

FOR LEASE

992 Portage Avenue

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Move-in Ready Retail/Office Space on Portage Avenue ~



MARIO POSILLIPO, Senior Advisor, Sales & Leasing

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992 Portage Avenue

Property Details

AREA AVAILABLE Unit 992b: 795 sq. ft. (+/-)

AVAILABILITY Immediately

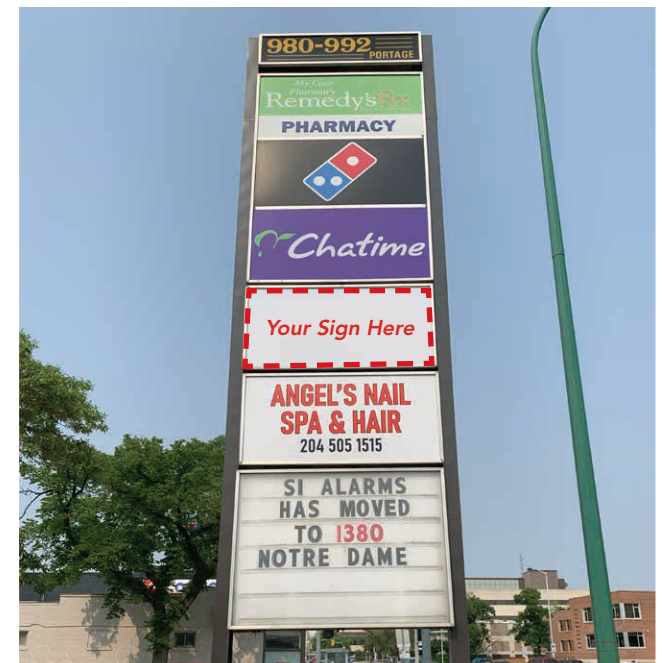
NET RATE \$16.00 per sq. ft.

ADDITIONAL RENT \$8.75 per sq. ft. (Includes a 5% Management fee) (est. 2023)

TRAFFIC COUNT 54,700 (avg. daily traffic count based on the 2019 City of Winnipeg Traffic Flow Map)

HIGHLIGHTS

- Located on a major traffic route on Portage Ave
- On-site parking stalls
- Pylon signage opportunity available
- Close proximity to Polo Park Mall
- Easy access to Winnipeg Transit bus routes



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Location Aerial



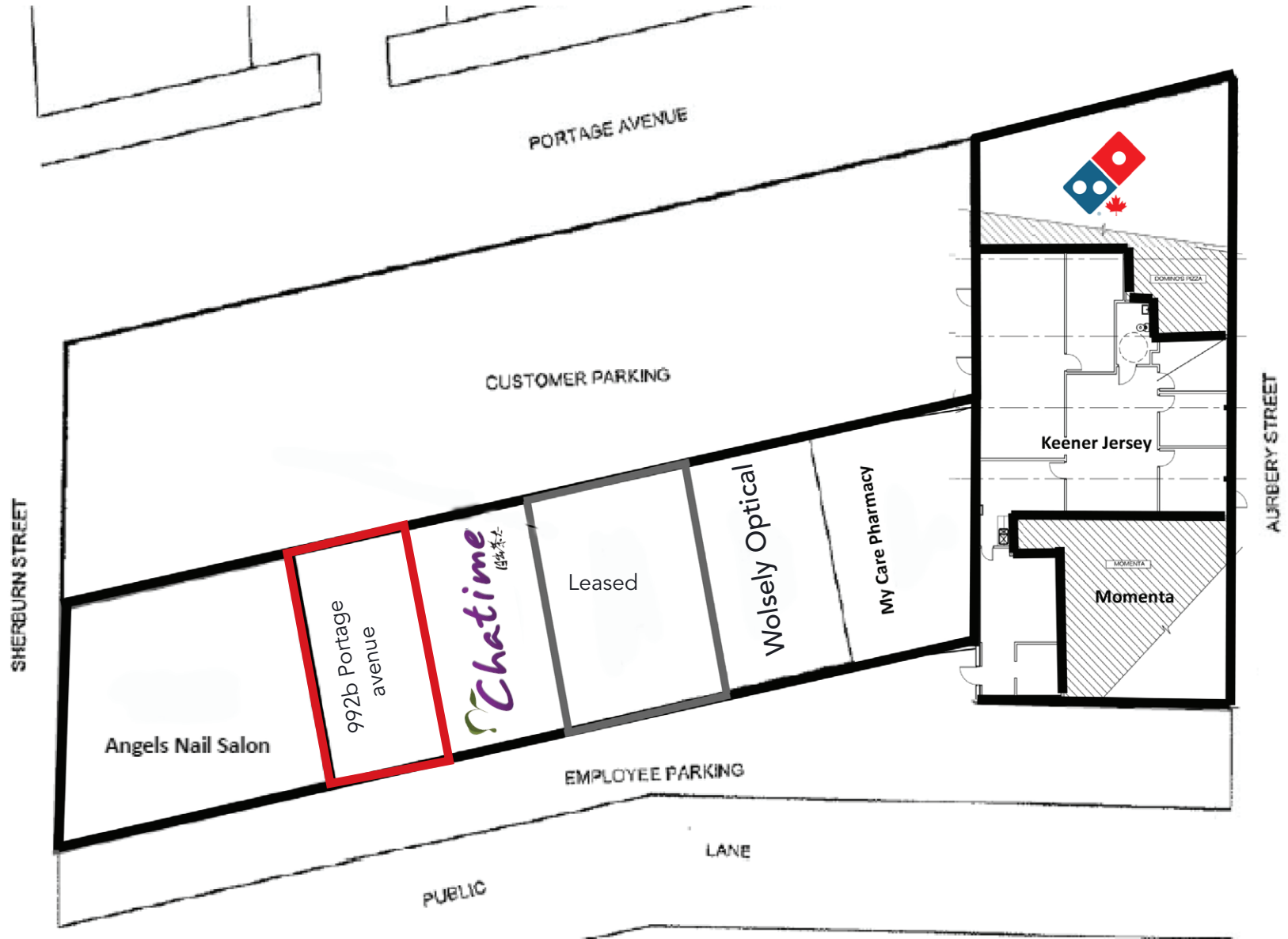
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Unit 992 Photographs



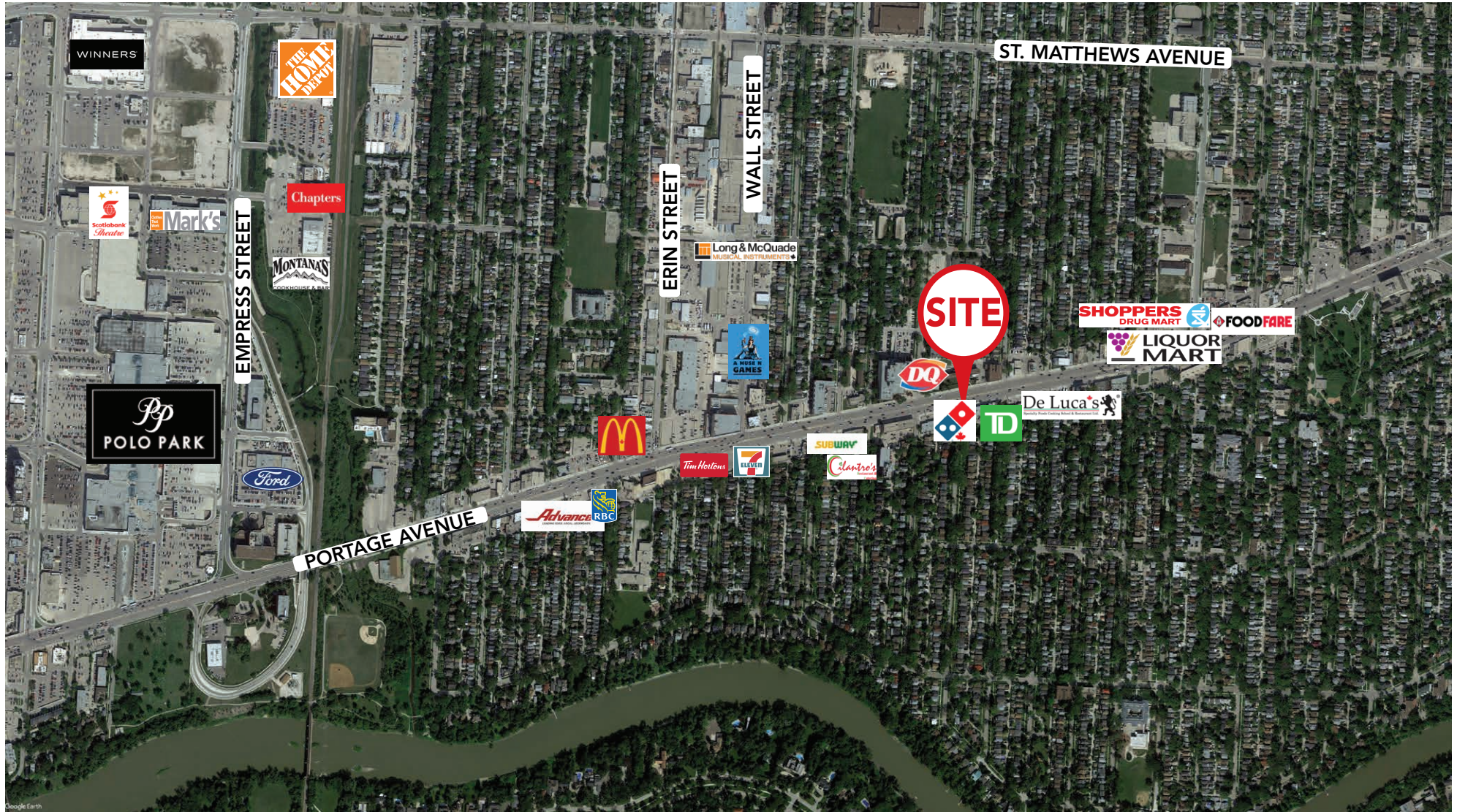
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Site Plan



992 Portage Avenue

Retail Aerial



992 Portage Avenue

Demographic Analysis

POPULATION



	2022	2027
1 KM	14,816	14,821
3 KM	120,029	129,881
5 KM	226,660	241,139

MEDIAN AGE



	Median Age
1 KM	36.6
3 KM	37
5 KM	38.5

HOUSEHOLD INCOME

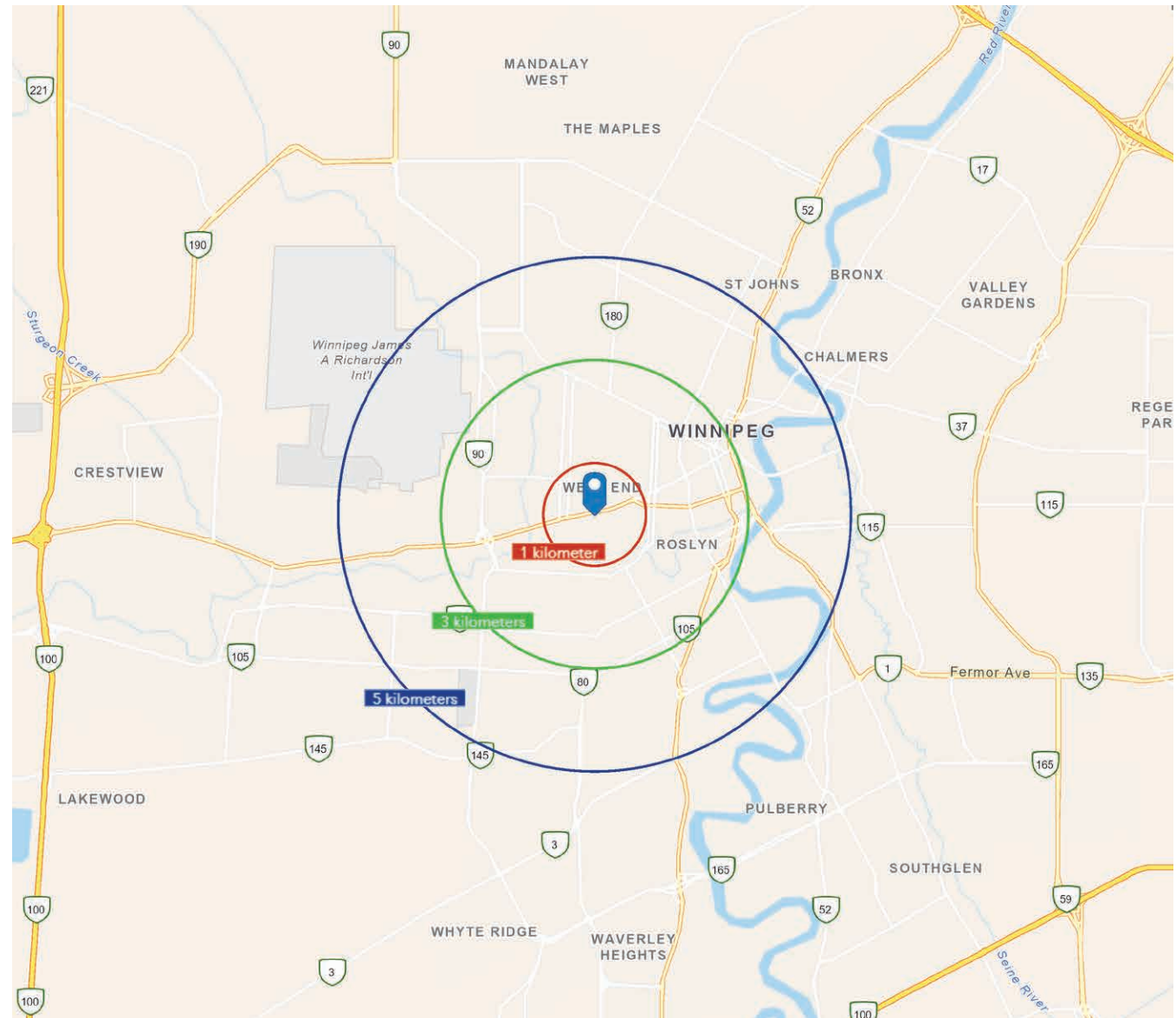


	2022	2027
1 KM	\$96,809	\$112,355
3 KM	\$85,319	\$97,268
5 KM	\$89,156	\$102,208

HOUSEHOLDS



	2022	2027
1 KM	5,913	5,941
3 KM	54,210	59,853
5 KM	96,516	104,317





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