

**FOR SUBLEASE**



*~ Standalone Retail Opportunity in Osborne Village ~*



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**214 Osborne Street**

**WINNIPEG, MB**

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# Property Details

**AREA AVAILABLE (+/-)** 1,300 sq. ft.

**GROSS RENTAL RATE** Present to June 30, 2026 \$2,800.00 per month plus GST  
July 1, 2026 to October 31, 2027 \$2,900.00 per month plus GST

**HEADLEASE EXPIRY DATE** October 31, 2027

**ZONING** C2

**PARKING** On-site parking with 1 reserved stall

**TRAFFIC COUNT** 26,100 (avg. daily traffic count based on the 2022 City of Winnipeg Traffic Flow Map)

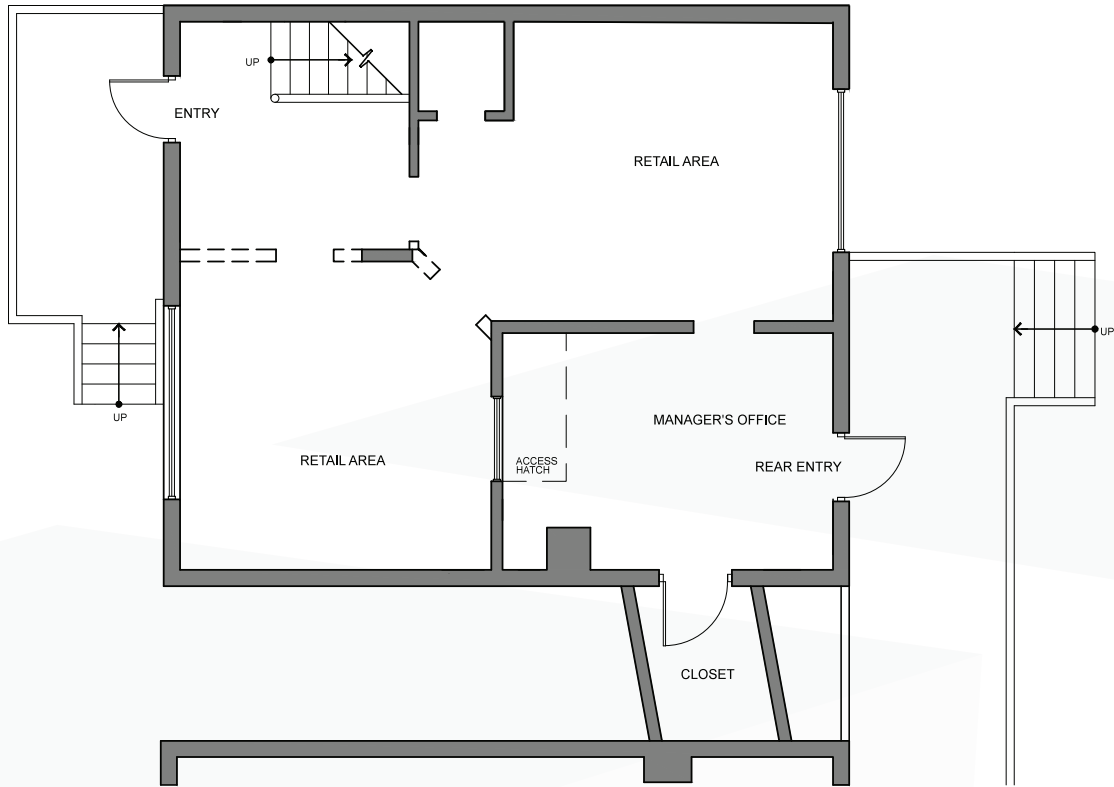
## HIGHLIGHTS

- Close proximity to the Osborne Street Rapid Transit Station
- Easy access to the amenities of The Village
- Steps from Confusion Corner
- Located within the most densely populated area of the city

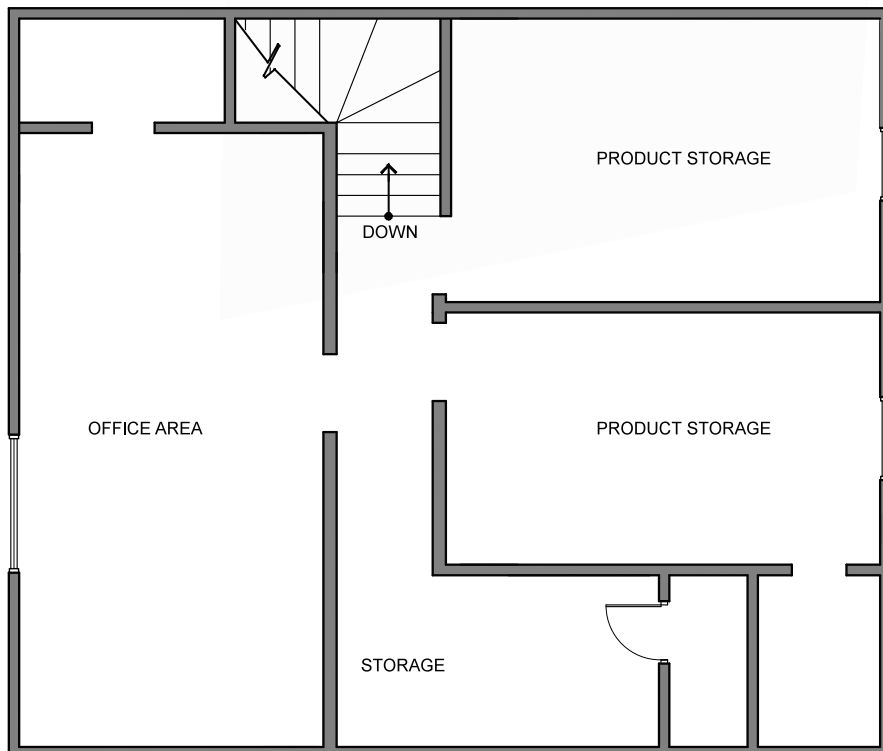


# Floor Plan

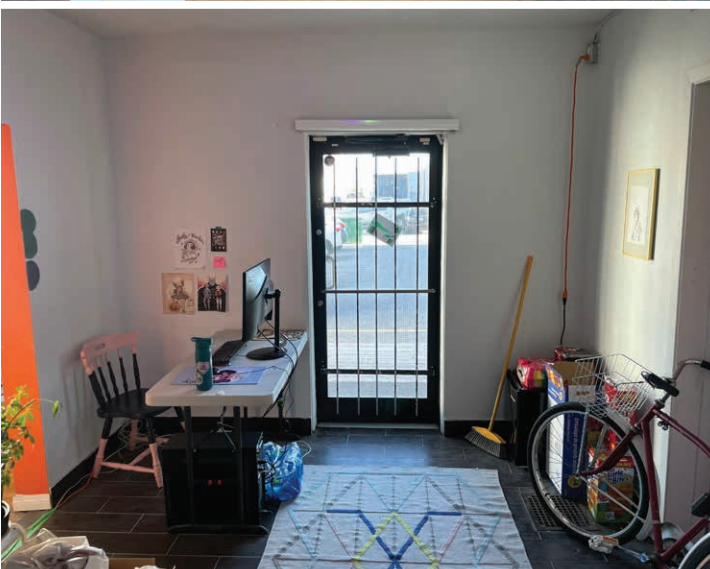
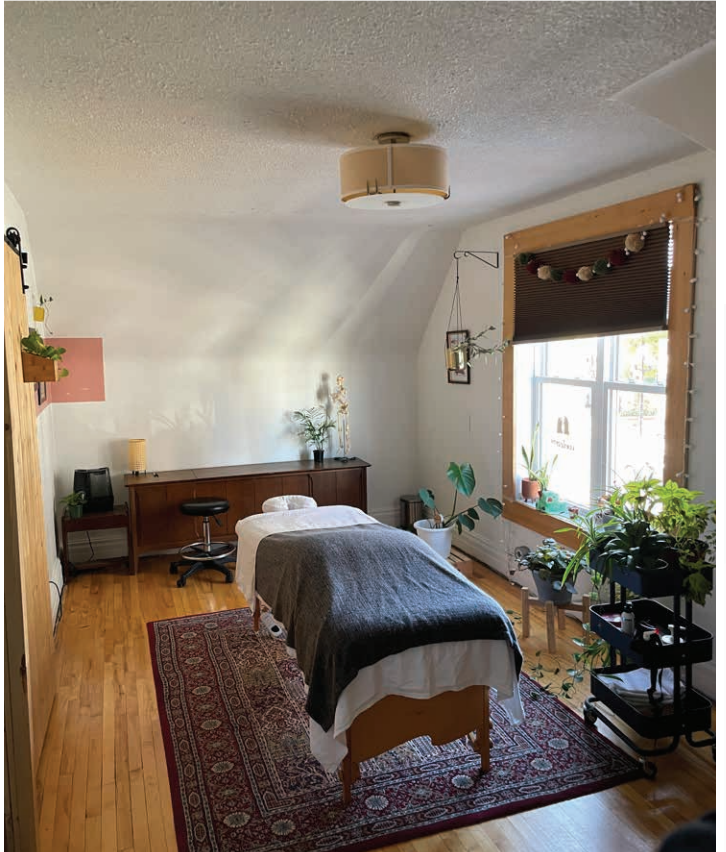
## MAIN FLOOR



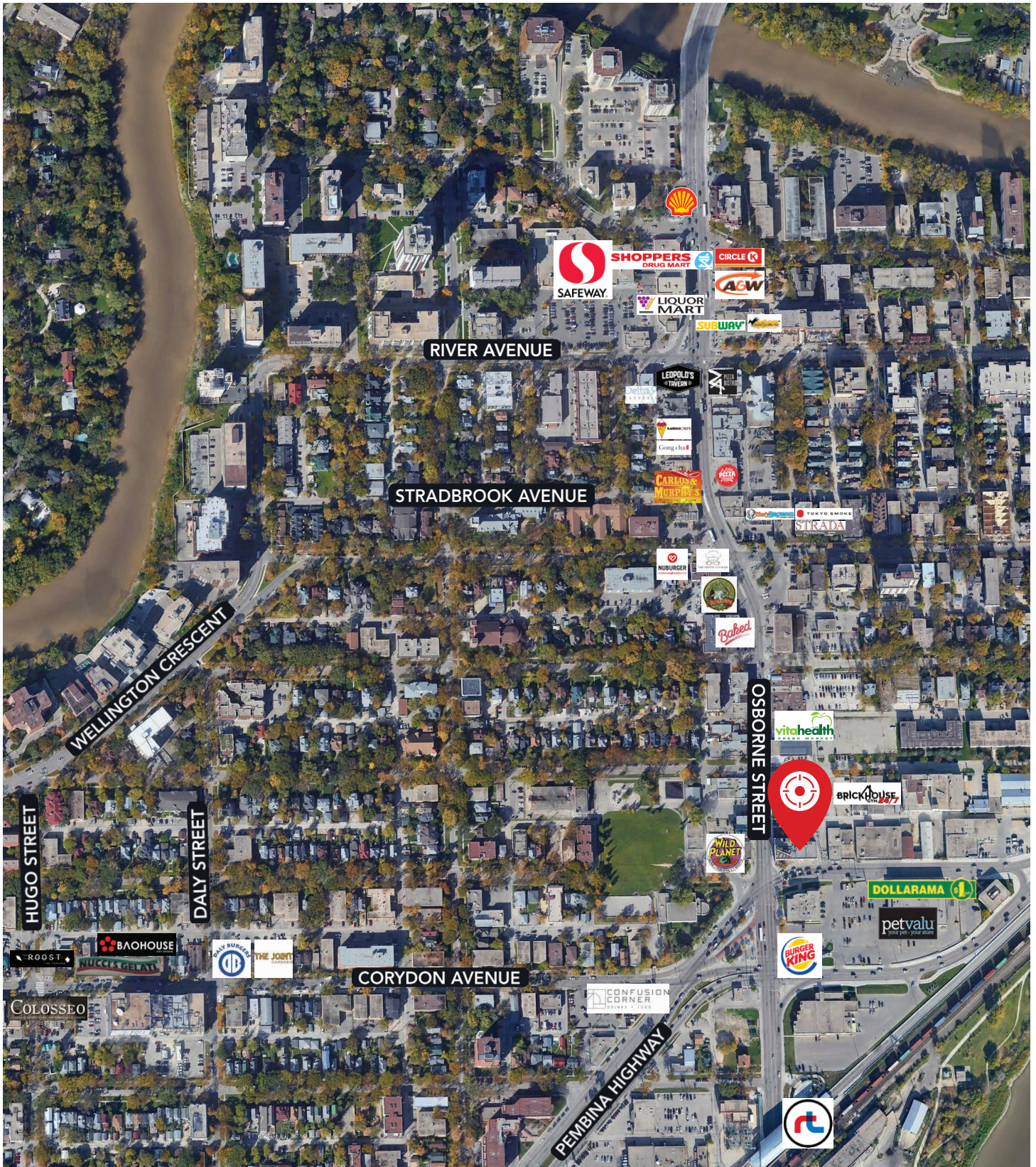
## SECOND FLOOR



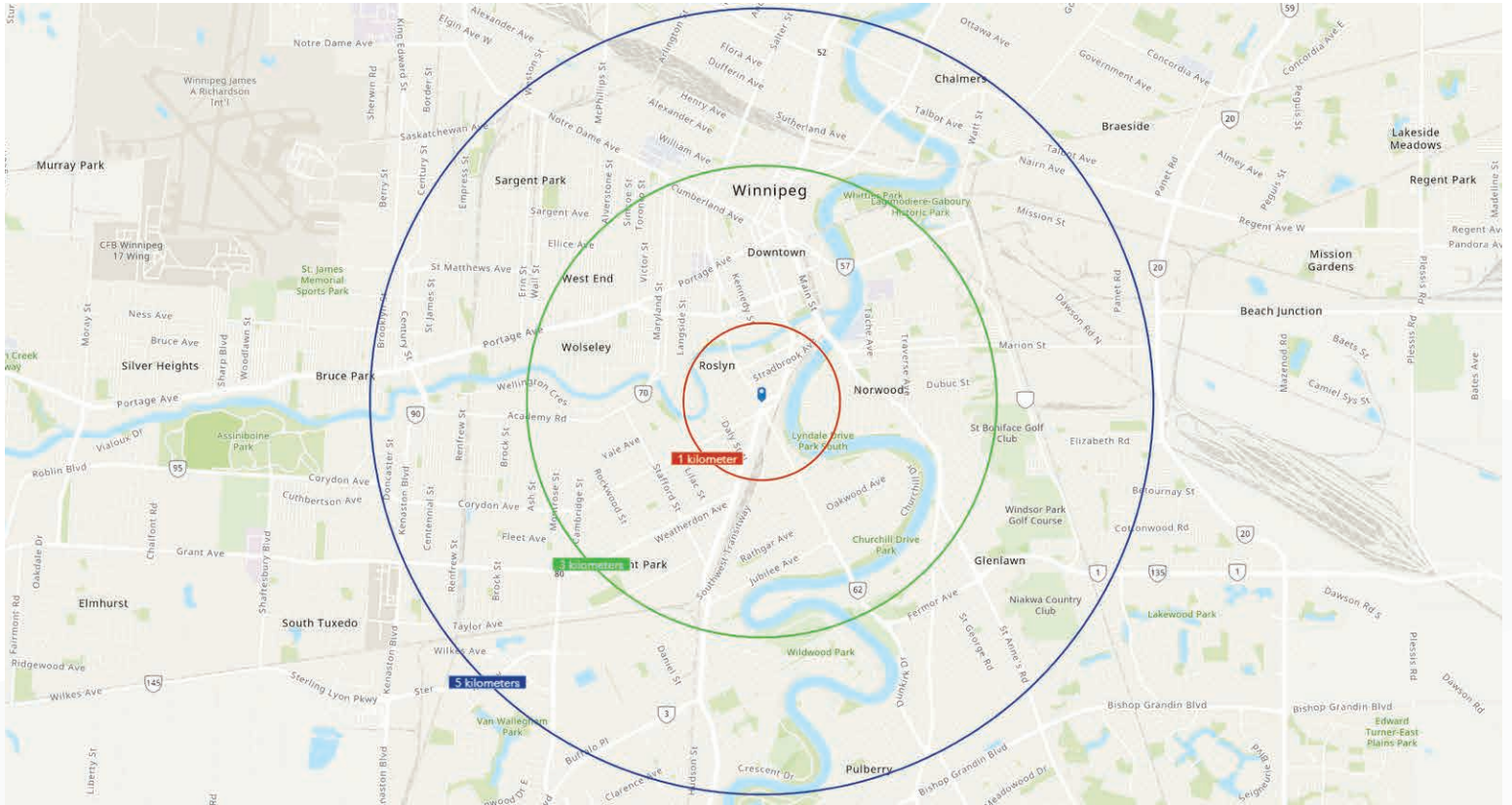
# Interior Photos



# Retail Aerial



# Demographic Analysis



## POPULATION

|      | Total Population | Projected Population (2029) |
|------|------------------|-----------------------------|
| 1 KM | 16,774           | 20,647                      |
| 3 KM | 119,360          | 141,793                     |
| 5 KM | 234,145          | 271,578                     |



## MEDIAN AGE

|      | Median Age |
|------|------------|
| 1 KM | 36         |
| 3 KM | 37         |
| 5 KM | 37         |



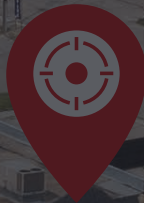
## HOUSEHOLD INCOME

|      | Avg. Household Income | Projected Household Income (2029) |
|------|-----------------------|-----------------------------------|
| 1 KM | \$78,192              | \$100,846                         |
| 3 KM | \$76,012              | \$96,624                          |
| 5 KM | \$80,220              | \$101,948                         |



## HOUSEHOLDS

|      | Total Households |
|------|------------------|
| 1 KM | 10,021           |
| 3 KM | 57,361           |
| 5 KM | 103,448          |



## Contact

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