PROMINENT RETAIL OPPORTUNITY FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

2501 McPhillips Street

WINNIPEG, MB

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Services provided by Brett Chartier Personal Real Estate Corporation

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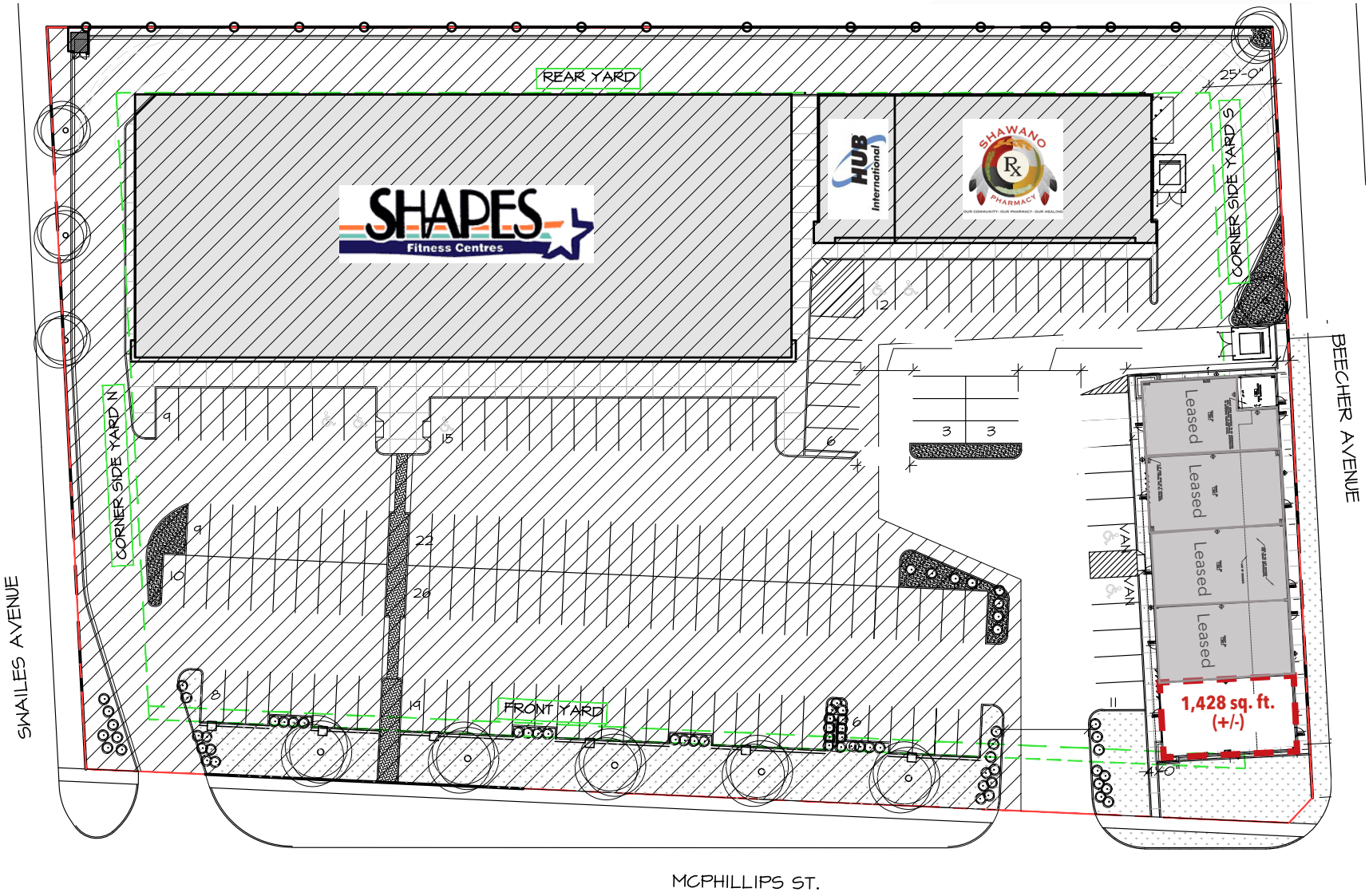
PROPERTY DETAILS

AREA AVAILABLE (+/-)	~~Unit 301: 1,409 sq. ft.~~ Leased ~~Unit 401: 1,409 sq. ft.~~ Leased Unit 501: 1,428 sq. ft.
NET RENTAL RATE	Starting at $34.00 per sq. ft.
ADDITIONAL RENT	$6.99 per sq. ft. plus 5% mgmt. fee (est. 2026)
PYLON SIGN RENTAL	$125-$250/month (subject to availability)
AVAILABILITY	Immediately

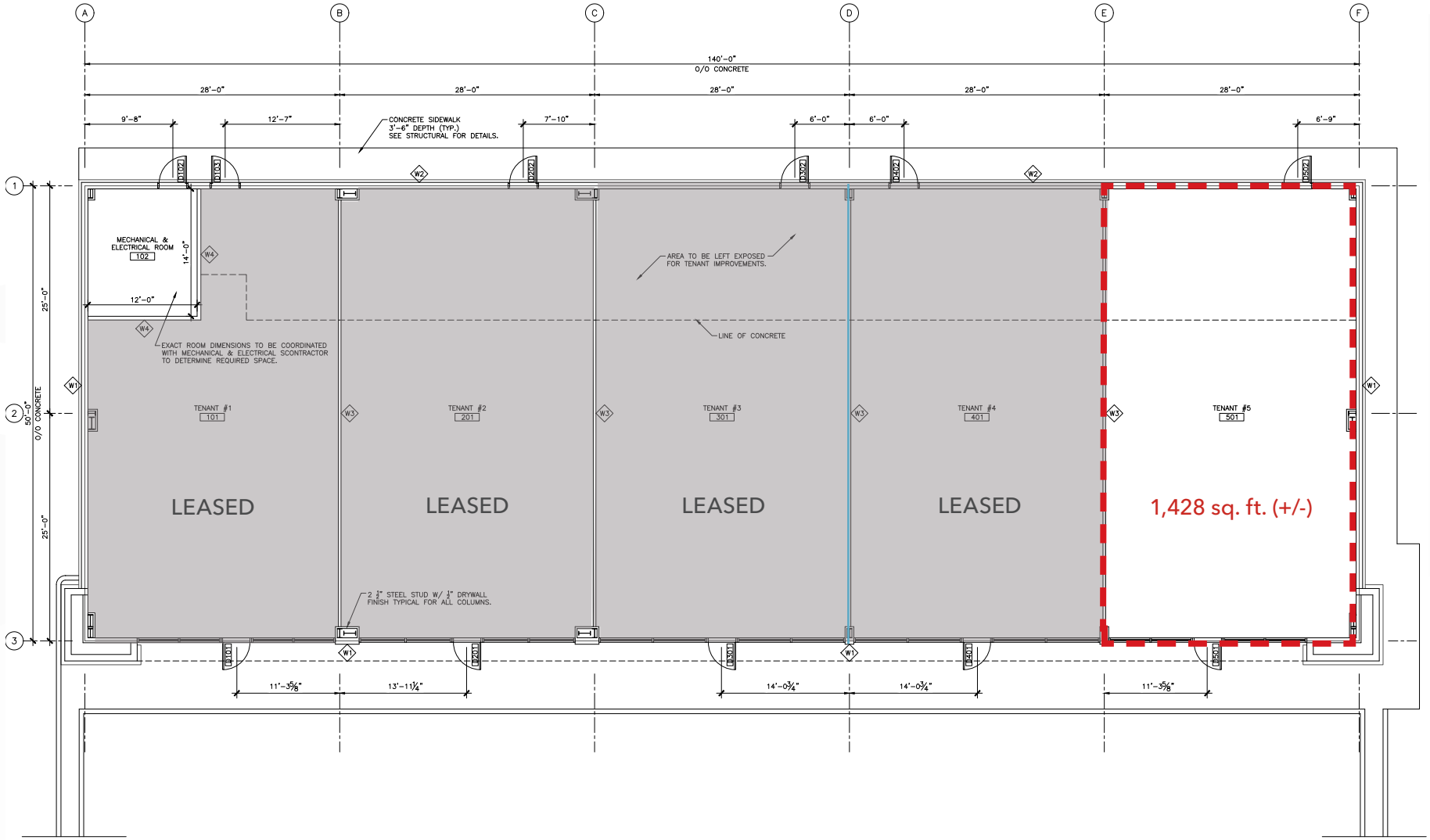
PROPERTY HIGHLIGHTS

- End cap unit facing McPhillips Street
- Ready for Tenant fixturing
- Excellent exposure on McPhillips Street
- Pylon Signage Available
- Ample on-site Parking

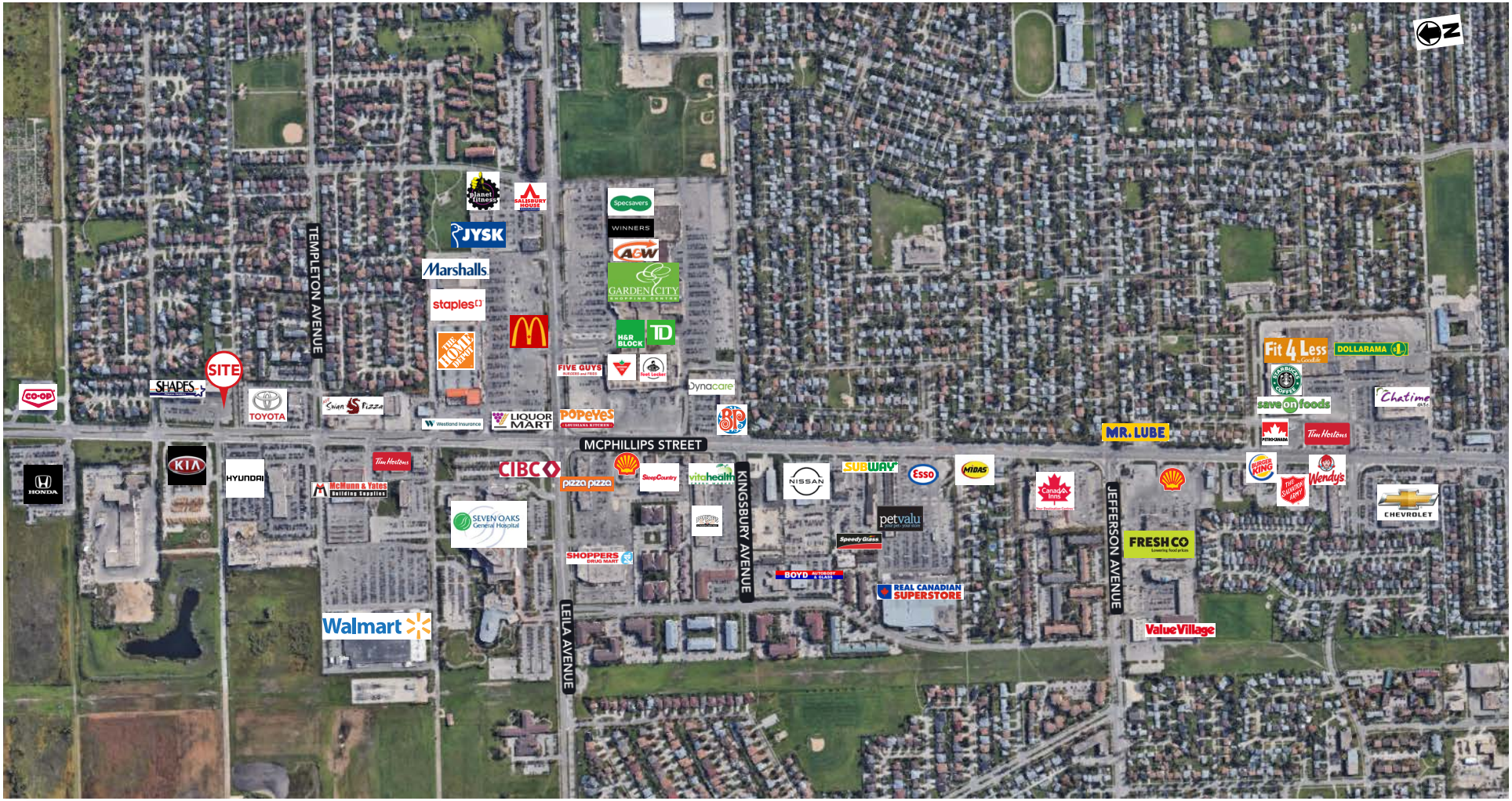
SITE PLAN


REAR YARD
SHAPES
Fitness Centres
HUB International
SHAWANO
PHARMACY
25'-0"
CORNER SIDE YARD S
CORNER SIDE YARD N
FRONT YARD
12
9
15
6
3
3
9
22
10
20
8
19
6
11
VAN
VAN
Leased
Leased
Leased
Leased
1,428 sq. ft.
(+/-)
BEECHER AVENUE
SWAILES AVENUE
MCPHILLIPS ST.

FLOOR PLAN


140'-0"
O/O CONCRETE
28'-0"
28'-0"
28'-0"
28'-0"
28'-0"
9'-8"
12'-7"
7'-10"
6'-0"
6'-0"
6'-9"
CONCRETE SIDEWALK
3'-6" DEPTH (TYP.)
SEE STRUCTURAL FOR DETAILS.
MECHANICAL &
ELECTRICAL ROOM
102
14'-0"
12'-0"
EXACT ROOM DIMENSIONS TO BE COORDINATED
WITH MECHANICAL & ELECTRICAL SCONTRACTOR
TO DETERMINE REQUIRED SPACE.
AREA TO BE LEFT EXPOSED
FOR TENANT IMPROVEMENTS.
LINE OF CONCRETE
TENANT #1
101
TENANT #2
201
TENANT #3
301
TENANT #4
401
TENANT #5
501
LEASED
LEASED
LEASED
LEASED
1,428 sq. ft. (+/-)
2 1/2" STEEL STUD W/ 1/2" DRYWALL
FINISH TYPICAL FOR ALL COLUMNS.
25'-0"
50'-0"
O/O CONCRETE
25'-0"
11'-5 5/8"
13'-11 1/4"
14'-0 3/4"
14'-0 3/4"
11'-5 5/8"

RETAIL AERIAL



DEMOGRAPHIC ANALYSIS

POPULATION

	1 km	3 km	5 km
TOTAL POPULATION	7,022	66,027	164,594
PROJECTED POPULATION (2029)	8,587	71,517	173,740

MEDIAN AGE

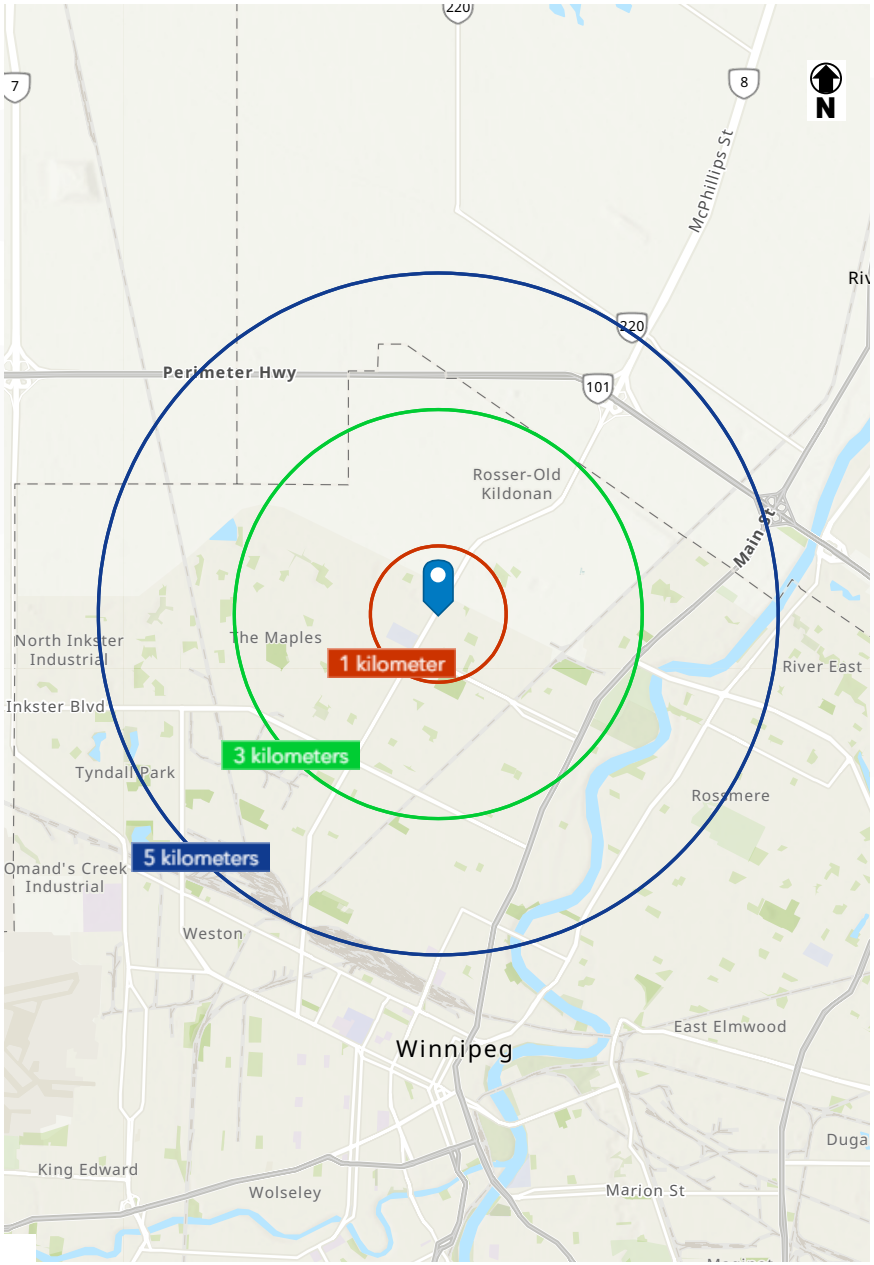
	1 km	3 km	5 km
MEDIAN AGE	33.7	35.6	36.6

HOUSEHOLD INCOME

	1 km	3 km	5 km
AVG. HOUSEHOLD INCOME	$98,826	$106,986	$100,383
PROJ. HOUSEHOLD INCOME (2029)	$117,362	$125,792	$117,998

HOUSEHOLDS

	1 km	3 km	5 km
TOTAL HOUSEHOLDS	2,572	22,435	59,232



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LEASING CONTACT

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