

**FOR LEASE**



*~ Standalone Retail Opportunity in Osborne Village ~*



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**214 Osborne Street**

**WINNIPEG, MB**

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# Property Details

**AREA AVAILABLE (+/-)** 1,300 sq. ft.

**GROSS RENTAL RATE** \$26.00 per sq. ft.

**ZONING** C2

**PARKING** On-site parking with 1 reserved stall

**TRAFFIC COUNT** 26,100 (avg. daily traffic count based on the 2022 City of Winnipeg Traffic Flow Map)

**AVAILABILITY DATE** Immediately

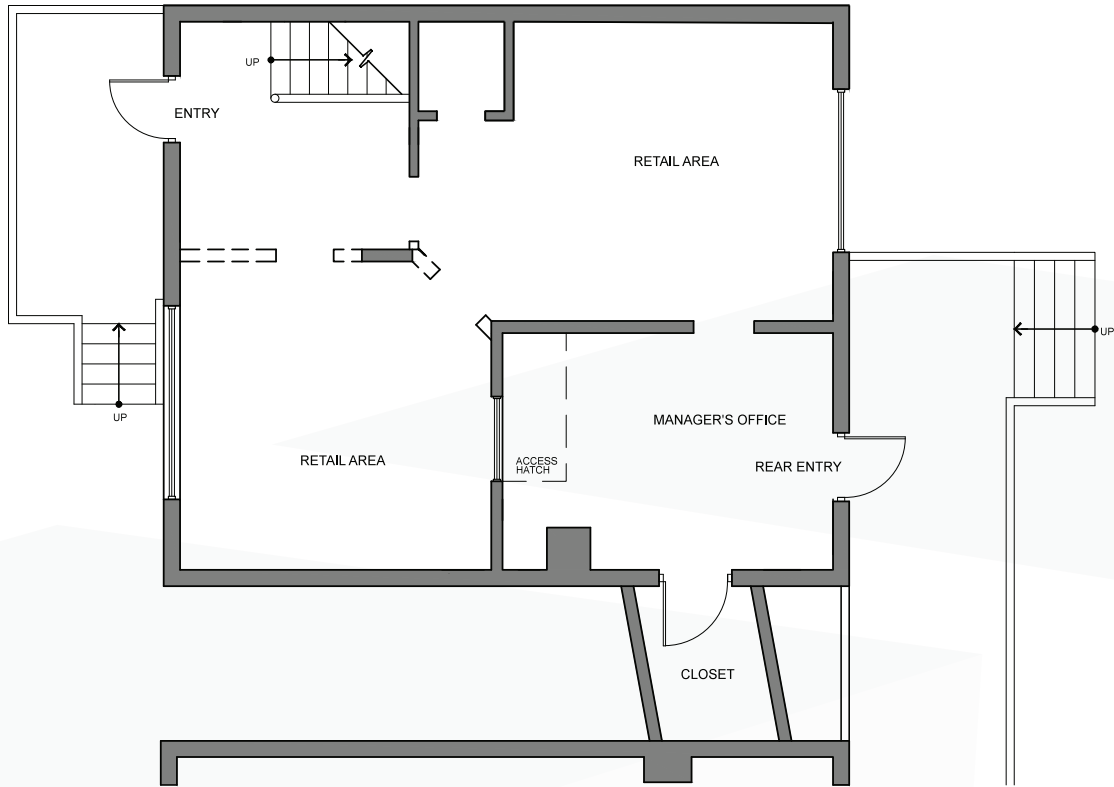
## HIGHLIGHTS

- Close proximity to the Osborne Street Rapid Transit Station
- Easy access to the amenities of The Village
- Steps from Confusion Corner
- Located within the most densely populated area of the city

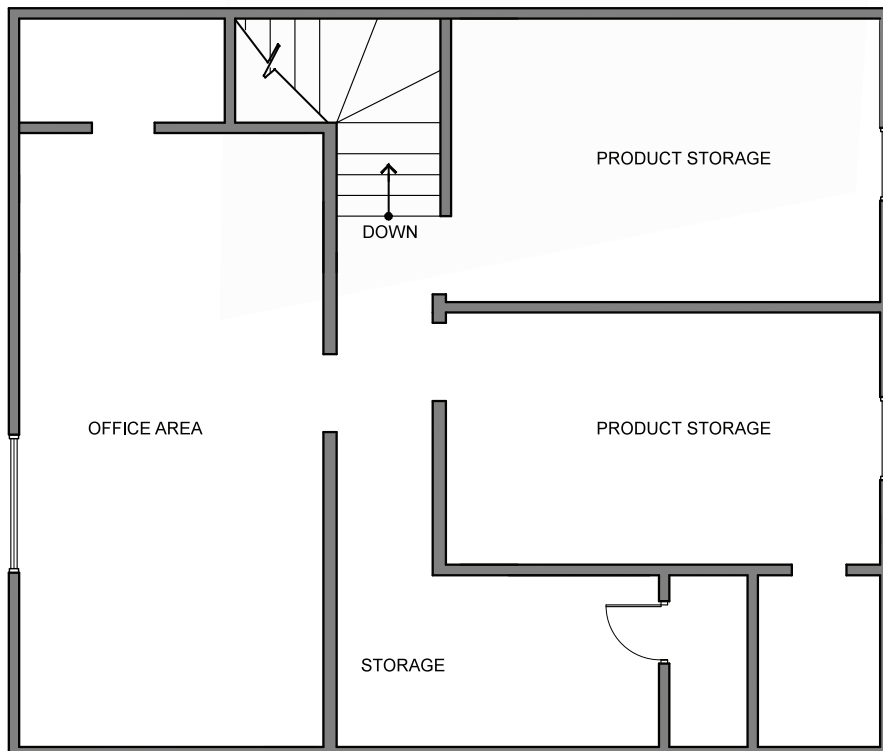


# Floor Plan

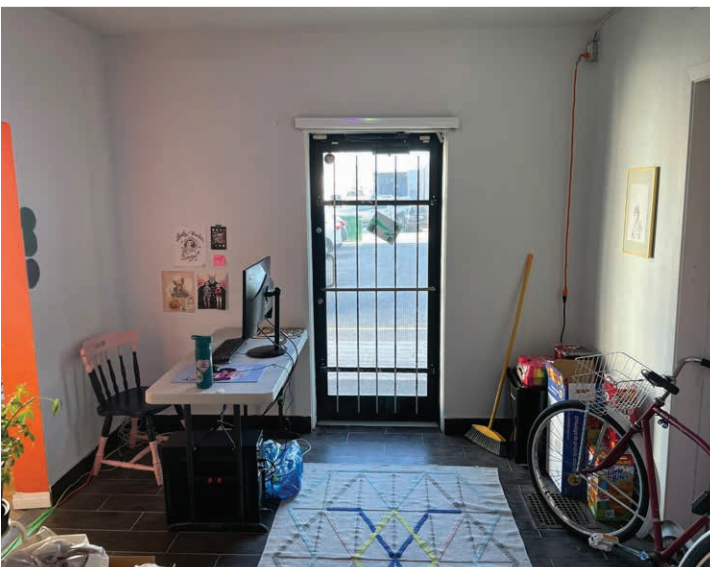
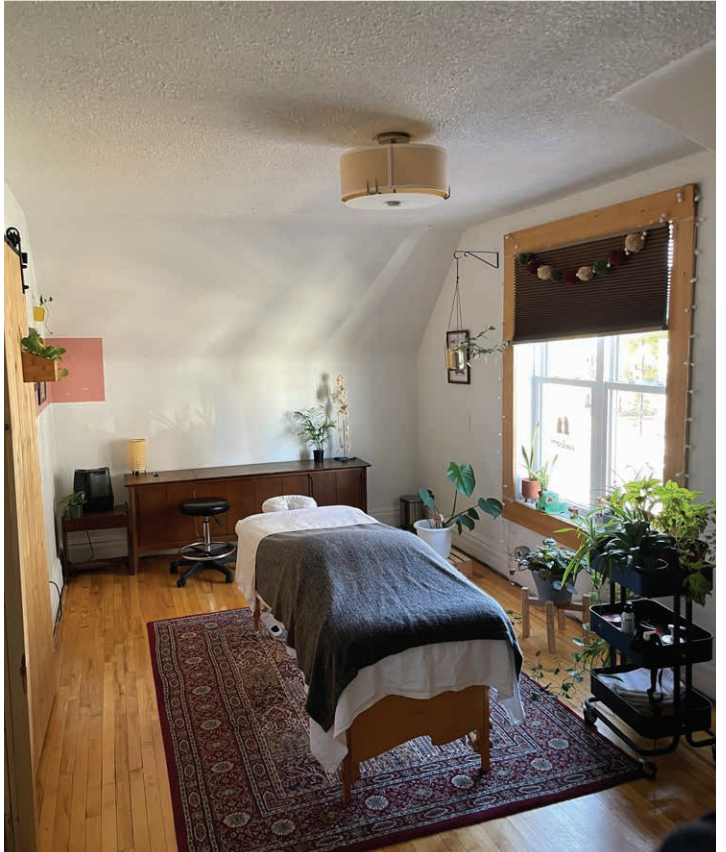
## MAIN FLOOR



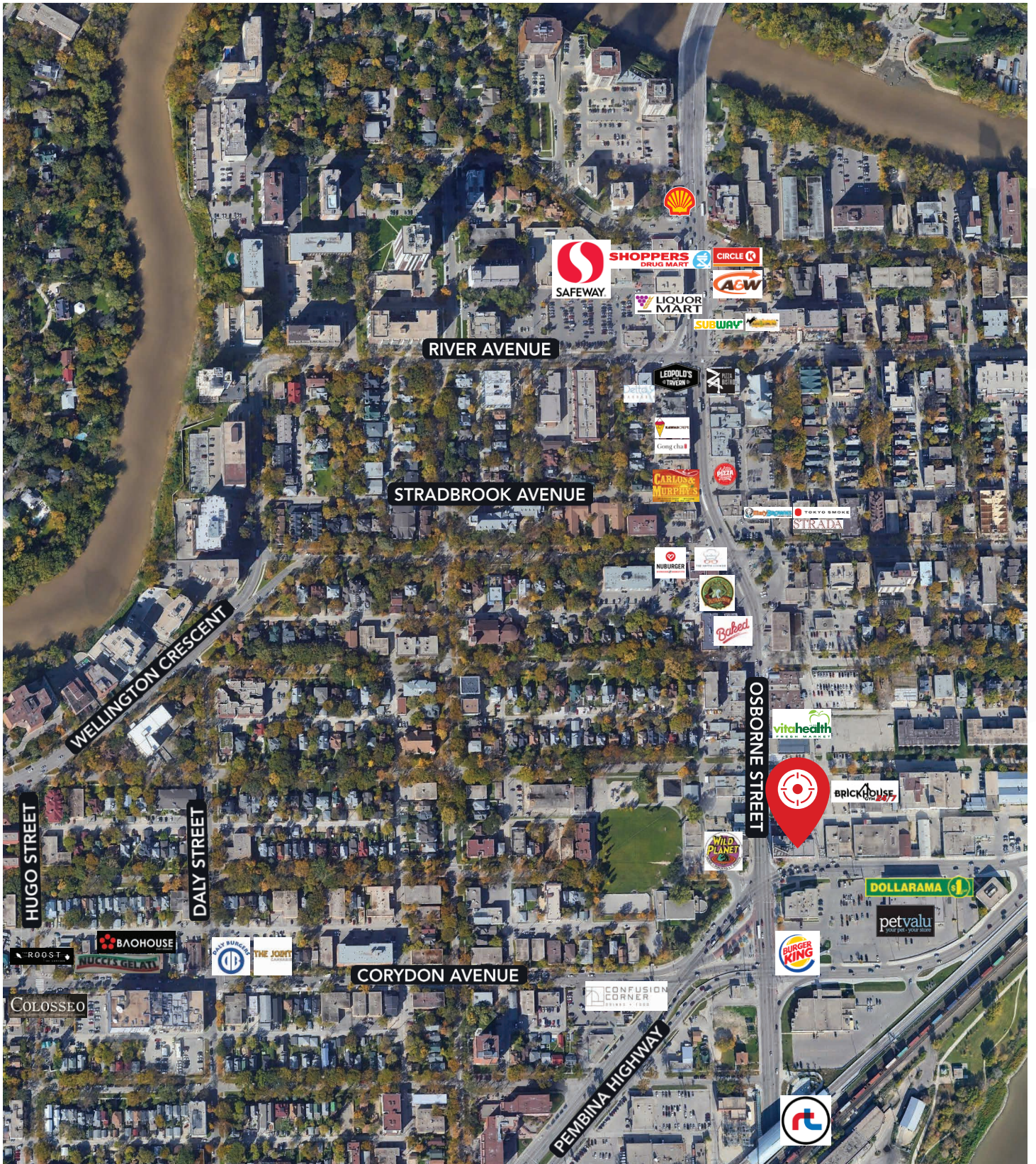
## SECOND FLOOR



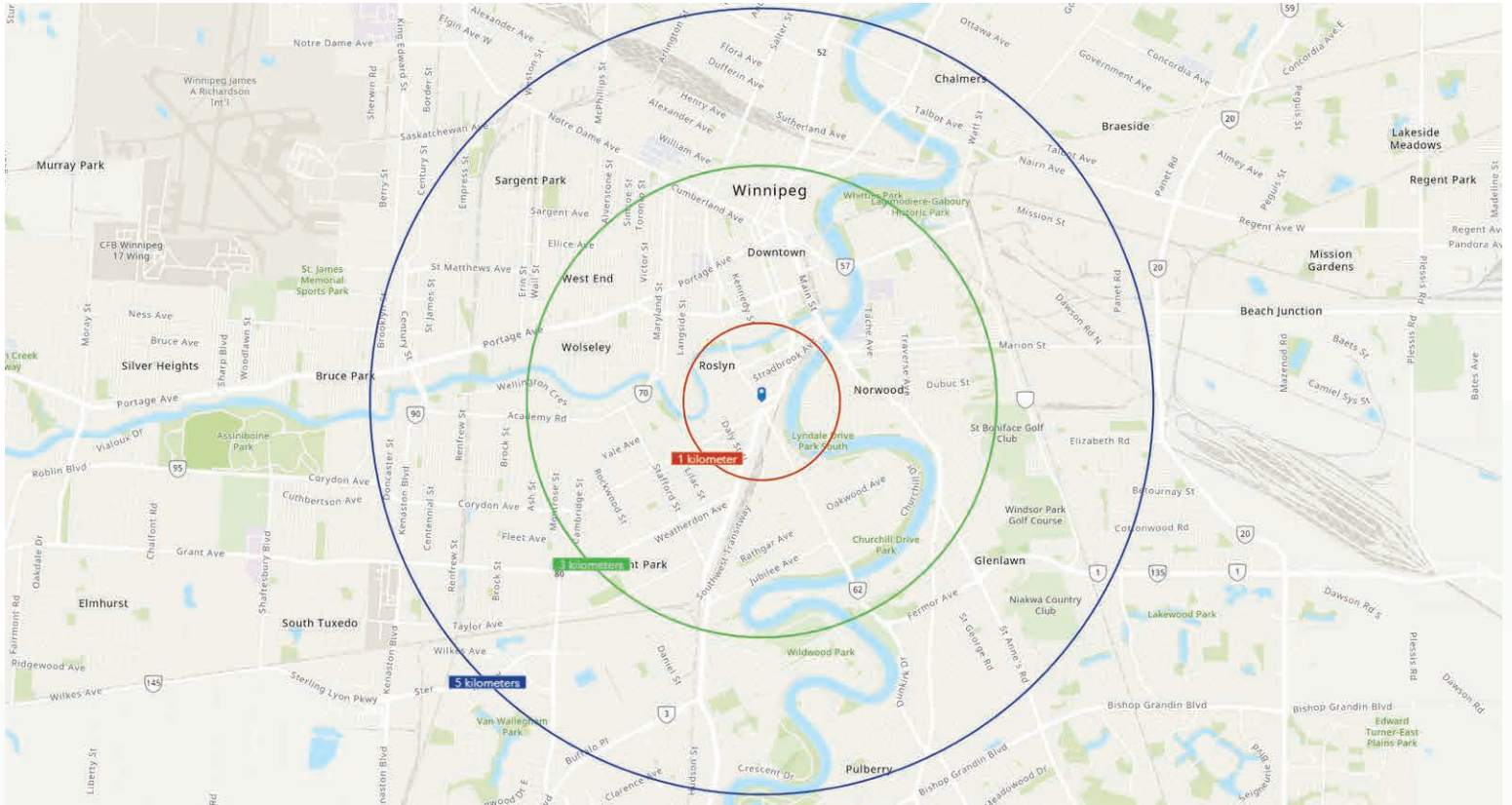
# Interior Photos



# Retail Aerial



# Demographic Analysis



## POPULATION

	Total Population	Projected Population (2029)
1 KM	16,774	20,647
3 KM	119,360	141,793
5 KM	234,145	271,578



## MEDIAN AGE

	Median Age
1 KM	36
3 KM	37
5 KM	37



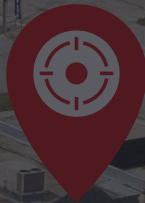
## HOUSEHOLD INCOME

	Avg. Household Income	Projected Household Income (2029)
1 KM	\$78,192	\$100,846
3 KM	\$76,012	\$96,624
5 KM	\$80,220	\$101,948



## HOUSEHOLDS

	Total Households
1 KM	10,021
3 KM	57,361
5 KM	103,448



## Contact

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