

~ High-Profile Retail Opportunities in Osborne Village ~



FOR LEASE

130 Osborne Street & 443 Stradbrook Avenue

WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

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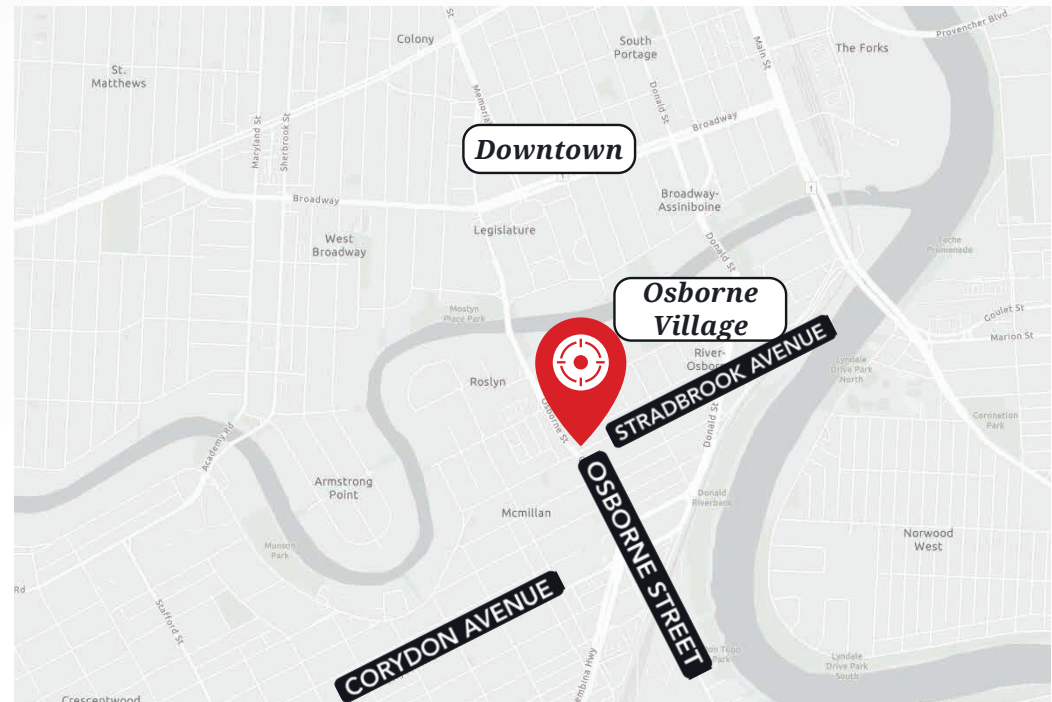
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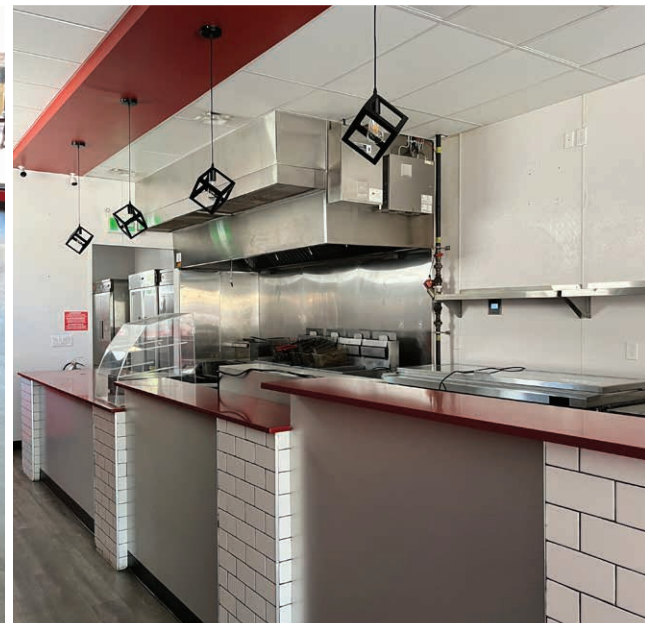
Property Details

BUILDING AREA (+/-)	15,670 sq. ft.
AREA AVAILABLE (+/-)	Unit 130: 1,447 sq. ft. Unit 443: 1,100 sq. ft.
BASIC RENTAL RATE	Starting at \$34.00 per sq. ft. Net
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 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	<ul style="list-style-type: none">• Ample on-site parking for tenants and customers• High exposure signage opportunities• Unit 130: Built out quick service restaurant with upgraded electrical in place (restaurant equipment subject to availability)



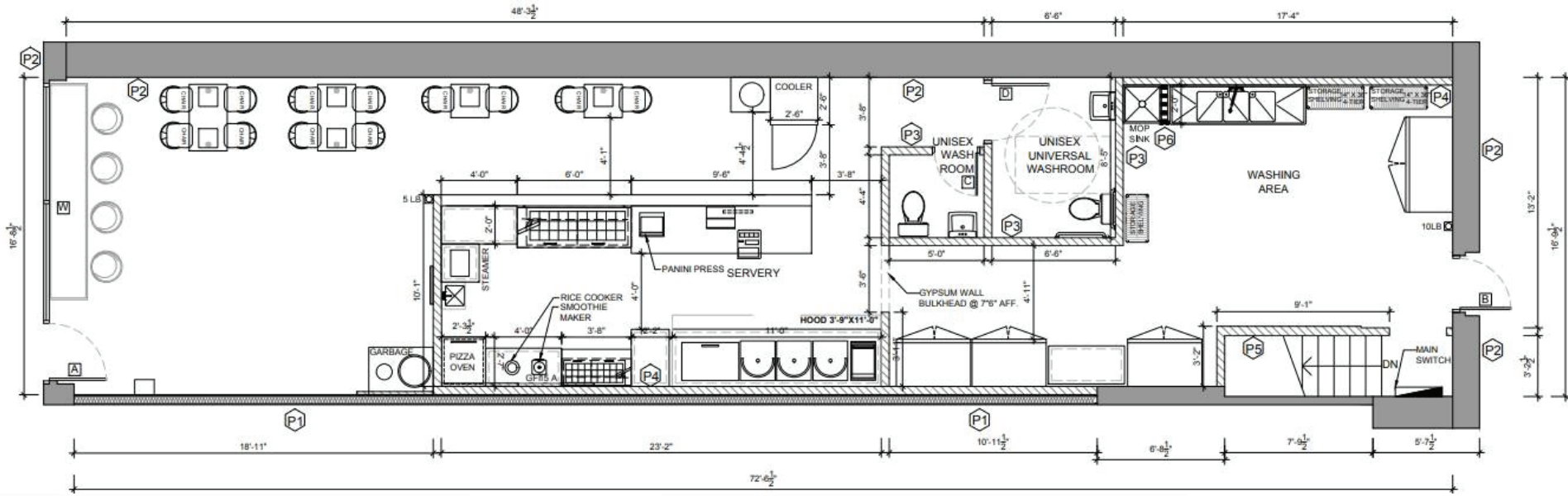
Interior Photos

UNIT 130



Floor Plan

UNIT 130



Floor Plan

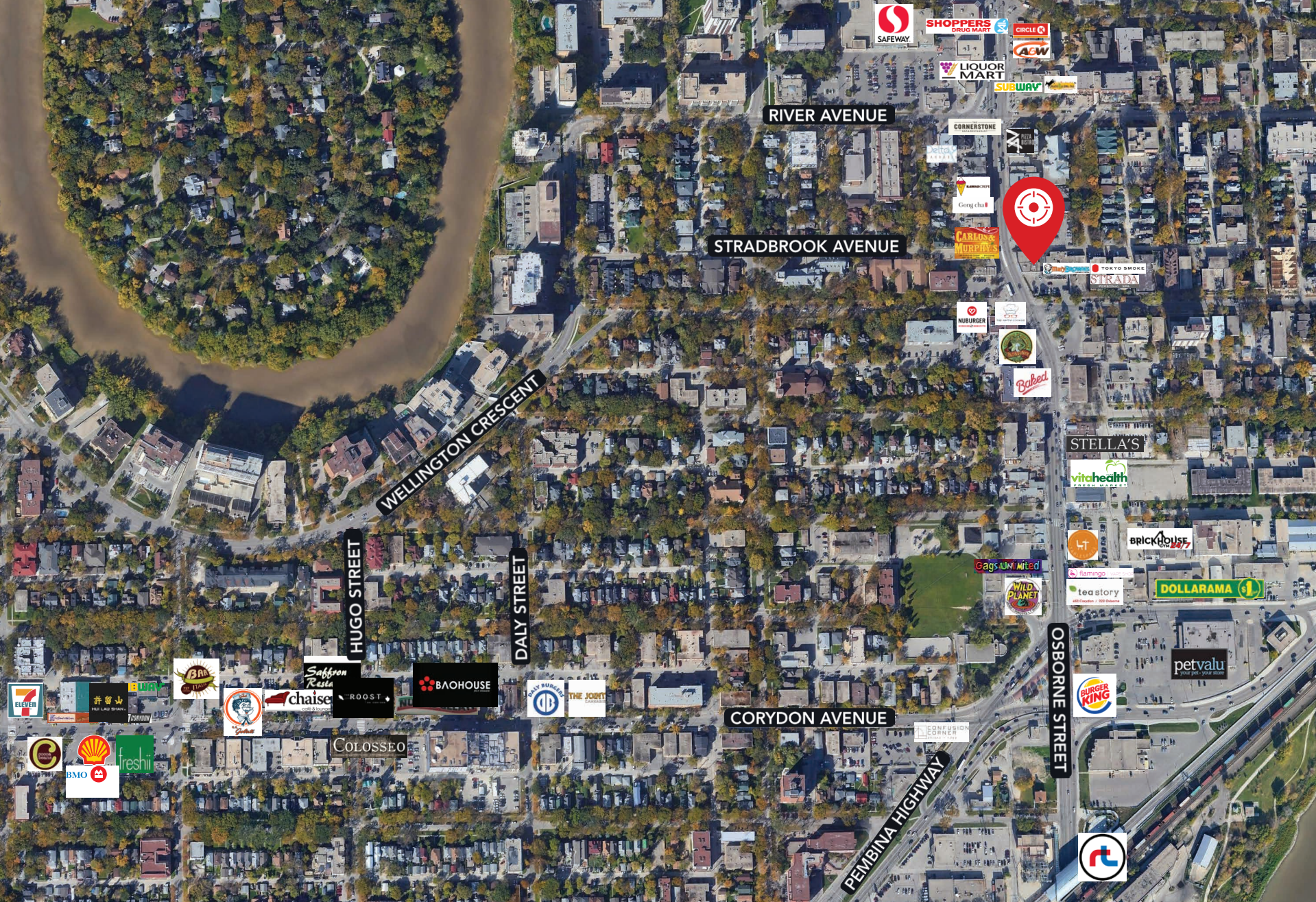
UNIT 443



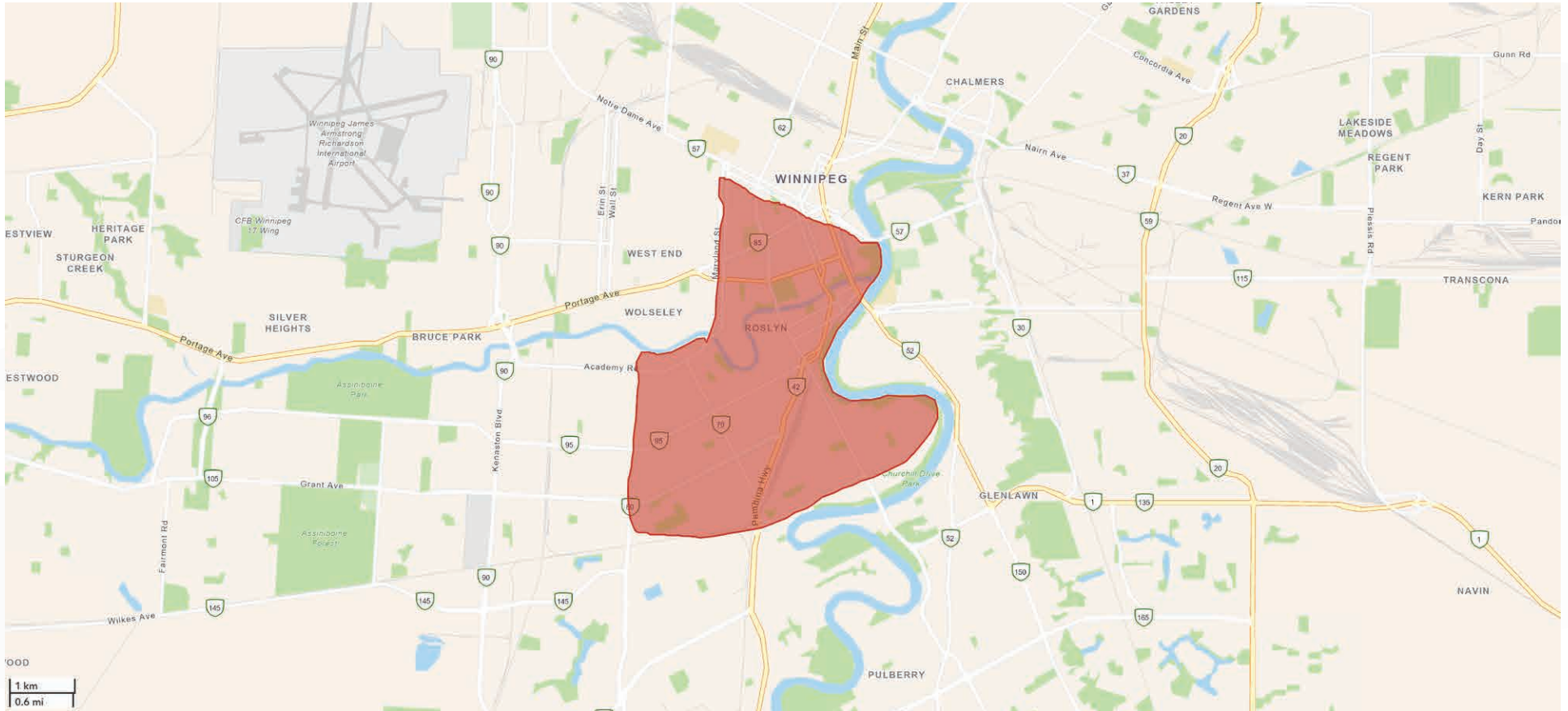
Site Plan



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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