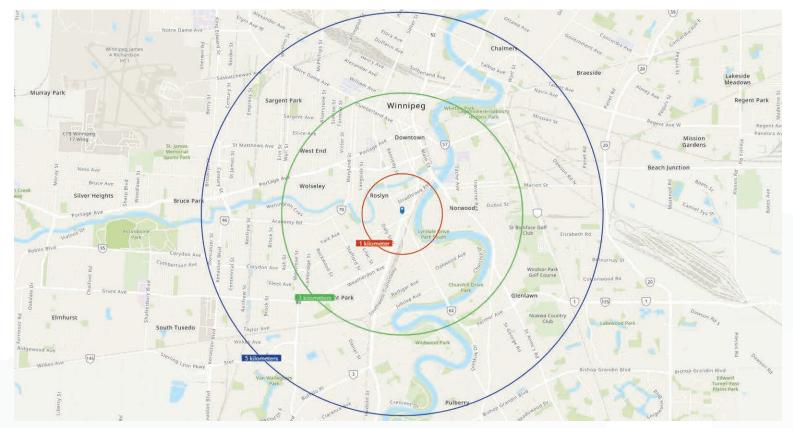
Interior Photos



Retail Aerial



Demographic Analysis



POPULATION	Total Population	Projected Population (2029)	MEDIAN AGE	Median Age
1 KM	16,774	20,647	1 KM	36
3 КМ	119,360	141,793	3 КМ	37
5 KM	234,145	271,578	5 KM	37

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		Duciantad		
	Avg. Household Income	Projected Household Income (2029)	HOUSEHOLDS	Total Households
1 KM	\$78,192	\$100,846	1 KM	10,021
3 KM	\$76,012	\$96,624	3 КМ	57,361
5 KM	\$80,220	\$101,948	5 KM	103,448





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