

FOR SALE



~ Centrally-Located Retail Property with Excellent Exposure on Logan Avenue ~

1450 Logan Avenue WINNIPEG, MB


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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Services provided by Eric A. Ott Personal Real Estate Corporation

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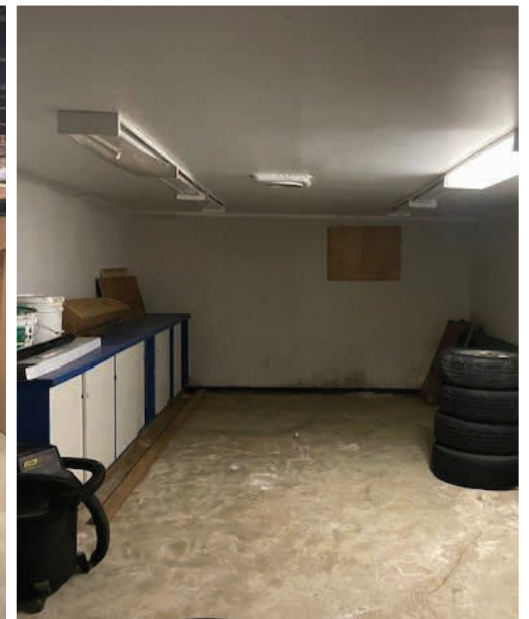
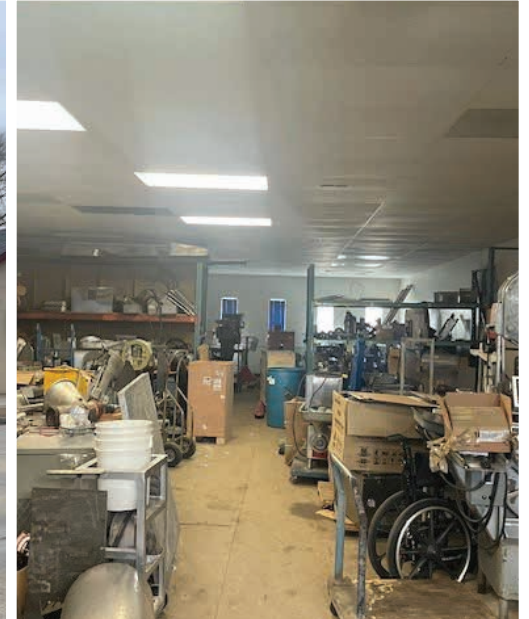
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Property Overview

PROPERTY DETAILS

ASKING PRICE	\$495,000
BUILDING AREA (+/-)	Main Floor 2,130 sq. ft. Basement 1,065 sq. ft.
LAND AREA (+/-)	3,748 sq. ft.
YEAR BUILT	1946
PROPERTY TAXES	\$10,318.42 (2023)
CLEAR HEIGHT (+/-)	12'9" to the T-bar ceiling throughout the main floor
LOADING	(1) double man door at back, (1) single man door at front
ZONING	C2 - Community
ELECTRICAL	240 Volt, Single Phase, 100amp
HVAC	Rooftop Unit with AC repaired in 2023
TRAFFIC COUNT	12,900 cars per day based on 2022 Traffic Flow Map
HIGHLIGHTS	<ul style="list-style-type: none">• High traffic location with direct frontage on Logan Avenue• Across from Cantor's at a light controlled intersection• Roof replacement underway by long time owner

PROPERTY PHOTOGRAPHS



Drive Time Analysis



RICHARDSON INTL. AIRPORT
8 minutes



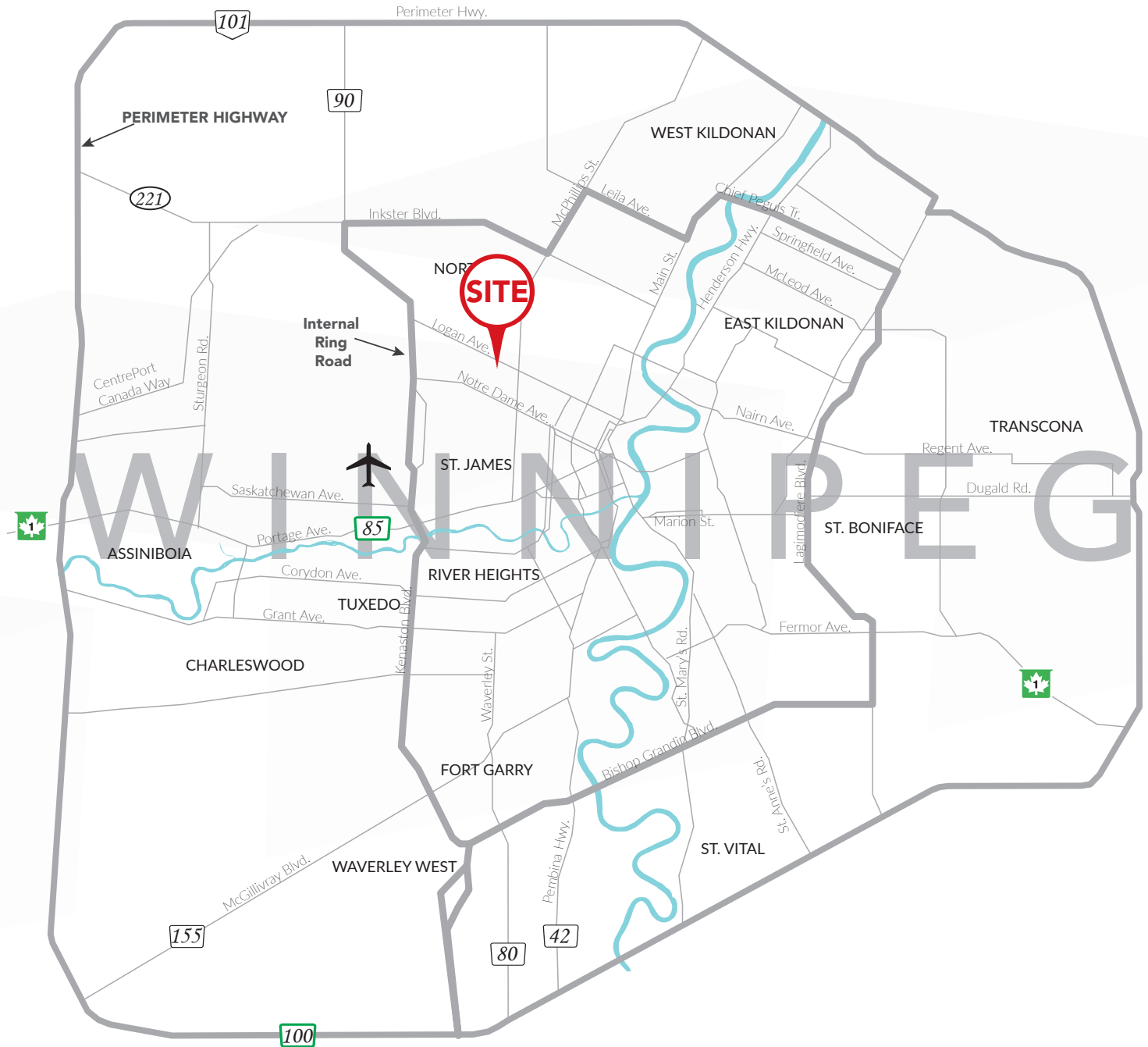
POLO PARK SHOPPING CENTRE
9 minutes



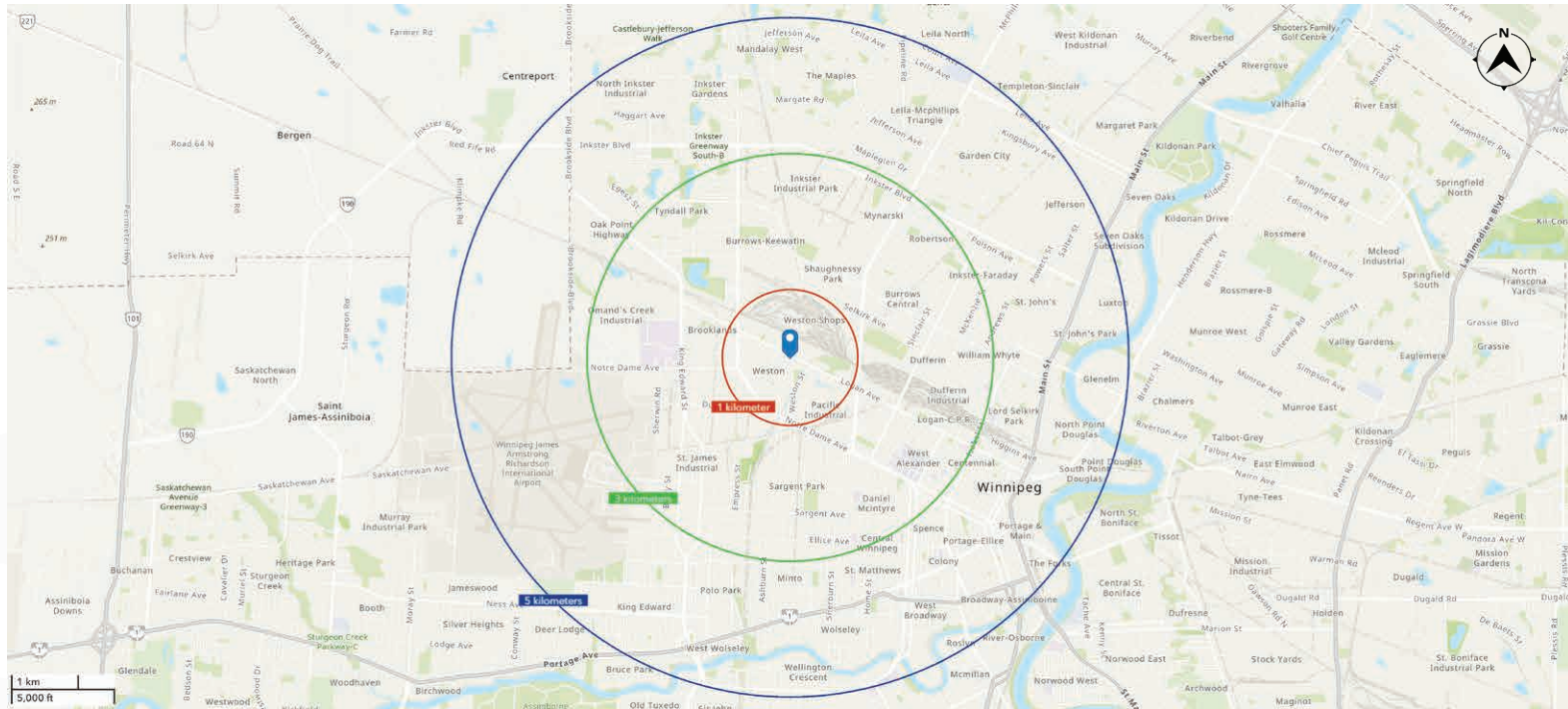
PORTAGE & MAIN
10 minutes



PERIMETER HIGHWAY
19 minutes



Demographic Analysis



POPULATION

1KM 3KM 5KM

Total Population (2024) **7,330** **67,273** **212,426**

Total Population (projected for 2028) **7,416** **68,083** **224,888**



INCOME

1KM 3KM 5KM

Avg. Household Income (2024) **\$85,707** **\$90,397** **\$89,091**

Avg. Household Income (projected 2028) **\$101,365** **\$105,383** **\$103,712**



MEDIAN AGE

1KM 3KM 5KM

Median Age (2024) **35.8** **37.4** **36.7**



HOUSEHOLDS

1KM 3KM 5KM

Total Households (2024) **2,588** **23,741** **84,182**





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