

**FOR SALE**



*~ Centrally-Located Retail Property with Excellent Exposure on Logan Avenue ~*

# 1450 Logan Avenue WINNIPEG, MB

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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Services provided by Eric A. Ott Personal Real Estate Corporation

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# Property Overview

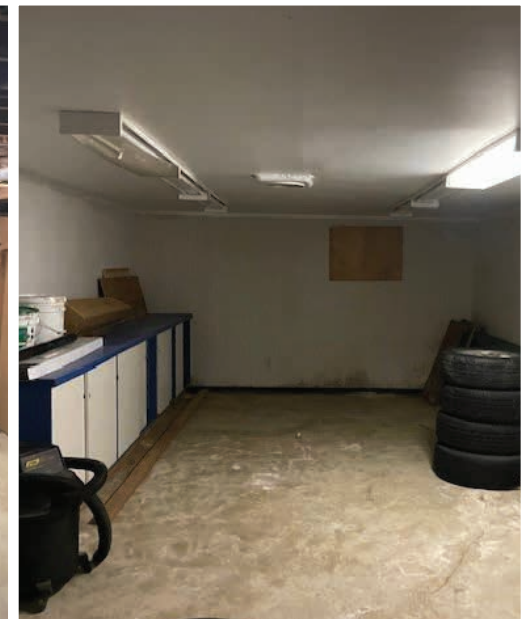
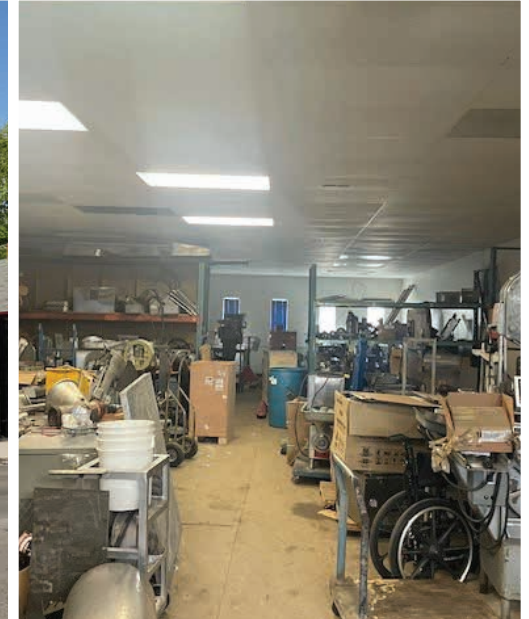
## PROPERTY DETAILS

ASKING PRICE	\$495,000
BUILDING AREA (+/-)	Main Floor 2,130 sq. ft. Basement 1,065 sq. ft.
LAND AREA (+/-)	3,748 sq. ft.
YEAR BUILT	1946
PROPERTY TAXES	\$10,318.42 (2023)
CLEAR HEIGHT (+/-)	12'9" to the T-bar ceiling throughout the main floor
LOADING	(1) double man door at back, (1) single man door at front
ZONING	C2 - Community
ELECTRICAL	240 Volt, Single Phase, 100amp
HVAC	Rooftop Unit with AC repaired in 2023
TRAFFIC COUNT	12,900 cars per day based on 2022 Traffic Flow Map

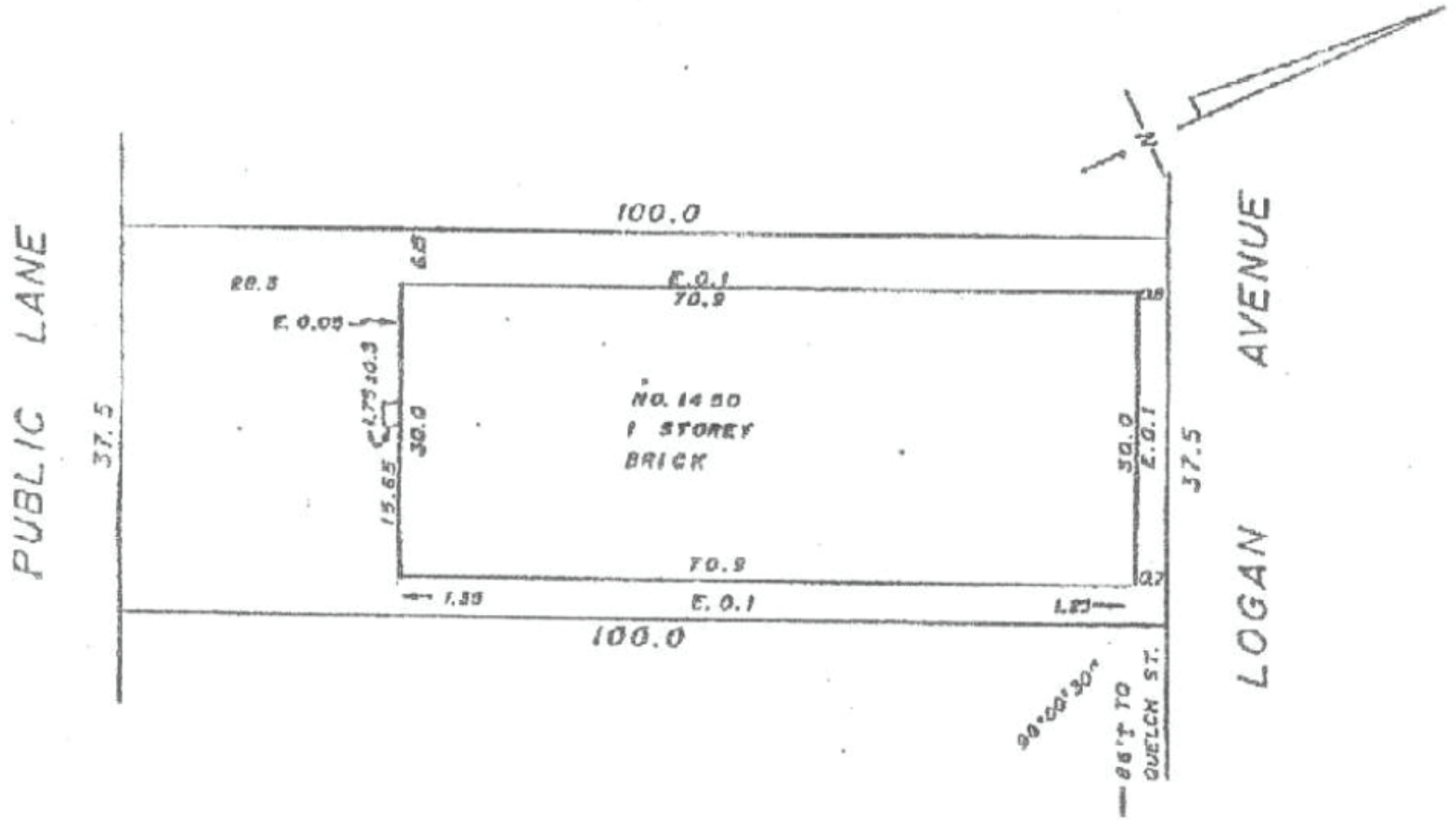
### HIGHLIGHTS

- New Roof - replaced in spring 2025
- High-traffic location with direct frontage on Logan Avenue
- Located across from Cantor's at a light-controlled intersection

## PROPERTY PHOTOGRAPHS



# Site Plan



# Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**8 minutes**



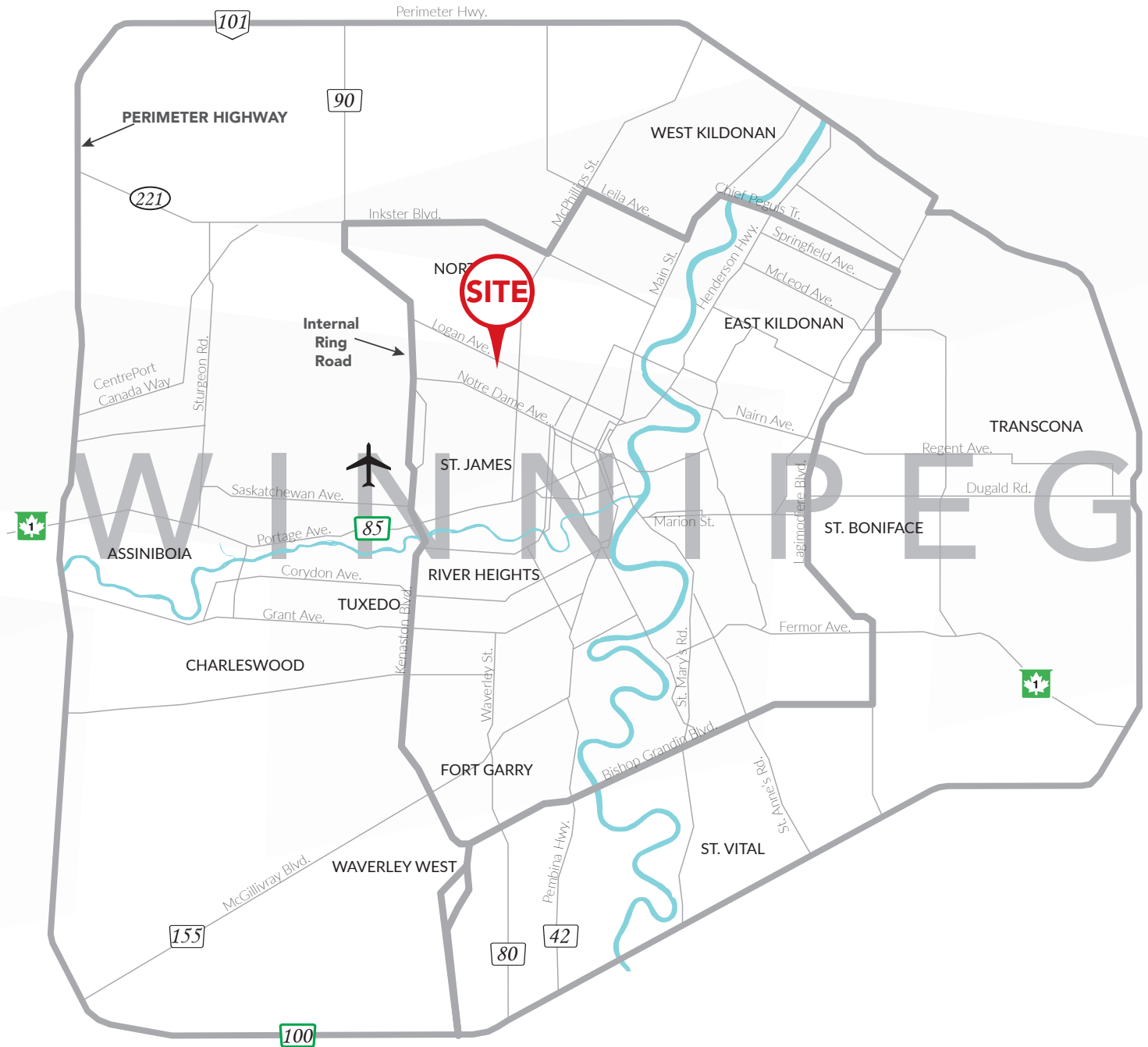
POLO PARK SHOPPING CENTRE  
**9 minutes**



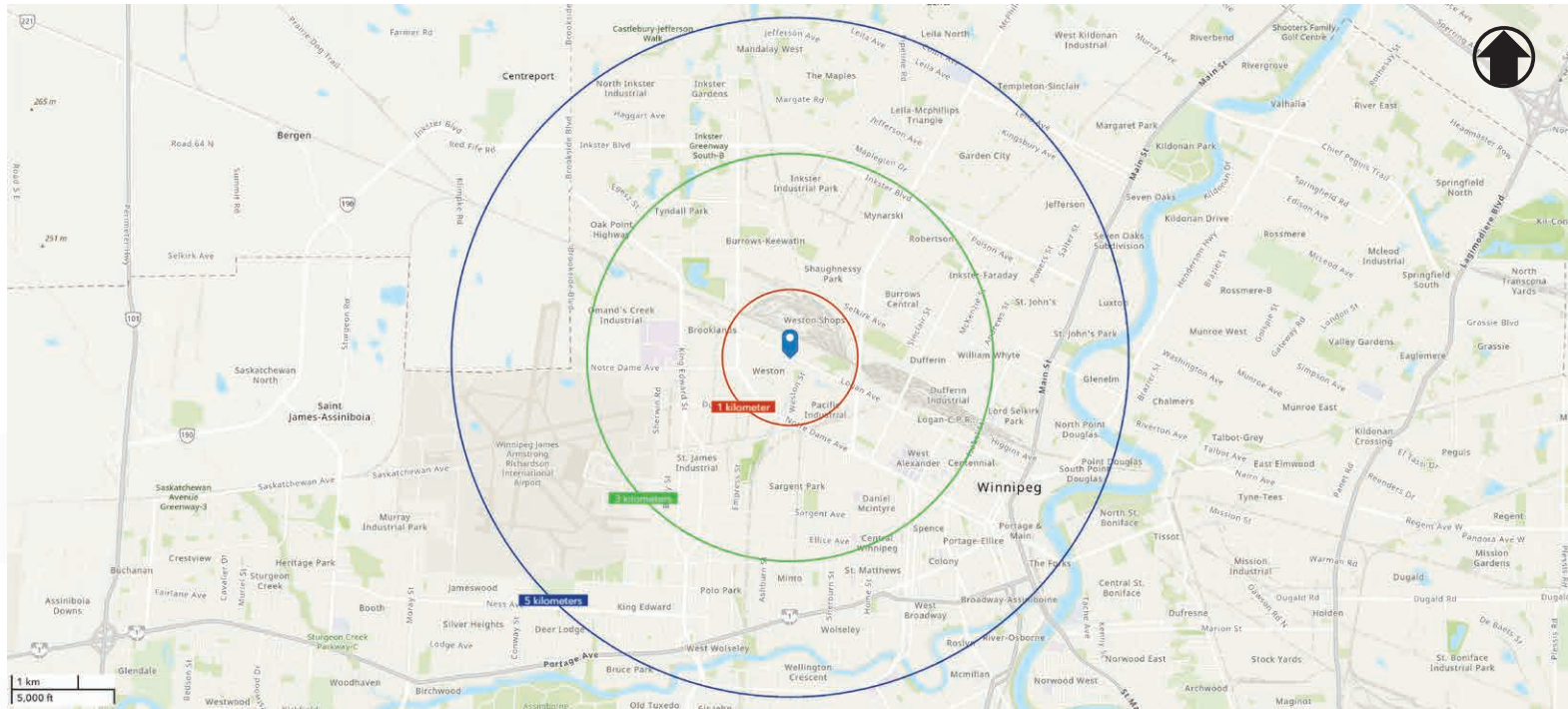
PORTAGE & MAIN  
**10 minutes**



PERIMETER HIGHWAY  
**19 minutes**



# Demographic Analysis



## POPULATION

1KM 3KM 5KM

Total Population (2024) **7,330** **67,273** **212,426**

Total Population (projected for 2028) **7,416** **68,083** **224,888**



## INCOME

1KM 3KM 5KM

Avg. Household Income (2024) **\$85,707** **\$90,397** **\$89,091**

Avg. Household Income (projected 2028) **\$101,365** **\$105,383** **\$103,712**



## MEDIAN AGE

1KM 3KM 5KM

Median Age (2024) **35.8** **37.4** **36.7**



## HOUSEHOLDS

1KM 3KM 5KM

Total Households (2024) **2,588** **23,741** **84,182**





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## Contact

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