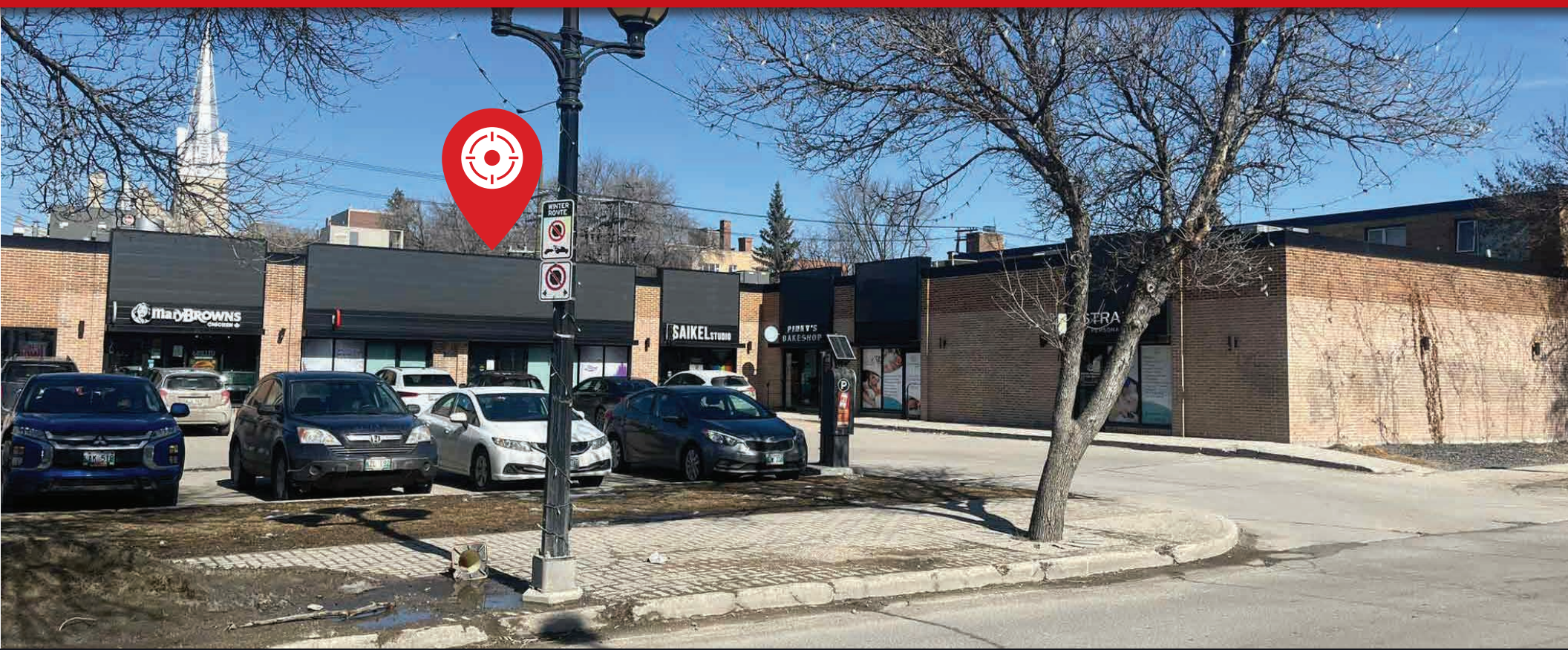


~ Substantial Incentives Available for Qualified Tenants ~



FOR LEASE

437-443 Stradbroke Avenue

WINNIPEG, MB

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

BUILDING AREA (+/-) 15,670 sq. ft.

AREA AVAILABLE (+/-) Unit 437: 2,886 sq. ft.
Unit 443: 1,100 sq. ft. **LEASED**

NET RENTAL RATE Unit 437: \$30.00 per sq. ft.

ADDITIONAL RENT \$13.60 per sq. ft. (plus 5% mgmt. fee of gross rent)

UTILITIES All utilities separately metered and paid for by tenant

MECHANICAL Unit 437: 7.5-ton, 2007

ZONING C2 - Commercial

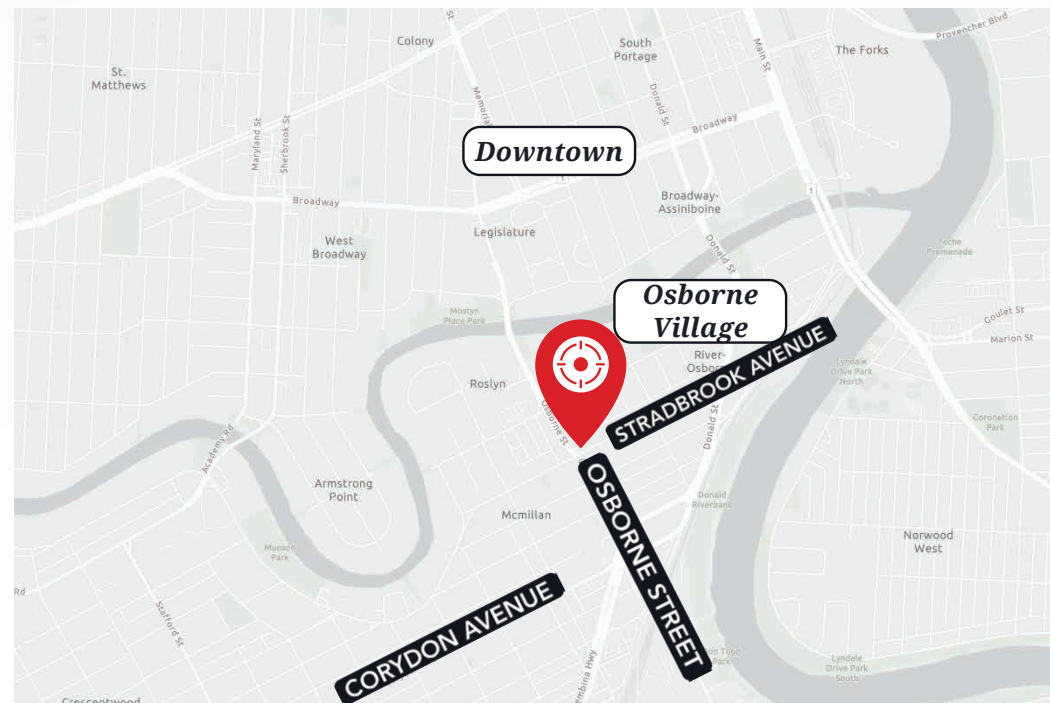
PARKING 52 on-site parking stalls

AVAILABILITY Immediately

TRAFFIC COUNT 28,400 (avg. daily traffic count based on the 2023 City of Winnipeg Traffic Flow Map)

HIGHLIGHTS

- Ample on-site parking for tenants and customers
- High exposure signage opportunities



Interior Photos

UNIT 437

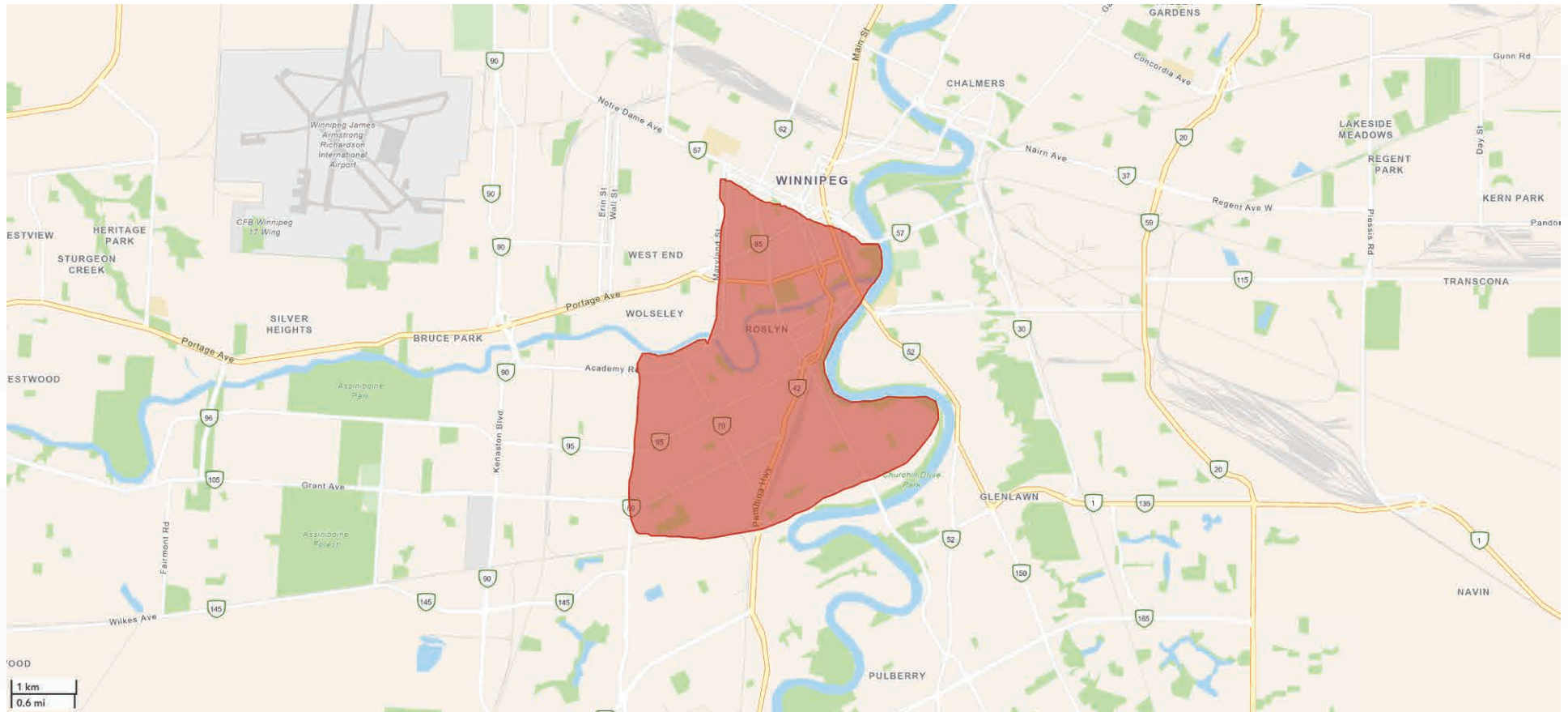


Site Plan



This aerial map of the Riverdale neighborhood in Chicago displays a grid of streets and various commercial establishments. A red location pin is placed on the east side of the map, near the intersection of Stradbroke Avenue and River Avenue. The map includes labels for several streets: River Avenue, Stradbroke Avenue, Wellington Crescent, Hugo Street, Daly Street, Corydon Avenue, and Pembina Highway. Numerous business logos are overlaid on the map, including Safeway, Shoppers Food Mart, Circle K, Liquor Mart, Anytime Fitness, Gong cha, Caruso's Murphys, Nuburger, Pabst, Wild Planet, Pet Valu, Burger King, and others. The map also shows a large park area on the left side, near the river, and a highway interchange at the bottom right.

Demographic Analysis



TOTAL POPULATION

66,508

1.12% annual growth rate (2017-2027)



AVG. HOUSEHOLD INCOME

\$76,788

rising to **\$88,380** by 2027



MEDIAN AGE

37

rising to **38.5** by 2027



TOTAL HOUSEHOLDS

34,256

rising to **39,136** by 2027

Contact

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.