

RETAIL/OFFICE SPACE FOR LEASE IN OSBORNE VILLAGE



470 RIVER AVENUE

WINNIPEG, MB



THE VILLAGE

Osborne Village is Winnipeg's most densely populated residential neighborhood and is a popular destination for boutique shopping and dining experiences.

The Village is widely recognized in Winnipeg as a unique retail node with many independent retailers offering a street-front presence along Osborne Street. In recent years, this trendy neighborhood has attracted many new high-density and high-quality condominiums and apartment developments. Osborne Village is a highly sought after urban community with a rich heritage and is appreciated as a desirable location in which to live, work and play.

This community is also located just across the Osborne bridge from all near all major downtown attractions, amenities and employers. The area is served by two Transit stations: Harkness and Osborne as well as multiple Winnipeg Transit routes near the property.



PROPERTY DETAILS

BUILDING AREA (+/-) 5,592 sq. ft.

AREA AVAILABLE (+/-) Units C & D: 1,644 sq. ft.
Units E & F: 1,344 sq. ft.
Unit G: ~~960 sq. ft.~~ **LEASED**

RENTAL RATE \$18.00 per sq. ft. Net

ADDITIONAL RENT \$11.31 per sq. ft.
(plus 5% mgmt. fee on base rent) (est. 2025)

ZONING C2 - Com - Community

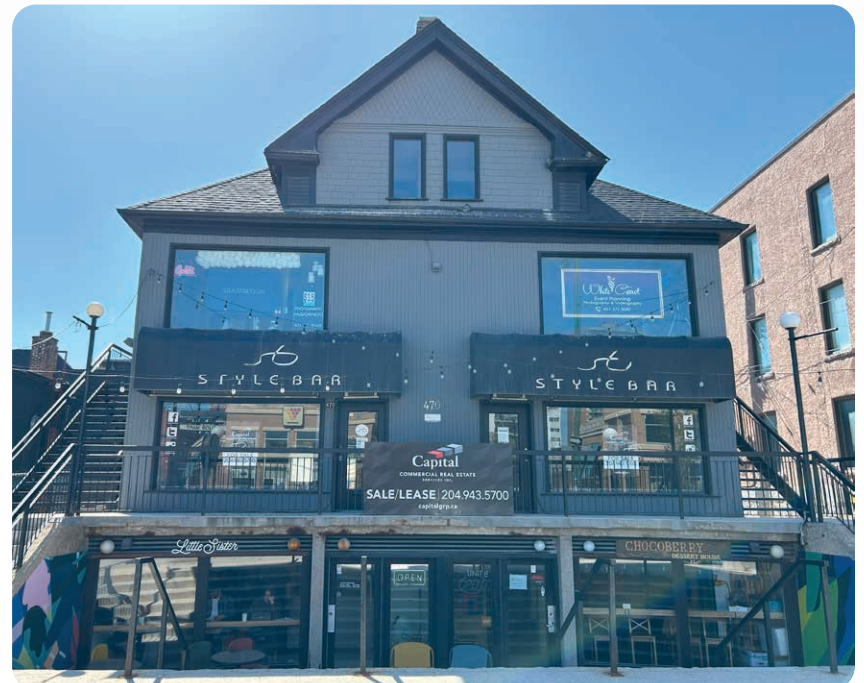
UTILITIES Separately metered and paid by tenant

TRAFFIC COUNT 7,900 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)

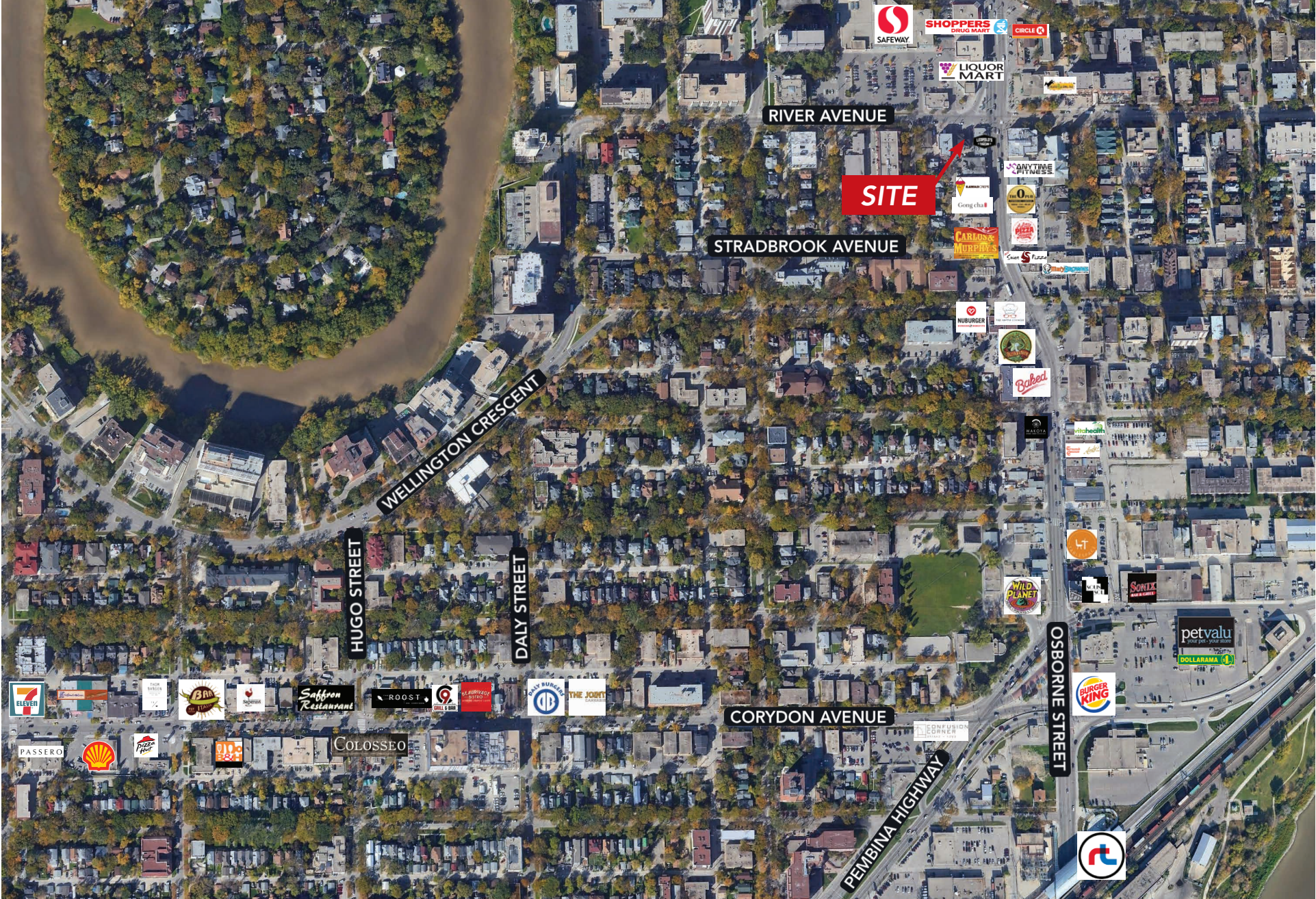
AVAILABILITY Immediately

HIGHLIGHTS

- Located centrally in the heart of Osborne Village just south of Downtown Winnipeg
- The Property benefits from its high-traffic and high-visibility location
- Easy access to public transportation
- Surrounding the site is a densely populated urban residential neighbourhood with over 13,000 residents and 170 unique businesses within a 3 km radius of the site
- Located within walking distance of the amenities of Osborne Village



AREA OVERVIEW



INTERIOR PHOTOS

UNITS C & D



UNITS E & F



DEMOGRAPHIC ANALYSIS

PRIMARY TRADE AREA



TOTAL POPULATION

66,508



MEDIAN AGE

37



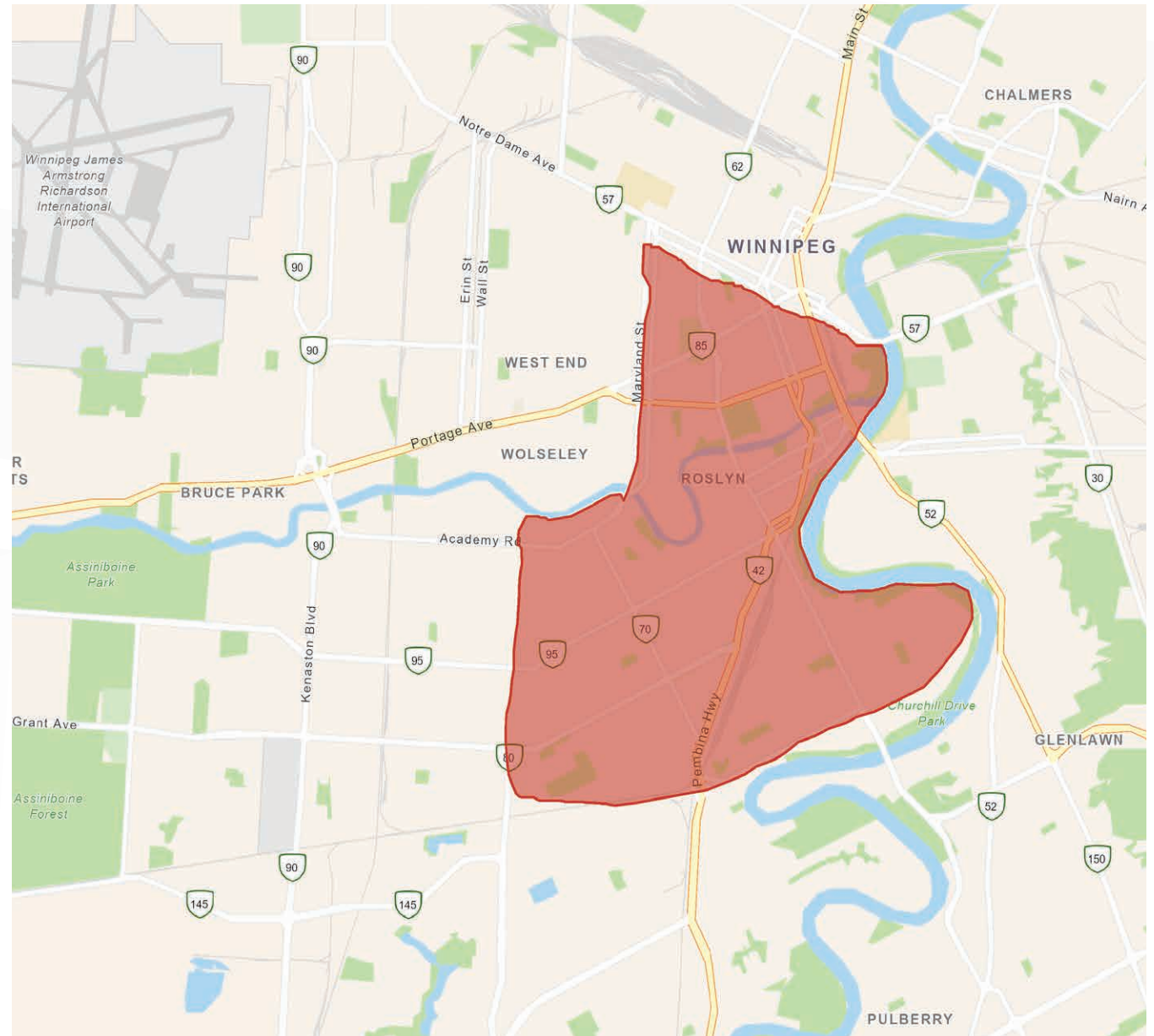
TOTAL HOUSEHOLDS

34,256



AVG. HOUSEHOLD INCOME

76,788





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SERVICES INC.

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