

~ Free Standing Retail/Office Building ~



FOR SUBLEASE

1088 Nairn Avenue

WINNIPEG, MB

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Services provided by Brett Chartier Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

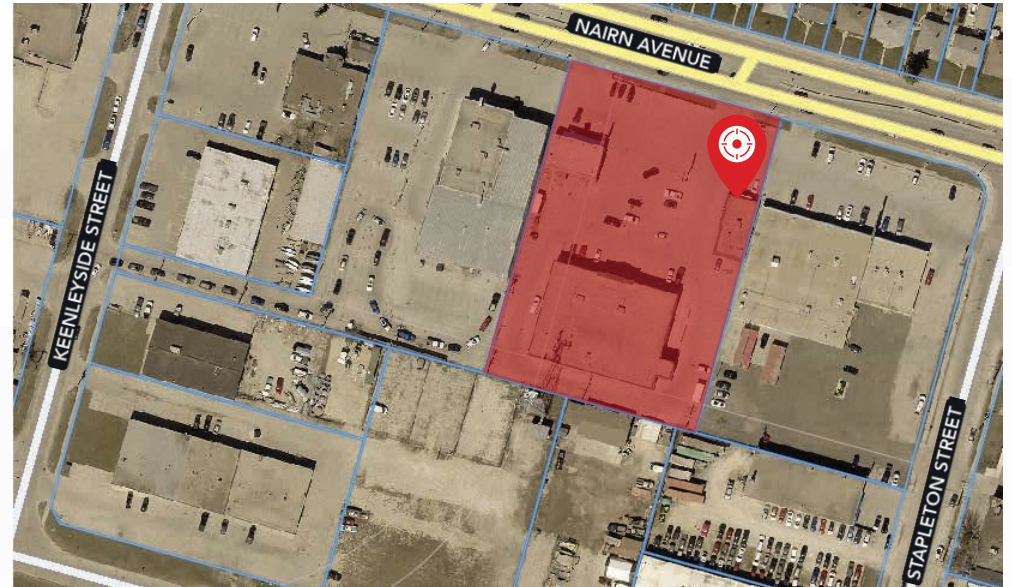
capitalgrp.ca

Property Details

| | |
|-----------------------|---|
| AREA AVAILABLE (+/-) | 1,800 sq. ft. |
| BASIC RENTAL RATE | \$20.00 per sq. ft. |
| ADDITIONAL RENT | \$7.32 per sq. ft. plus mgmt. fee equal to 5% of Basic Rent |
| HEADLEASE EXPIRY DATE | August 31, 2026 |
| ZONING | C3 |

HIGHLIGHTS

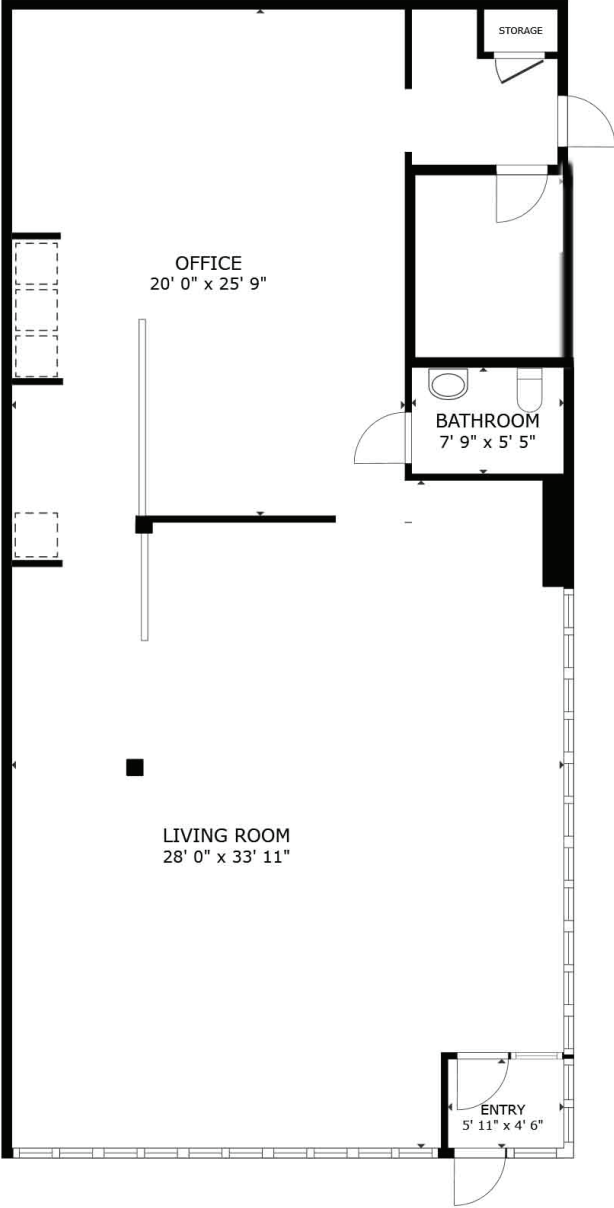
- Free standing building on major thoroughfare
- Excellent on-site parking
- Exclusive pylon sign



PHOTOS



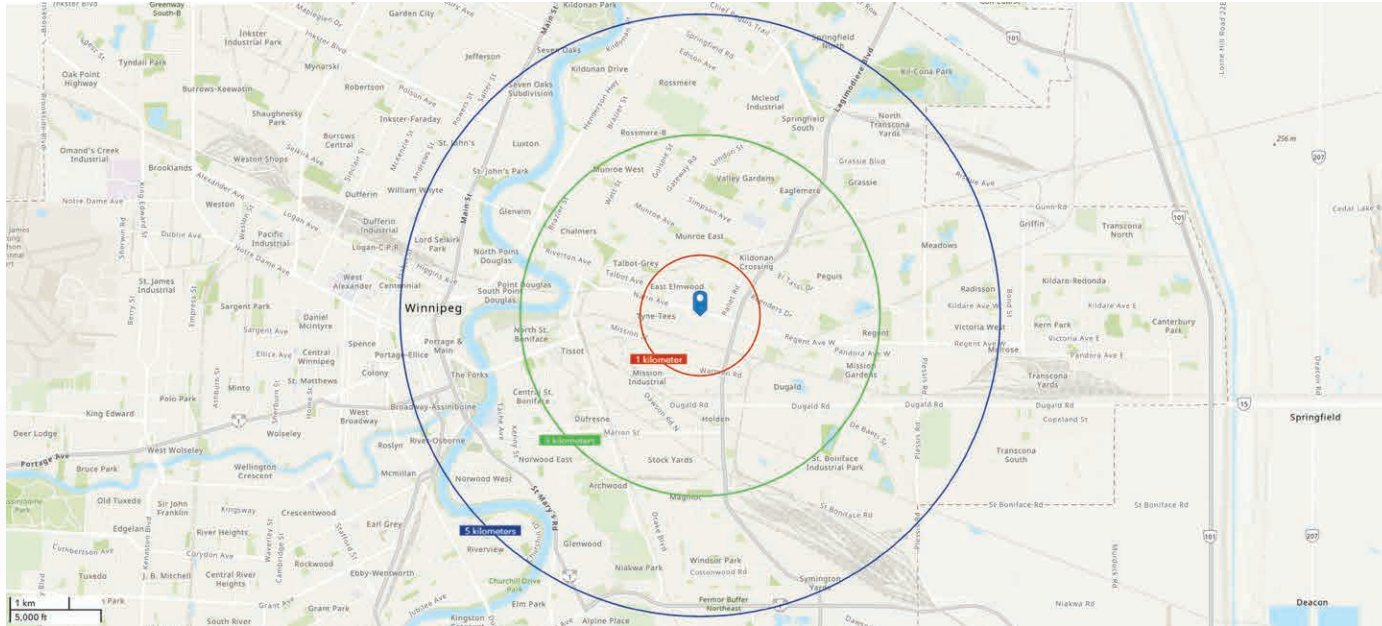
Floor Plan



Site Plan



Demo Graphic Analysis



POPULATION

1 KM 3 KM 5 KM



Total Population (2024) **5,446** **54,441** **176,885**

Total Population (2028) **5,497** **57,528** **192,658**

INCOME

1 KM 3 KM 5 KM



Avg. Household Income (2024) **\$84,885** **\$91,321** **\$91,955**

Avg. Household Income (2028) **\$99,258** **\$106,864** **\$107,343**

MEDIAN AGE

1 KM 3 KM 5 KM



Median Age (2024) **35.2** **36.7** **37.6**

HOUSEHOLDS

1 KM 3 KM 5 KM



Total Households (2024) **2,035** **21,415** **75,102**



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Contact

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