

HIGH-PROFILE RETAIL/OFFICE OPPORTUNITY



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# 198 Sherbrook Street

WINNIPEG, MB

Monteyne / Bobsled  
Architecture Construction



*Exterior rendering is for illusion purposes only; subject to change*

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# PROPERTY DETAILS

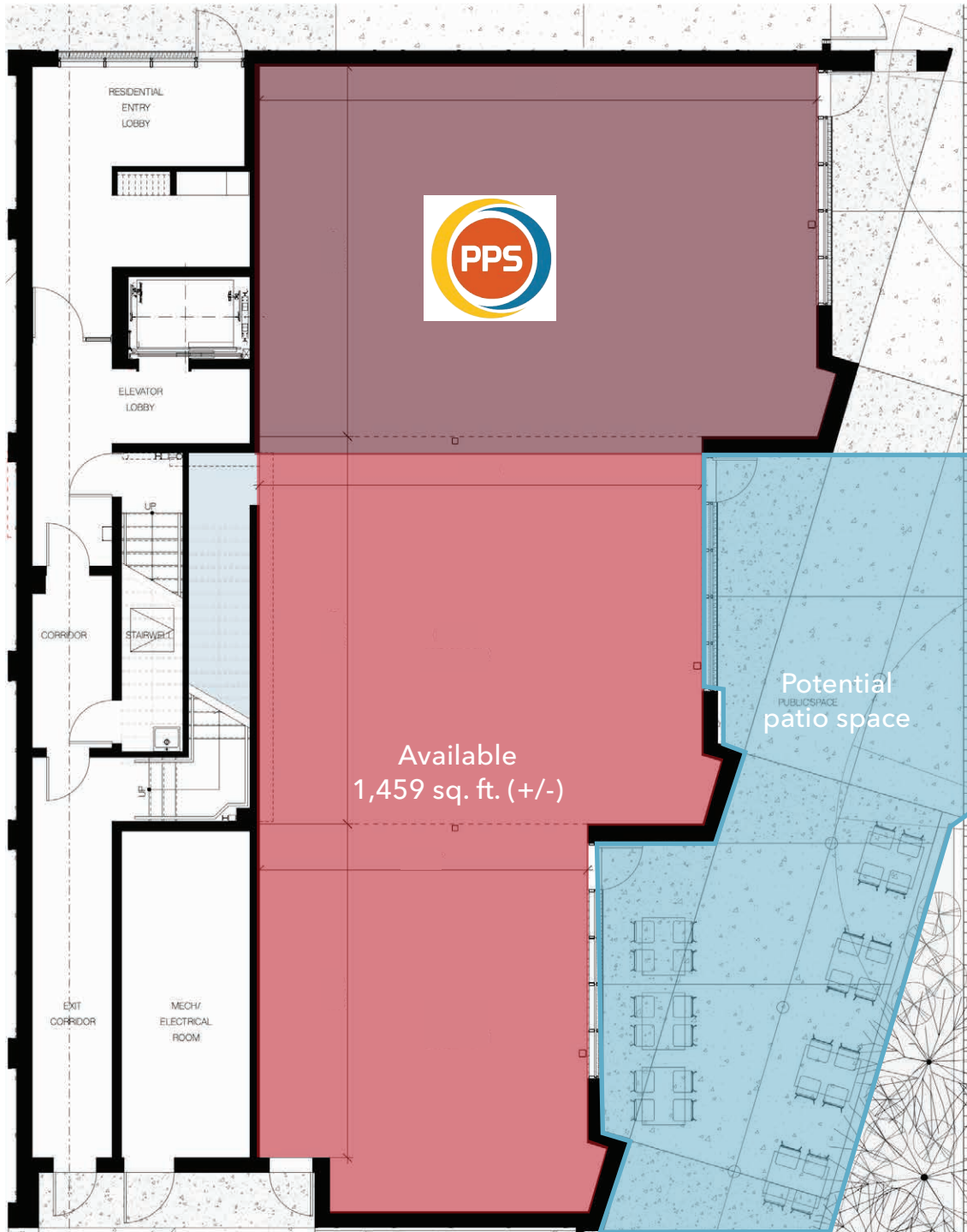
<b>BUILDING AREA (+/-)</b>	30,500 sq. ft.
<b>RENTABLE AREA AVAILABLE (+/-)</b>	1,459 sq. ft.
<b>GROSS RENTAL RATE</b>	\$25.00 per sq. ft. <i>(tenant to pay utilities)</i>
<b>YEAR BUILT</b>	2023
<b>ELECTRICAL</b>	100A-347/600V - 3Ph - 4W
<b>MECHANICAL</b>	Natural gas unit heaters & RTU
<b>ZONING</b>	RMU
<b>PARKING</b>	Reserved parking available for commercial tenant
<b>AVAILABILITY</b>	Immediately

## HIGHLIGHTS

- *High-profile*, brand new mixed use building offering 1,459 sq. ft. of main floor *office/retail* space and 28 residential units over 5 story's
- *Patio opportunity* for main floor commercial tenant
- Well suited for traditional *retail/restaurant* or office user
- Landlord able to provide a *turnkey space* for a suitable tenant



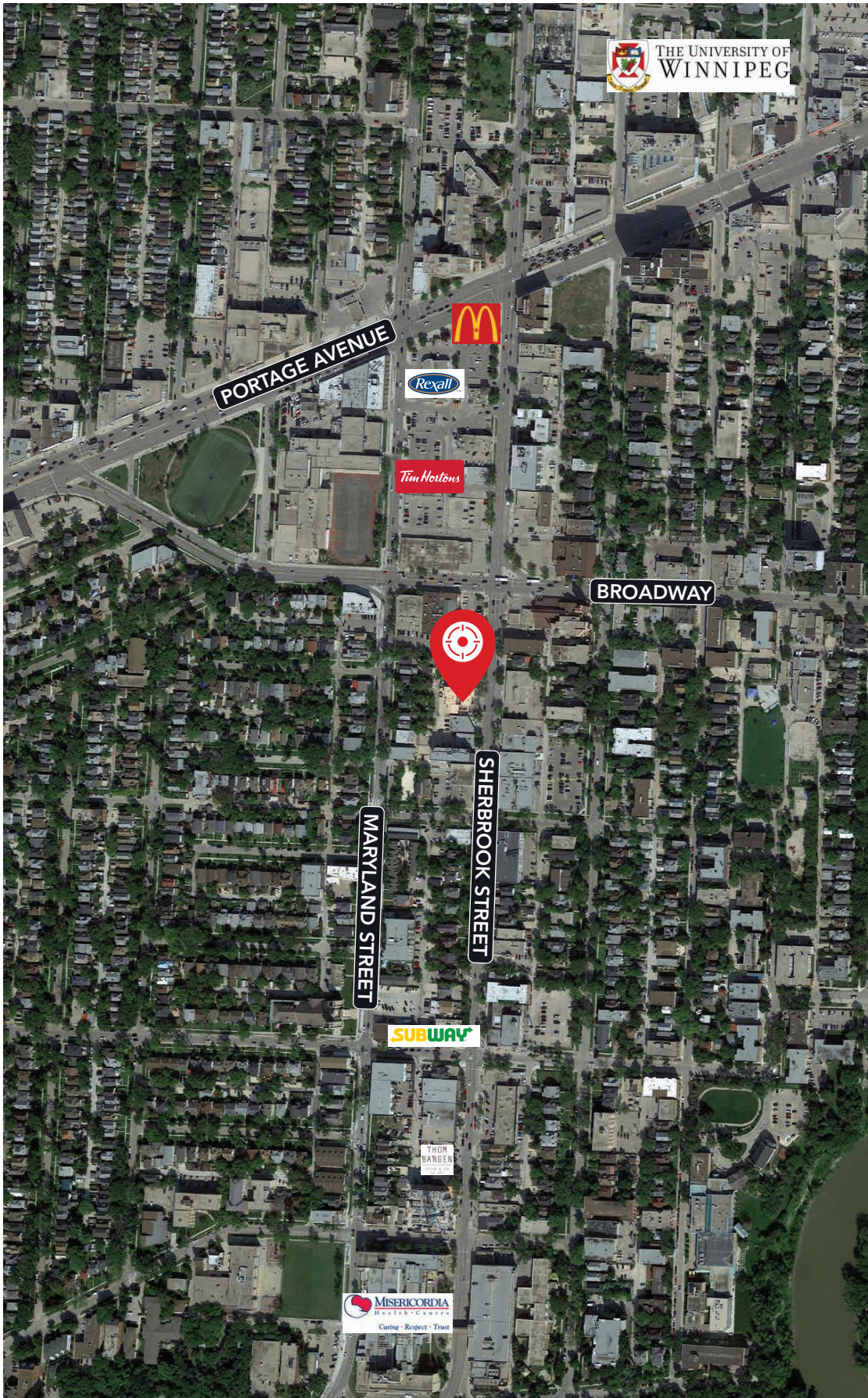
# FLOOR PLAN



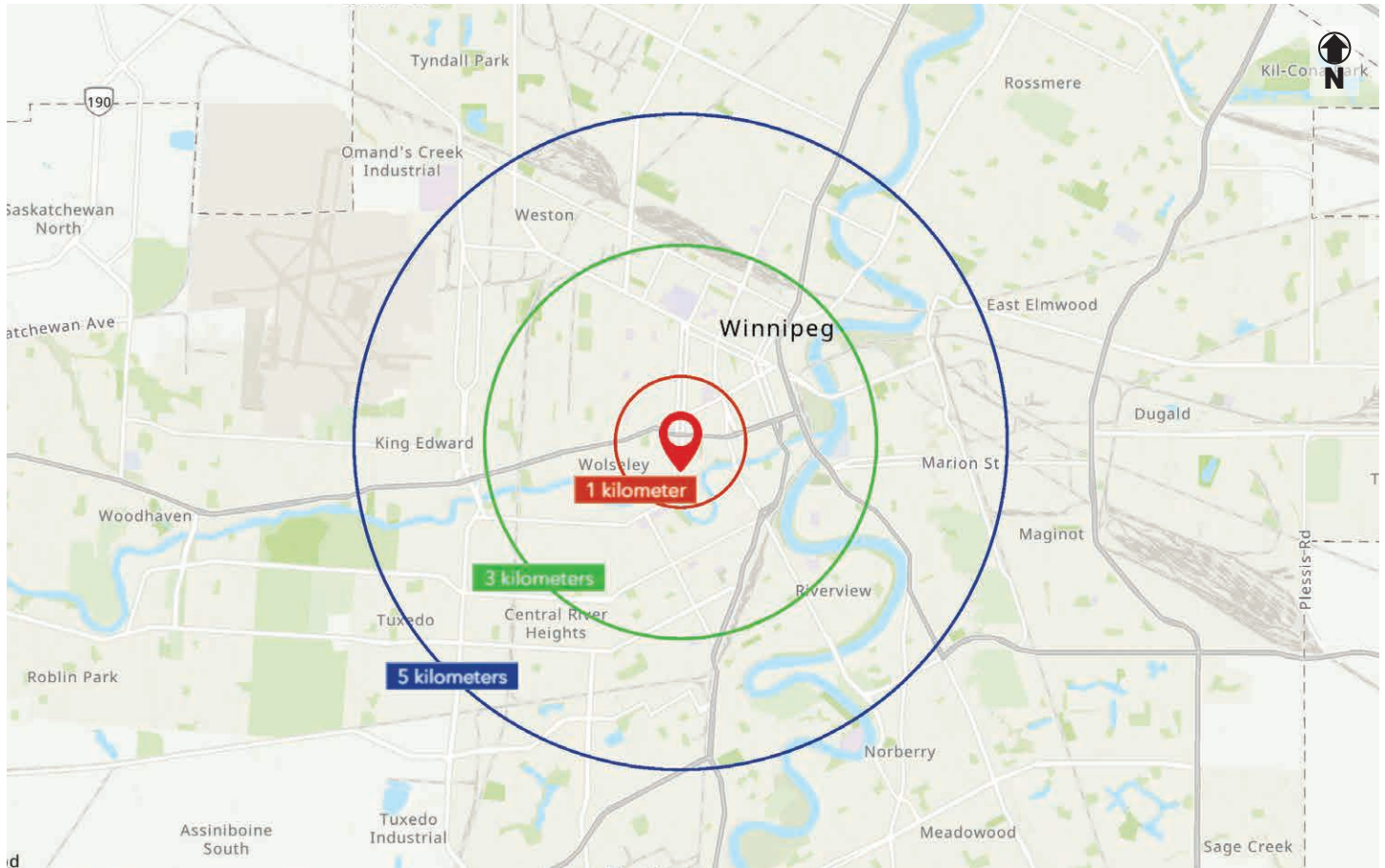
\*patio is for illustration purposes only; tenant to verify with city of Winnipeg approved patio capacity\*



# RETAIL AERIAL



# DEMOGRAPHIC ANALYSIS



## POPULATION

1 km

3 km

5 km

23,095

129,002

248,835

*Projected (2030)*

24,572

134,867

258,220



## HOUSEHOLD INCOME

1 km

3 km

5 km

\$69,842

\$90,050

\$95,663

*Projected (2030)*

\$81,169

\$103,819

\$110,520



## HOUSEHOLDS

1 km

3 km

5 km

11,305

59,608

108,320



## MEDIAN AGE

1 km

3 km

5 km

35.0

36.5

37.1



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## Contact

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