

High-Profile Retail Opportunity in Osborne Village



FOR LEASE



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

443 Stradbrook Avenue
WINNIPEG, MB

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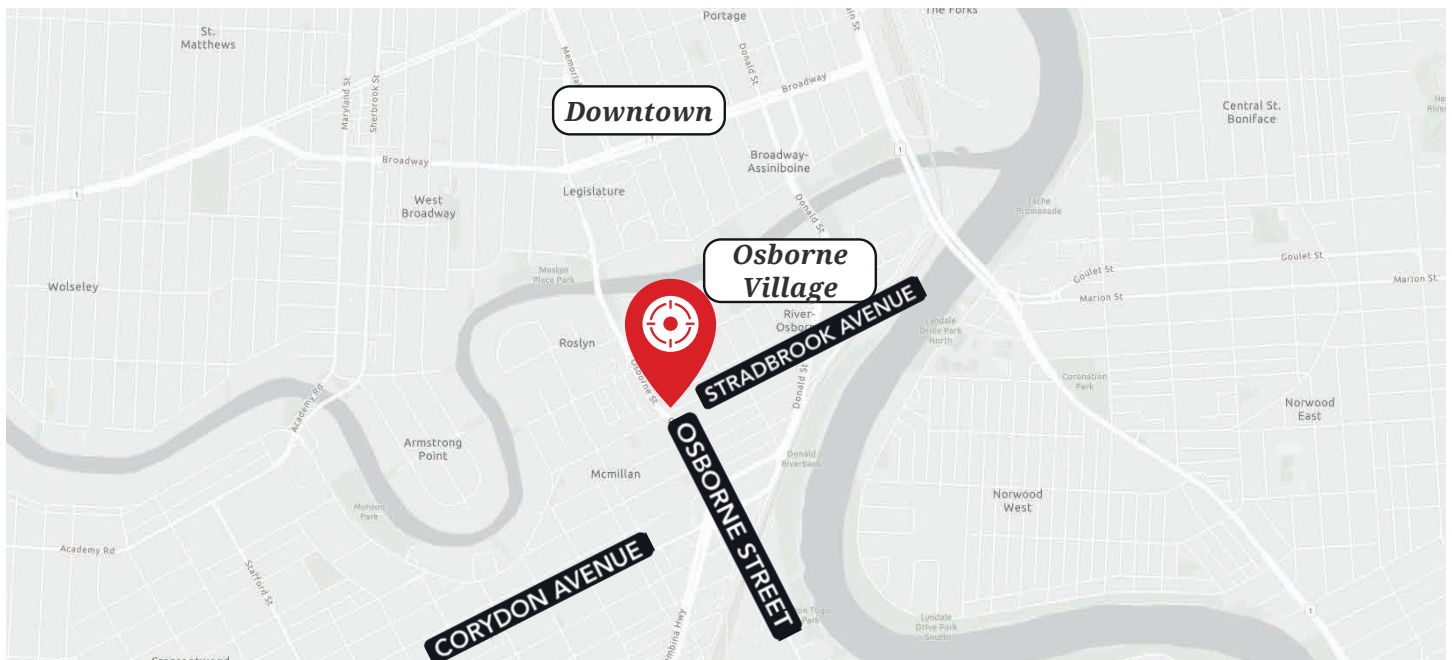
Property Details



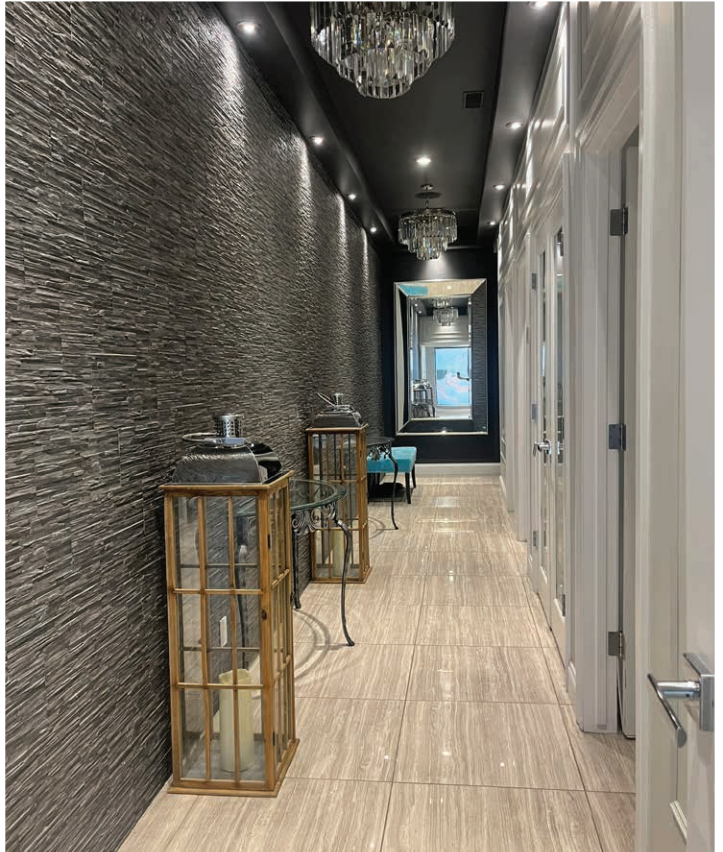
BUILDING AREA (+/-)	15,670 sq. ft.
AREA AVAILABLE (+/-)	1,100 sq. ft.
BASIC RENTAL RATE	\$34.00 per sq. ft. Net
ADDITIONAL RENT	\$13.60 per sq. ft. (plus 5% mgmt. fee of gross rent)
UTILITIES	All utilities separately metered and paid for by tenant
MECHANICAL	2-ton
ELECTRICAL	100 Amp, 120/240 Volt
ZONING	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

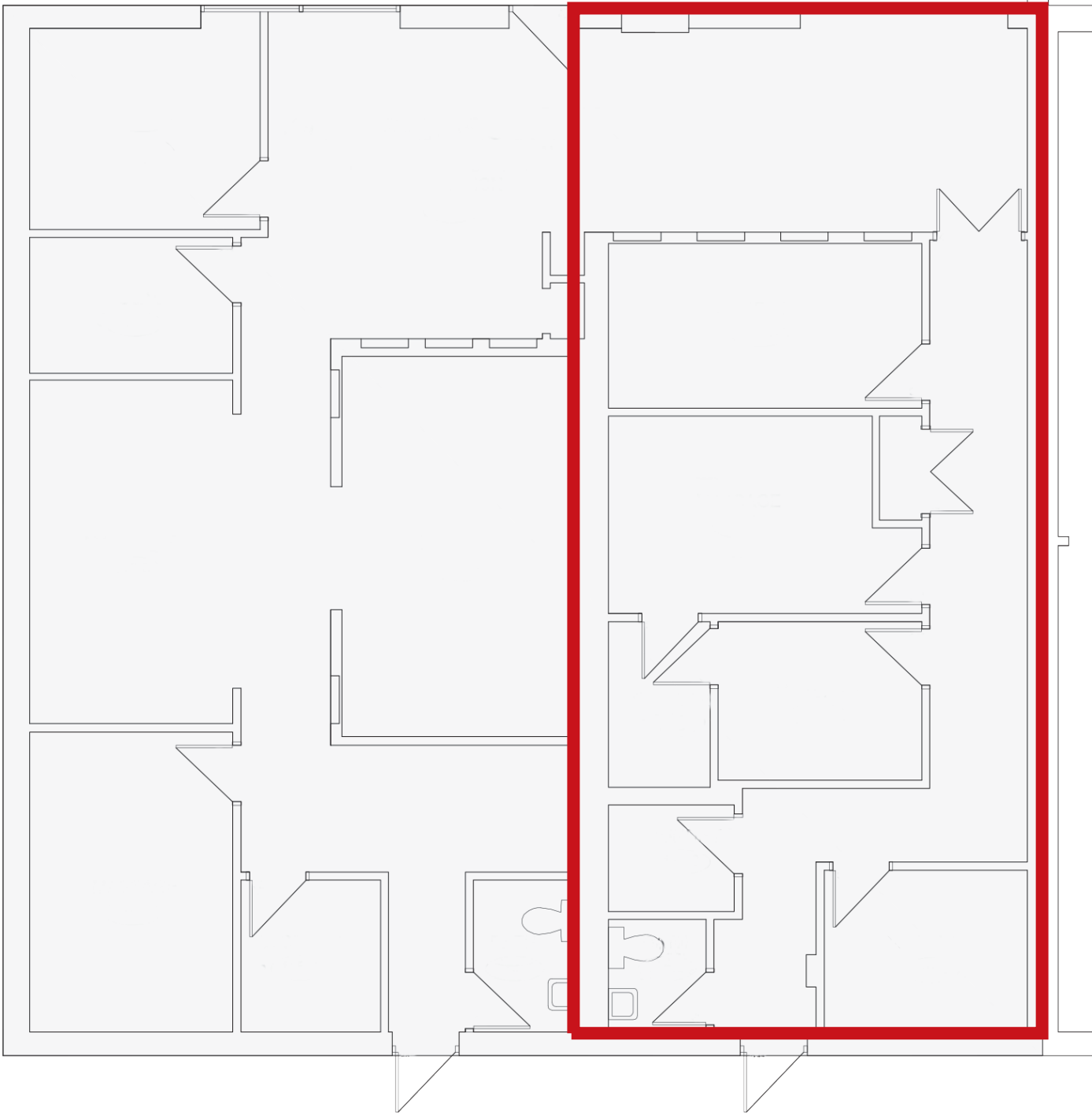
- Ample on-site parking for tenants and customers
- Pylon signage opportunity (\$150.00 per month plus GST)
- Newly developed interior with cosmetic upgrades in place
- Space consists of open concept reception area, four treatment rooms, two restrooms and small storage area



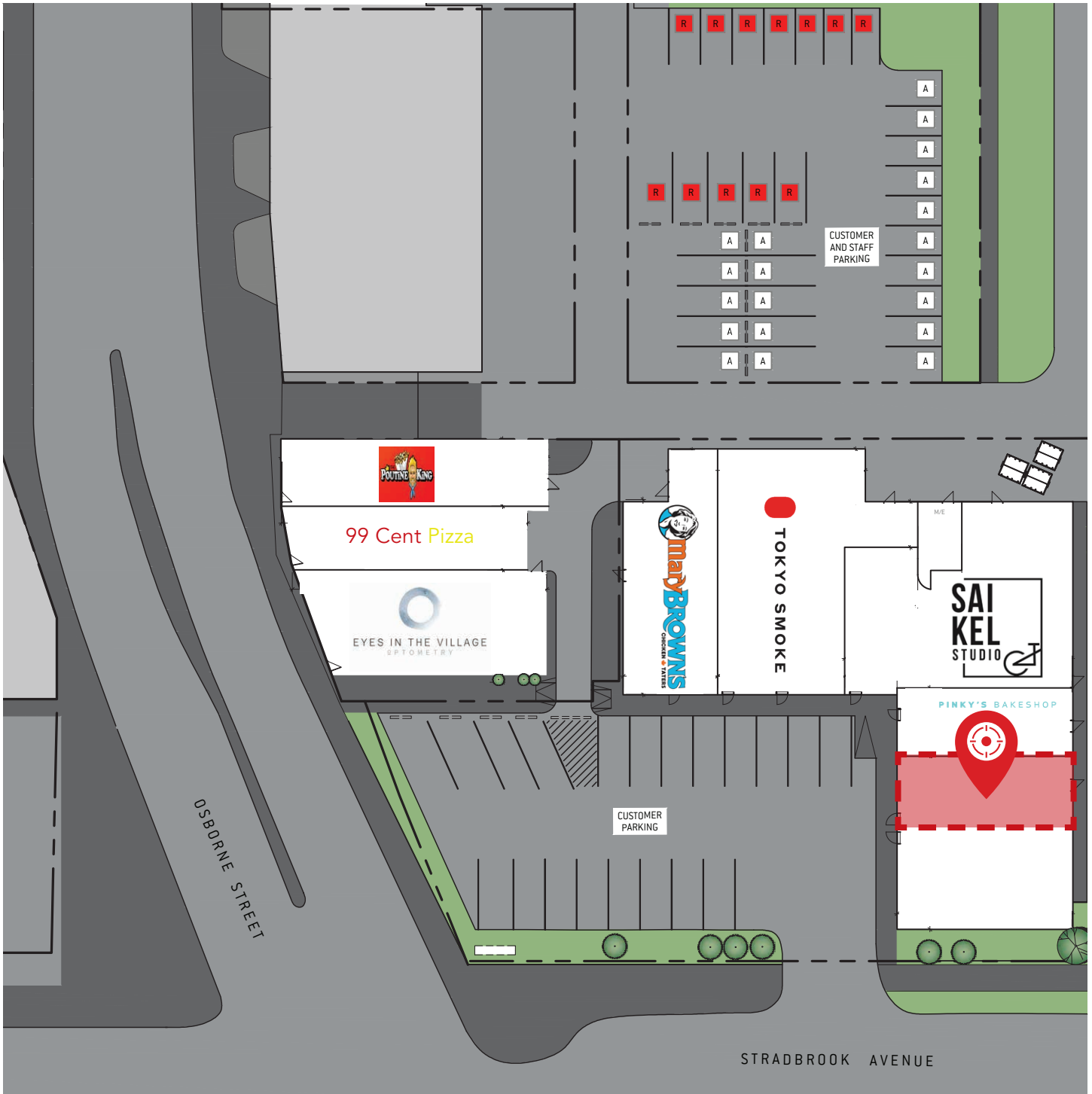
Photos



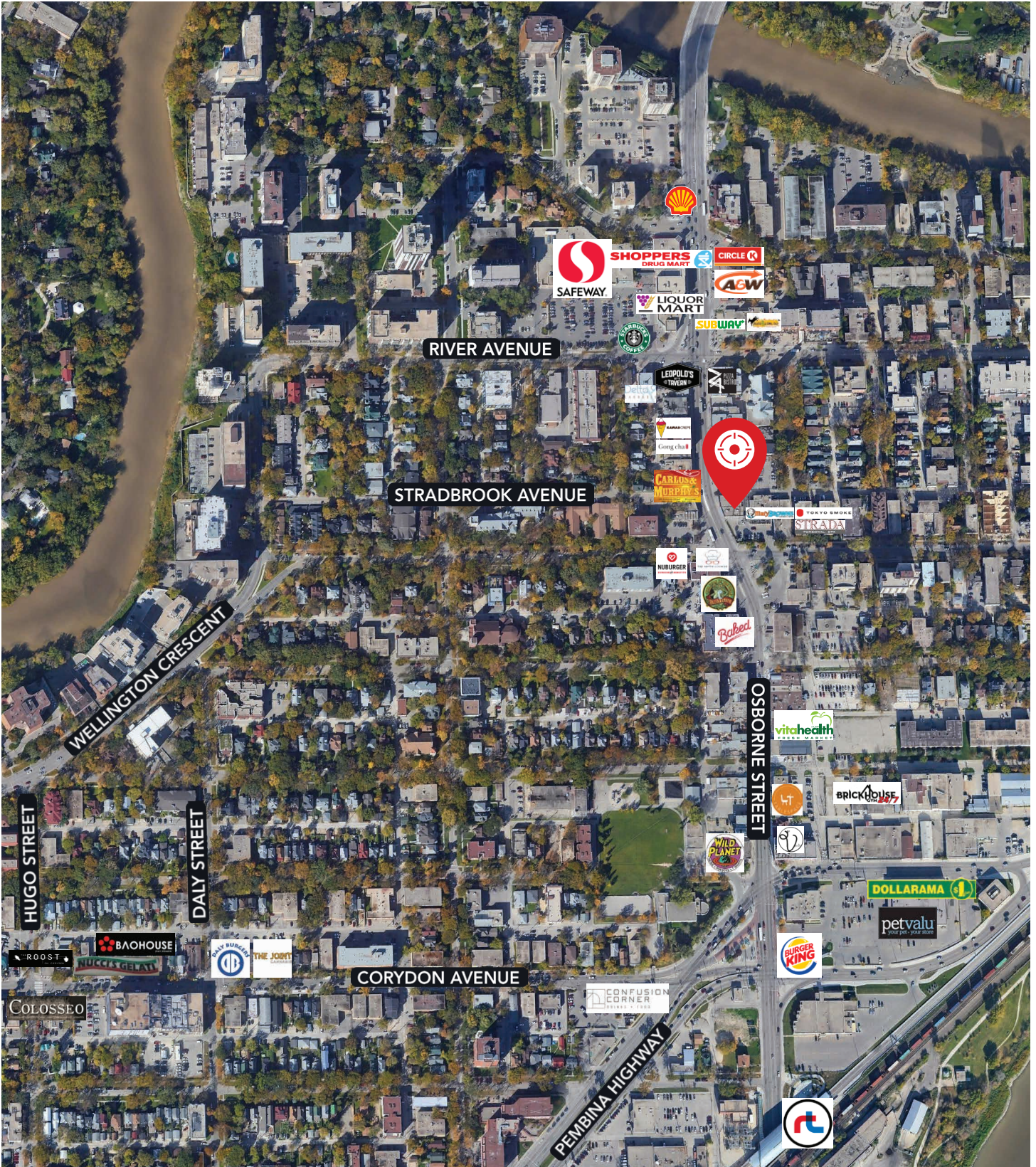
Floor Plan



Site Plan

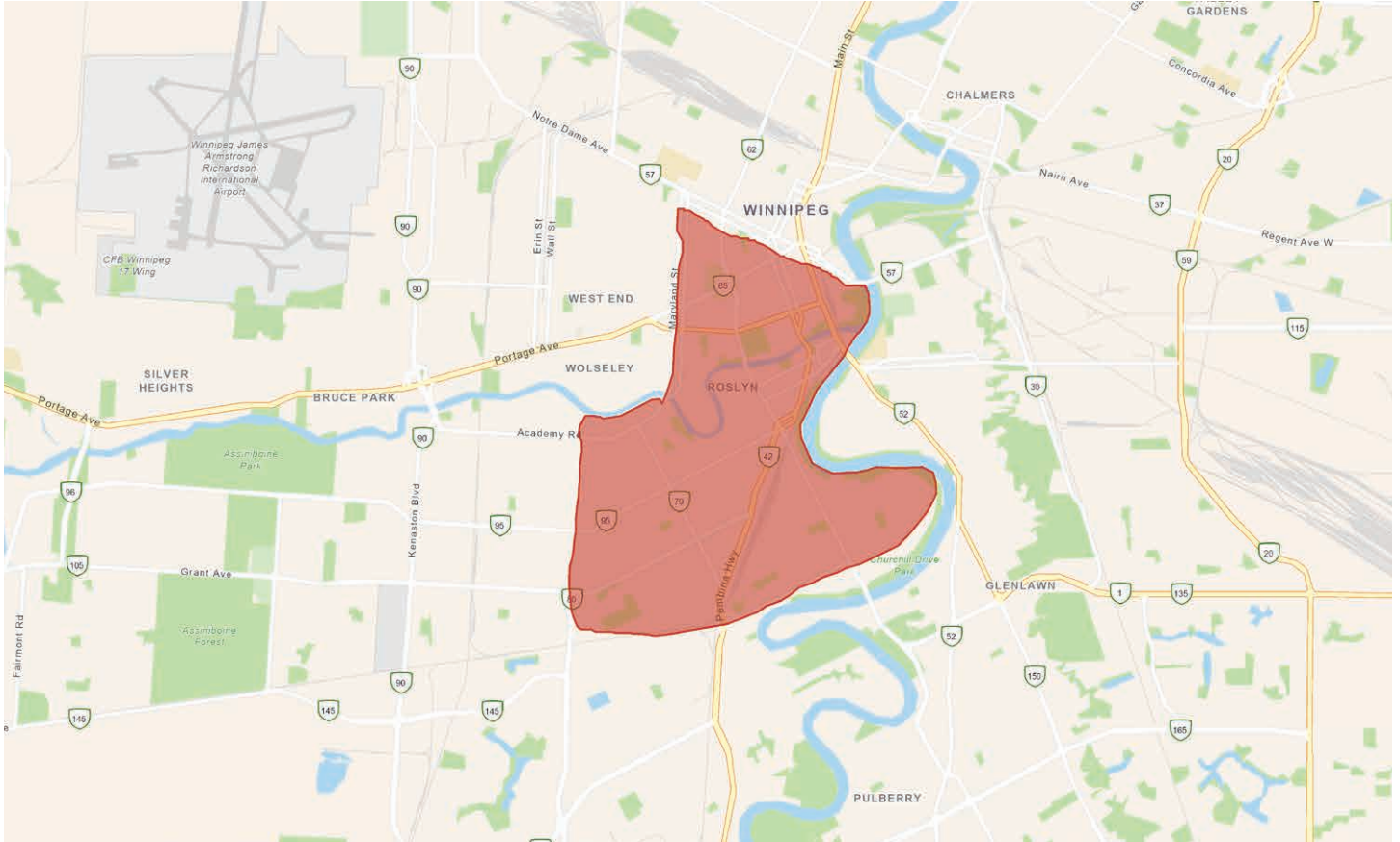


Retail Aerial



Demographic Analysis

Primary Trade Area



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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