

*~ High-Profile Retail Opportunities in Osborne Village ~*



**FOR LEASE**

**130 Osborne Street & 437-443 Stradbrook Avenue**

**WINNIPEG, MB**

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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



# Property Details

BUILDING AREA (+/-) 15,670 sq. ft.

AREA AVAILABLE (+/-) Unit 130: 1,447 sq. ft.  
Unit 437: 2,886 sq. ft.  
Unit 443: 1,100 sq. ft.

NET RENTAL RATE Unit 130: \$34.00 per sq. ft.  
Unit 437: \$30.00 per sq. ft.  
Unit 443: \$34.00 per sq. ft.

ADDITIONAL RENT \$13.60 per sq. ft. (plus 5% mgmt. fee of gross rent)

UTILITIES All utilities separately metered and paid for by tenant

MECHANICAL Unit 130: 4-ton, 2012  
Unit 437: 7.5-ton, 2007  
Unit 443: 2-ton

ELECTRICAL Unit 130: 200 Amp, 120/208V, 3 Phase  
Unit 443: 100 Amp, 120/240 Volt

ZONING C2 - Commercial

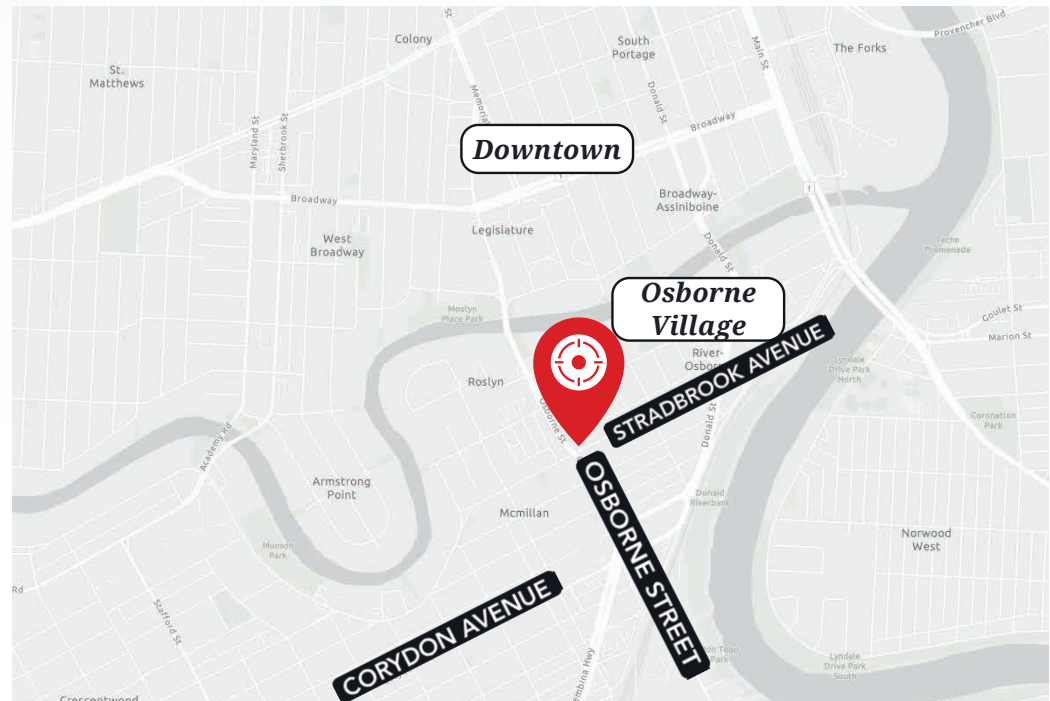
PARKING 52 on-site parking stalls

AVAILABILITY Immediately

TRAFFIC COUNT 30,600 (avg. daily traffic count based on the 2022 City of Winnipeg Traffic Flow Map)

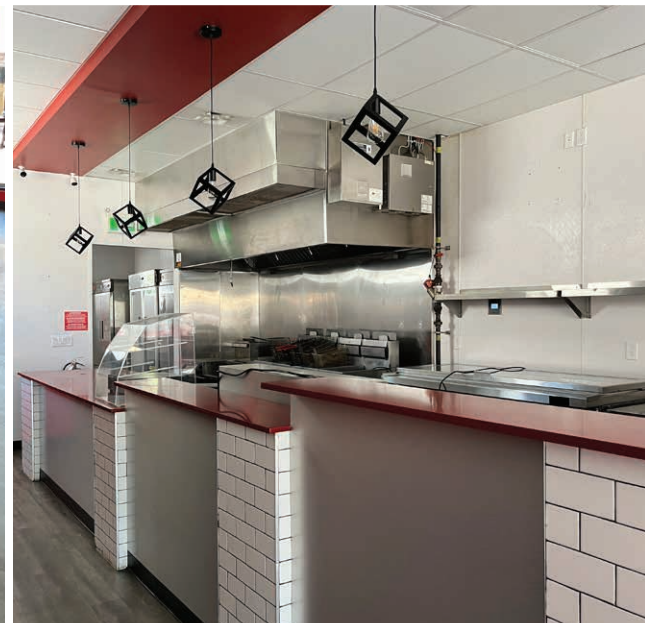
## HIGHLIGHTS

- Ample on-site parking for tenants and customers
- High exposure signage opportunities
- Unit 130: Built out quick service restaurant with upgraded electrical in place



# Interior Photos

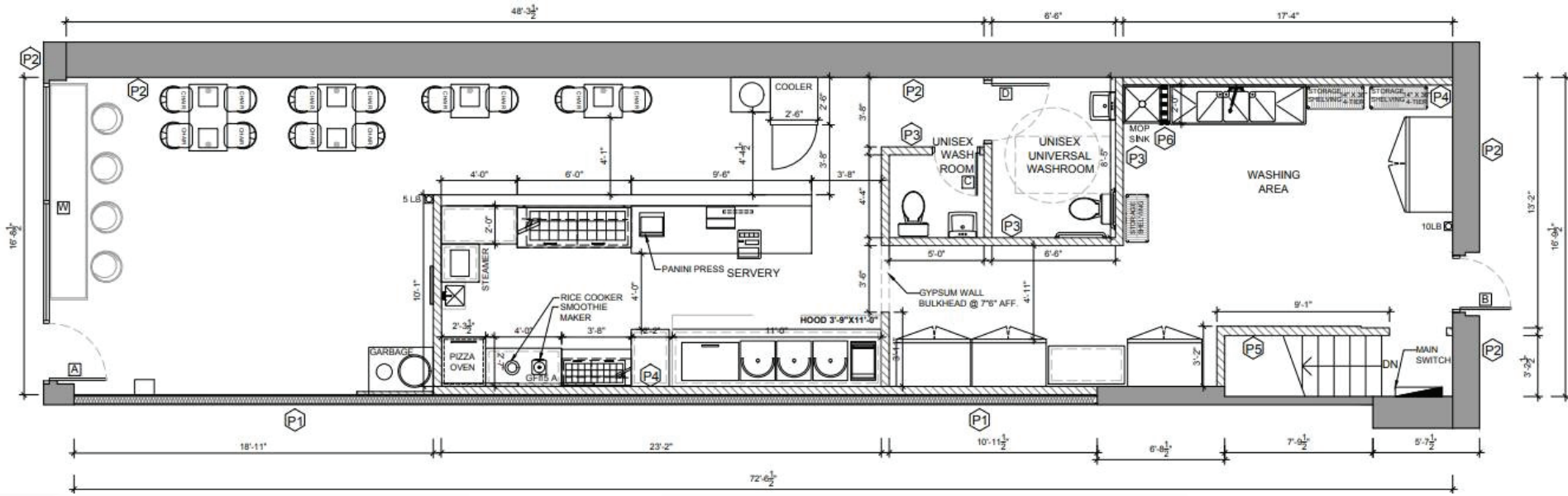
UNIT 130





# Floor Plan

## UNIT 130



# *Interior Photos*

UNIT 437



# *Floor Plan*

UNIT 443

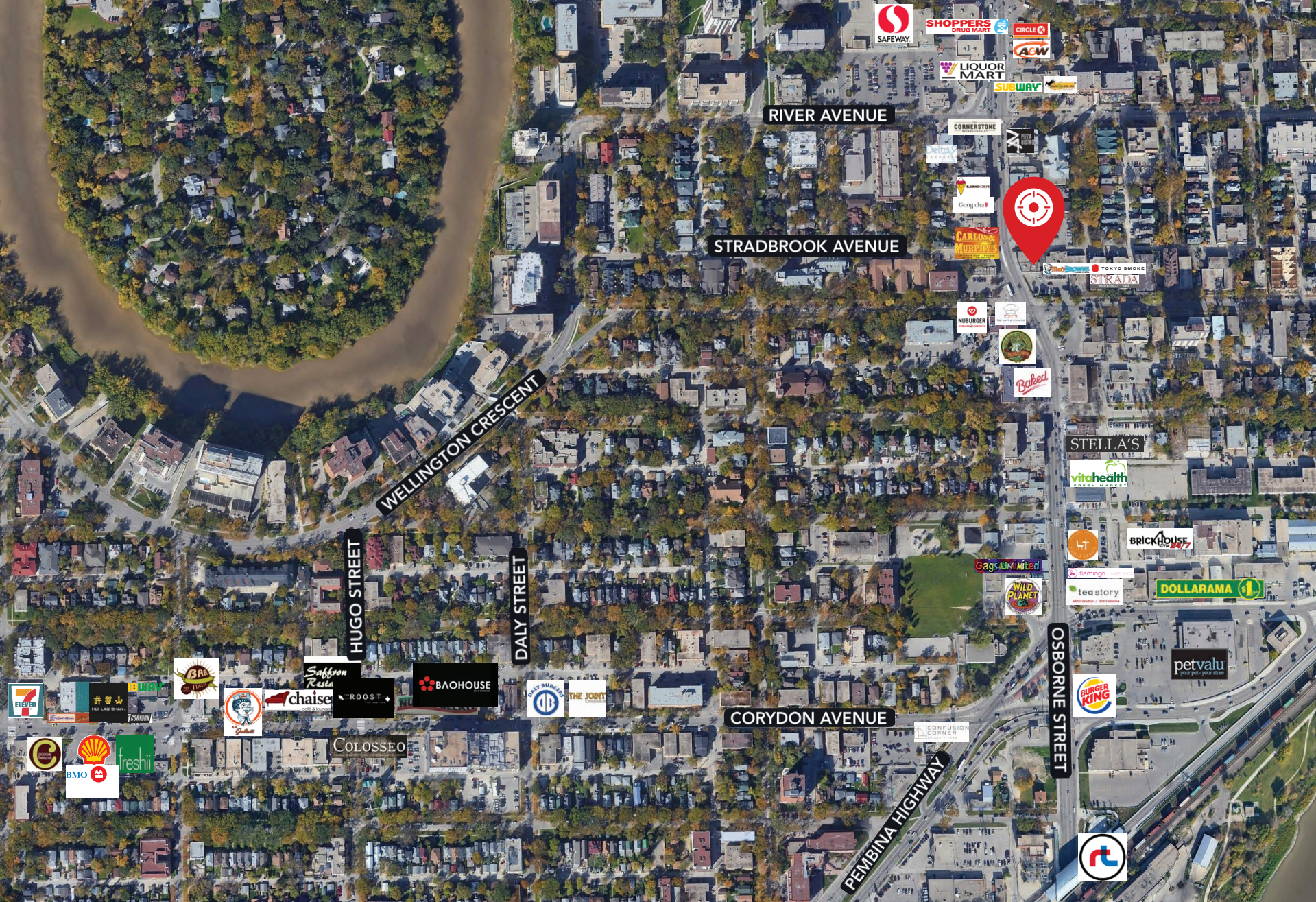


# Site Plan



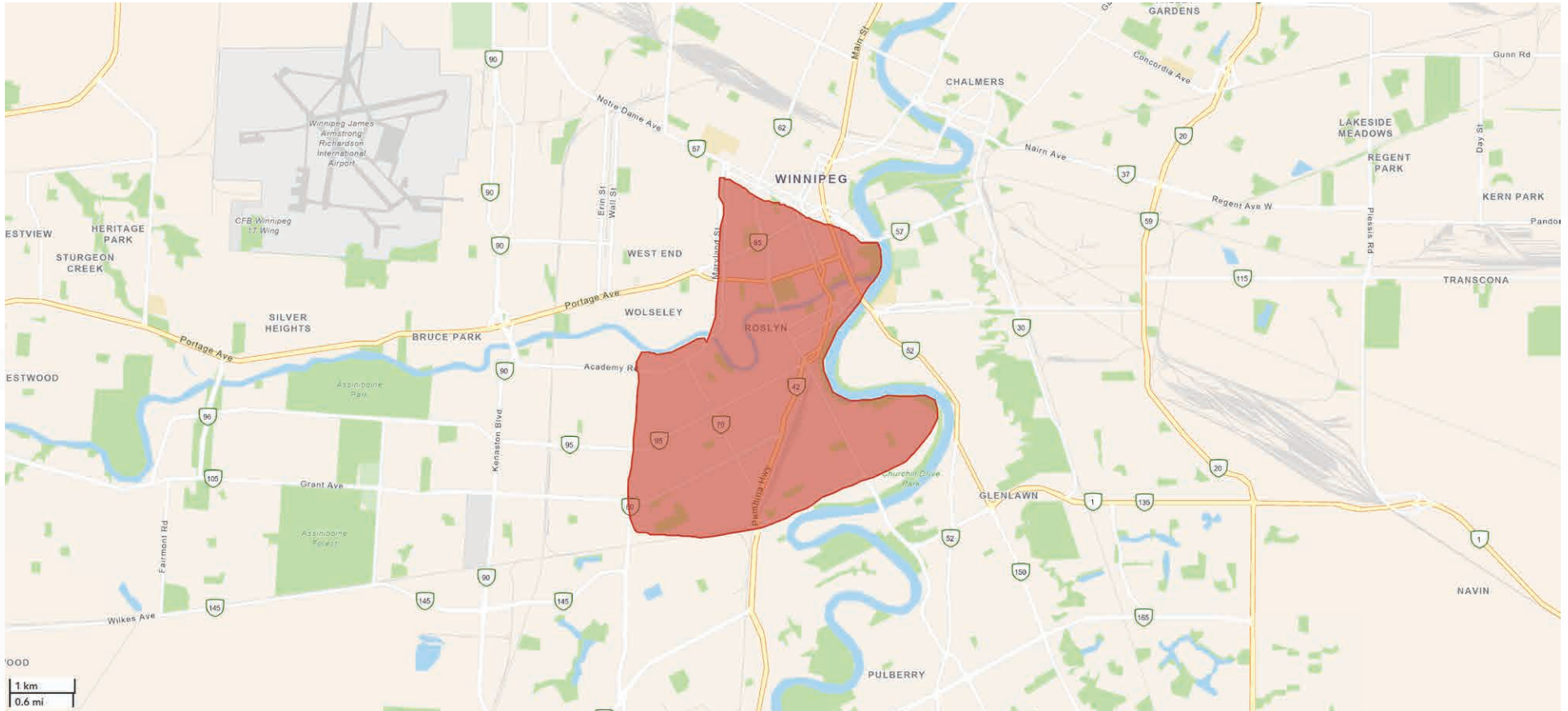


# Retail Aerial





# Demographic Analysis



TOTAL POPULATION

**66,508**

1.12% annual growth rate (2017-2027)



AVG. HOUSEHOLD INCOME

**\$76,788**

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



MEDIAN AGE

**37**

rising to **38.5** by 2027



TOTAL HOUSEHOLDS

**34,256**

rising to **39,136** by 2027

## Contact

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