

SEMI-FURNISHED SUBURBAN OFFICE SPACE

6 ROSLYN ROAD WINNIPEG, MB

FOR SALE/LEASE



PRESLEY BORDIAN, Vice President, Sales & Leasing
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RENNIE ZEGALSKI, Principal
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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	9,177 sq. ft.		
LAND AREA (+/-)	10,229 sq. ft.		
AREA AVAILABLE (+/-)	Unit 101:	2,709 sq. ft.	
	Unit 201:	253 sq. ft.	LEASED
	Unit 202:	253 sq. ft.	LEASED
GROSS RENT	\$23.00 per sq. ft. (inclusive of common area, maintenance, property tax and utilities)		
SALE PRICE	\$1,500,000		
PROPERTY TAXES	\$36,742.78 (2026)		
STOREYS	4		
ZONING	RMFM - Res - Multifamily		
YEAR BUILT	1914		
ROLL NO.	12032443000		
PARKING	21 on-site parking stalls		
TRAFFIC COUNT	8,800 (average daily traffic count on Elizabeth Road) (2024 City of Winnipeg Traffic Flow Map)		
AVAILABILITY	Immediately		

HIGHLIGHTS

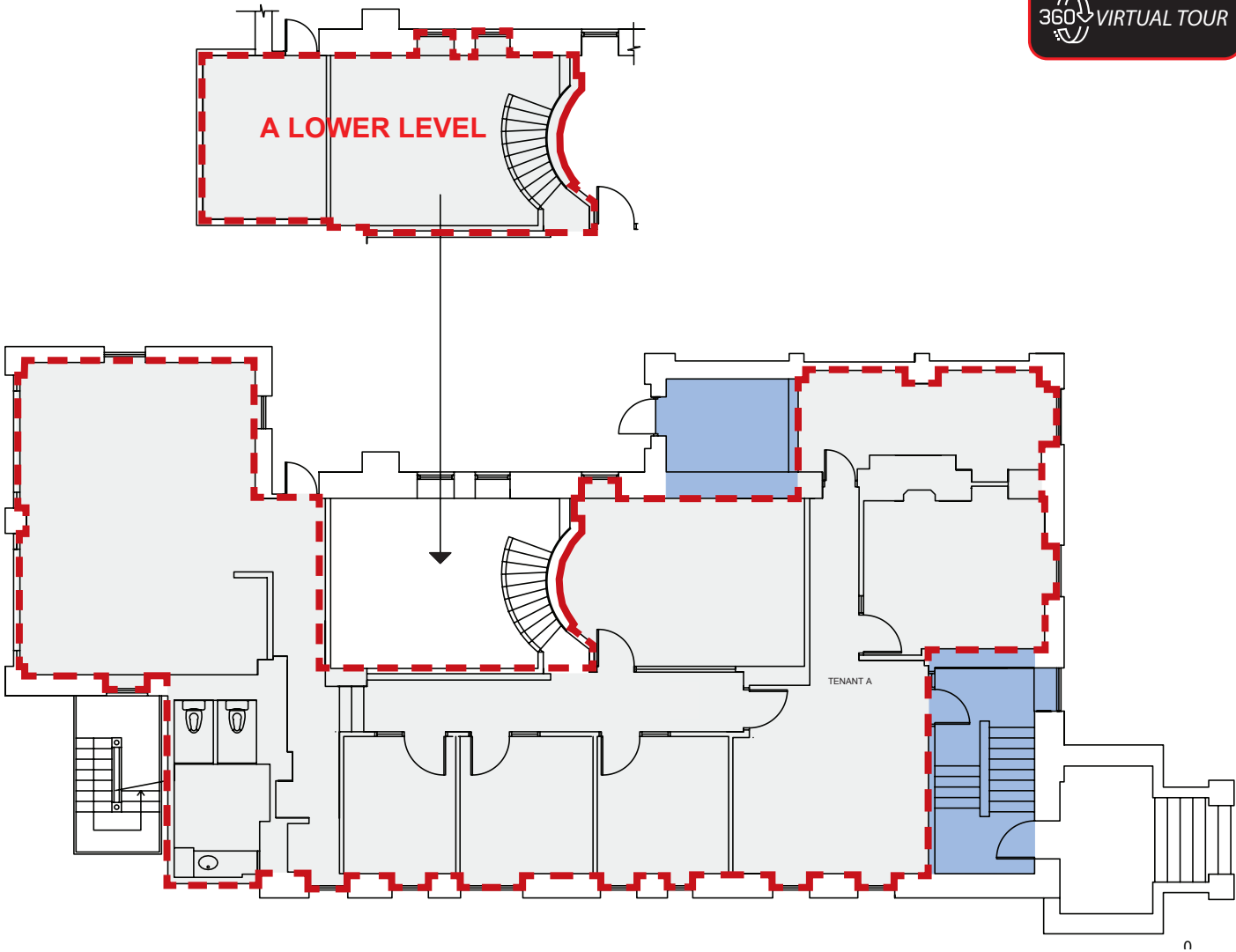
- Opportunity for end user to occupy Unit 101: 2,709 sq. ft.
- Suburban office with build-out improvements in-place
- Steps away from the many shops and restaurants of Osborne Village
- On-site reserved parking for staff and guests; parking revenue in-place
- Stable income with favourable lease terms in-place



FLOOR PLAN

FIRST FLOOR

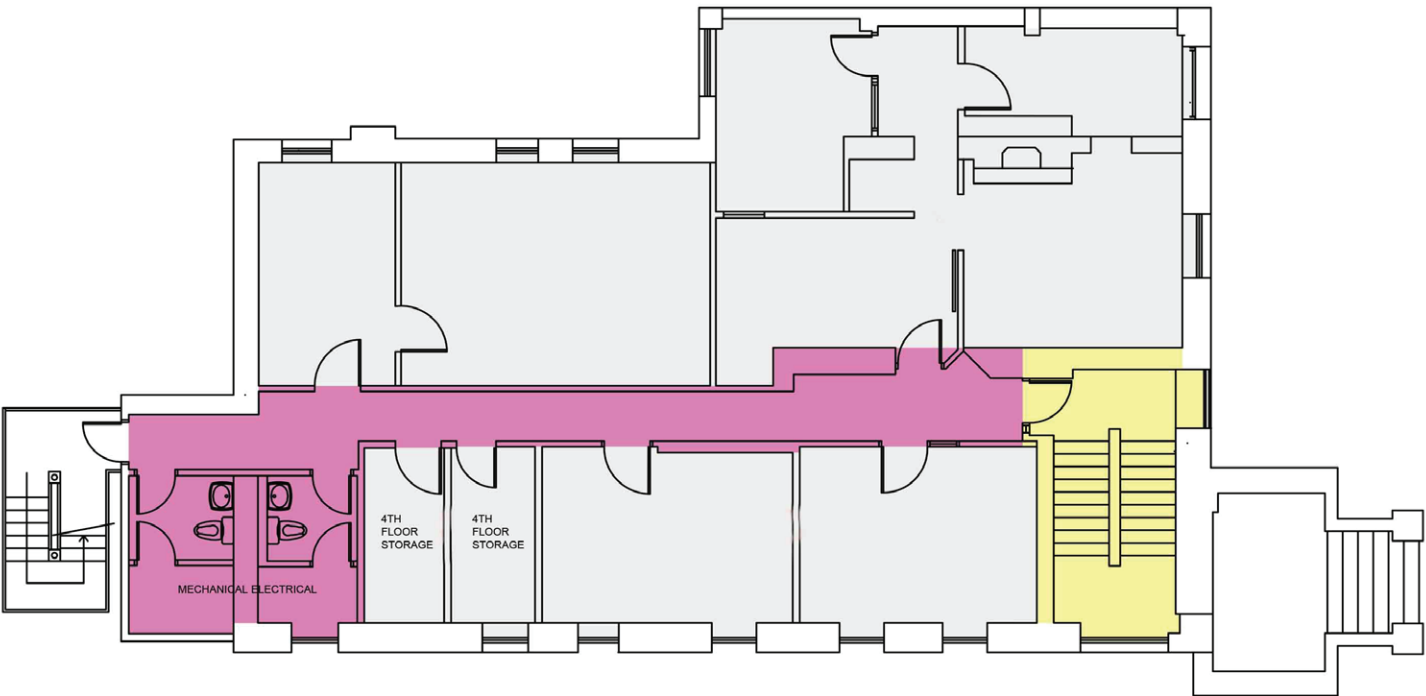
*Area Available for Lease: 2,709 sq. ft.



FLOOR PLAN

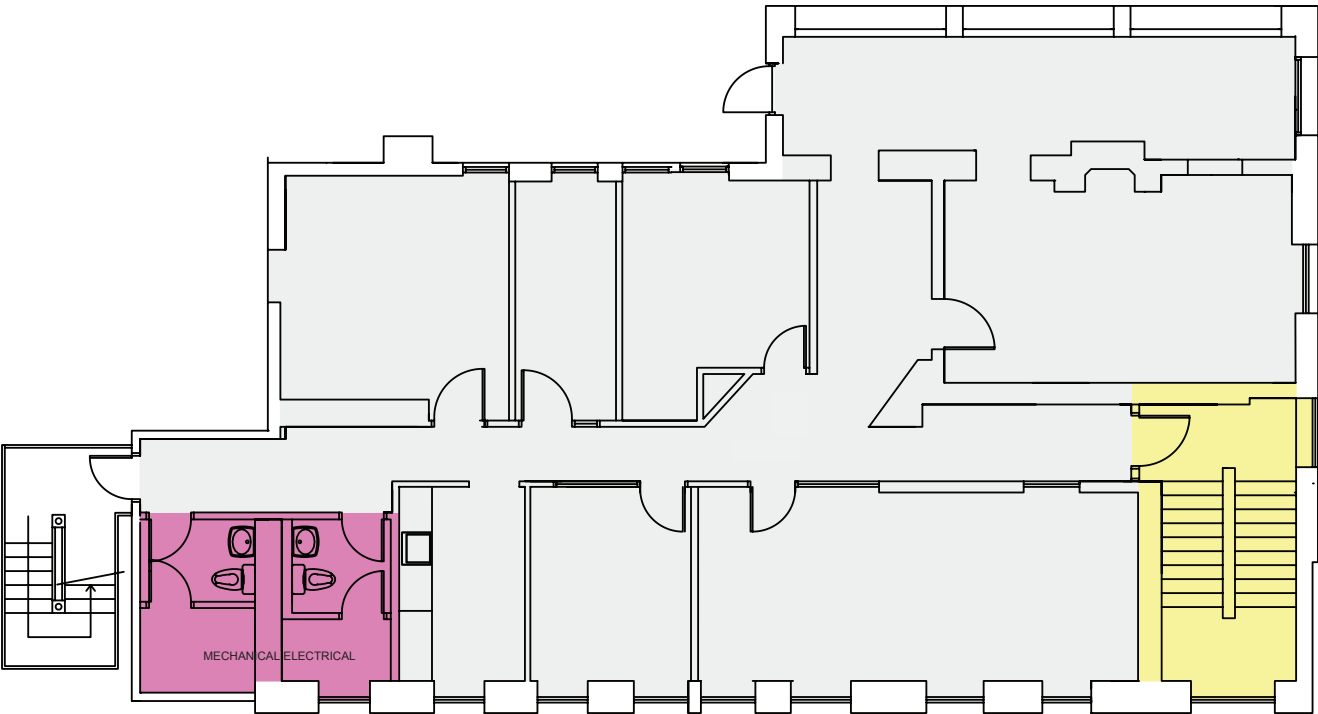
SECOND FLOOR

*Fully Leased



THIRD FLOOR

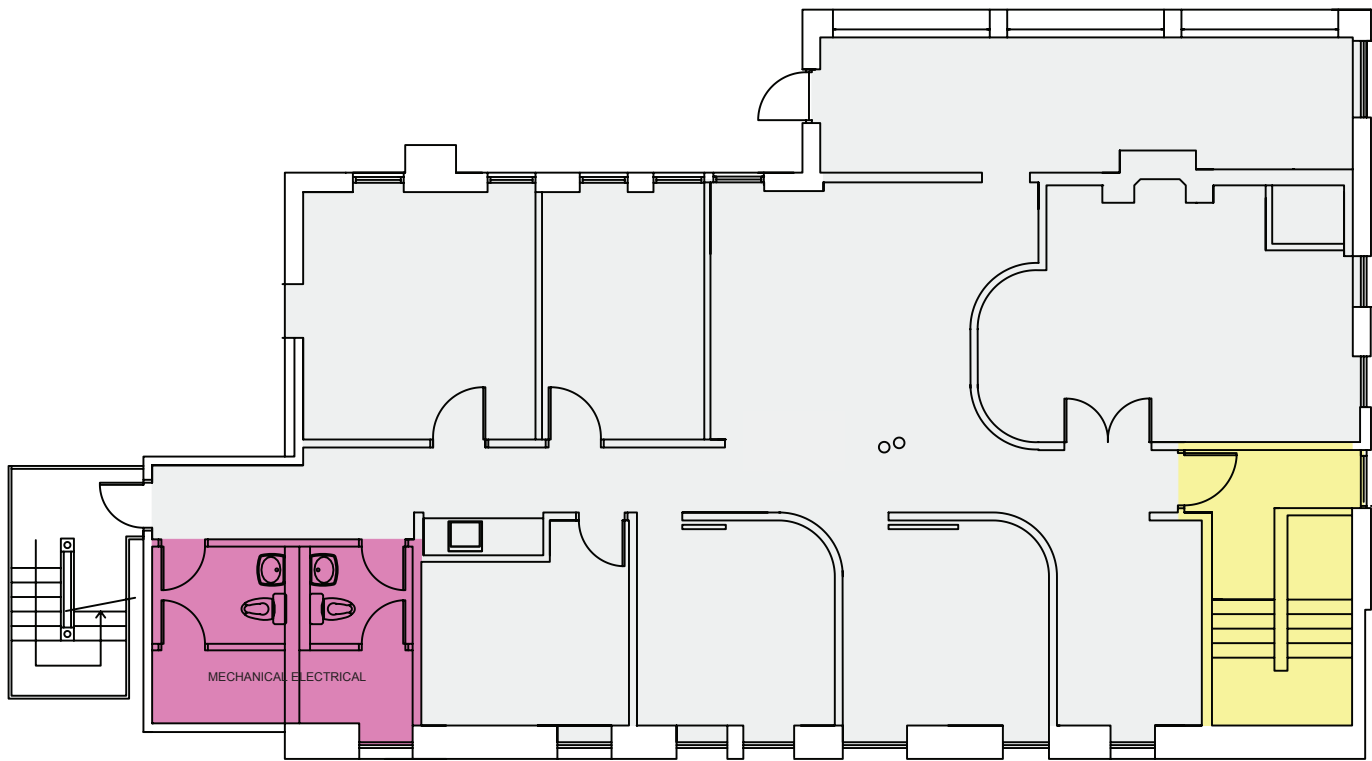
*Fully Leased



FLOOR PLAN

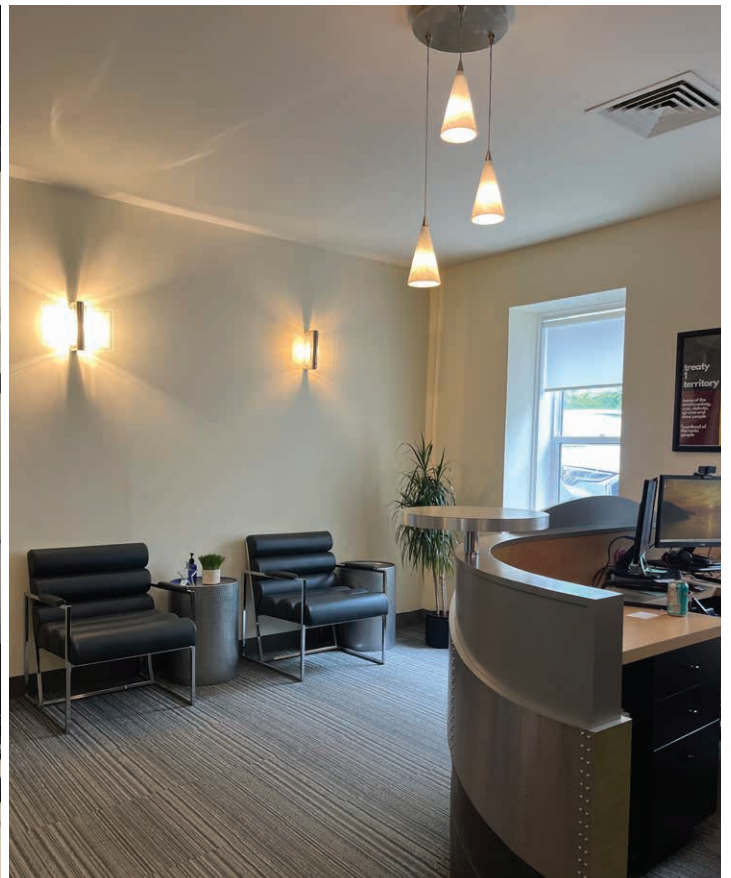
FOURTH FLOOR

*Fully Leased

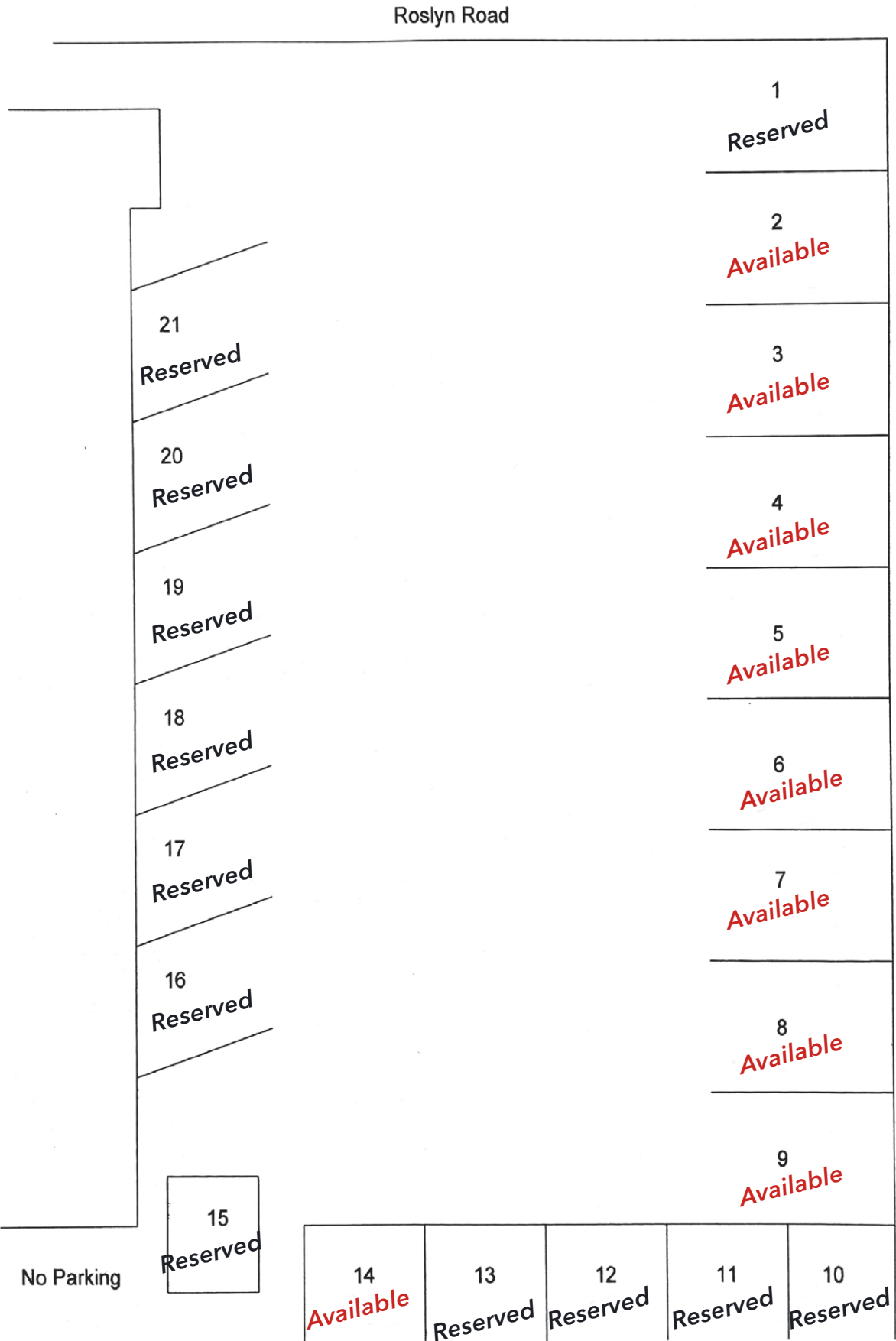


PHOTOS

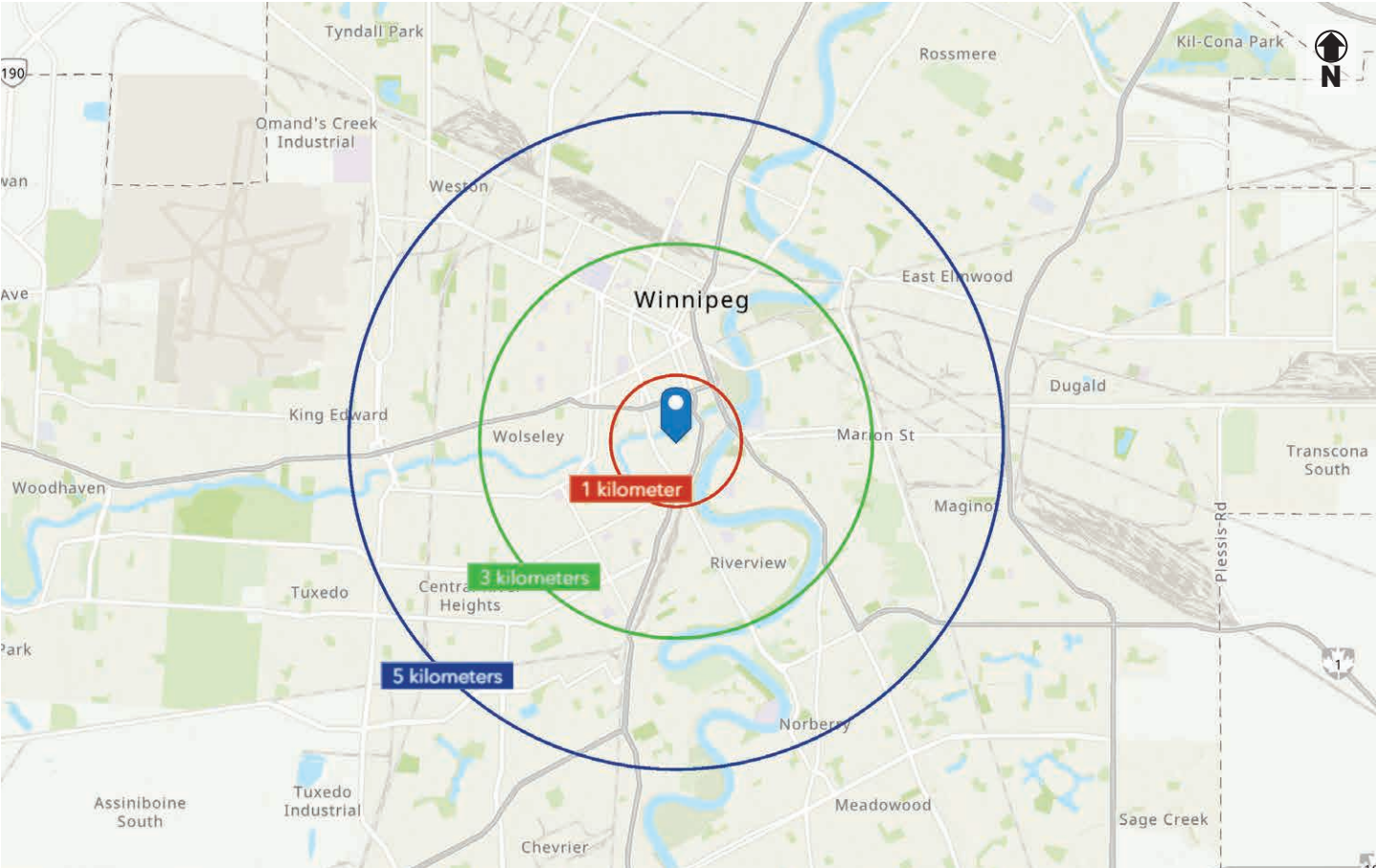
FIRST FLOOR



PARKING PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

24,840

3 km

128,563

5 km

247,853

Projected (2030)

26,969

134,673

257,034



HOUSEHOLD INCOME

1 km

\$70,931

3 km

\$86,273

5 km

\$93,186

Projected (2030)

\$82,964

\$99,611

\$107,757



HOUSEHOLDS

1 km

14,713

3 km

60,658

5 km

108,618



MEDIAN AGE

1 km

34.5

3 km

36.4

5 km

37.1

Contact

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