

MAIN FLOOR RETAIL SPACE FOR LEASE



# 300 TACHE AVENUE WINNIPEG, MB



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# PROPERTY OVERVIEW

## PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 103: 1,322 sq. ft.
RENTAL RATE	\$27.00 per sq. ft.
ADDITIONAL RENT	\$8.21 per sq. ft. (est. 2025) plus 5% mgmt. fee of gross rent
STORAGE	Additional storage available
PARKING	Two stalls available at \$145/month per stall

## HIGHLIGHTS

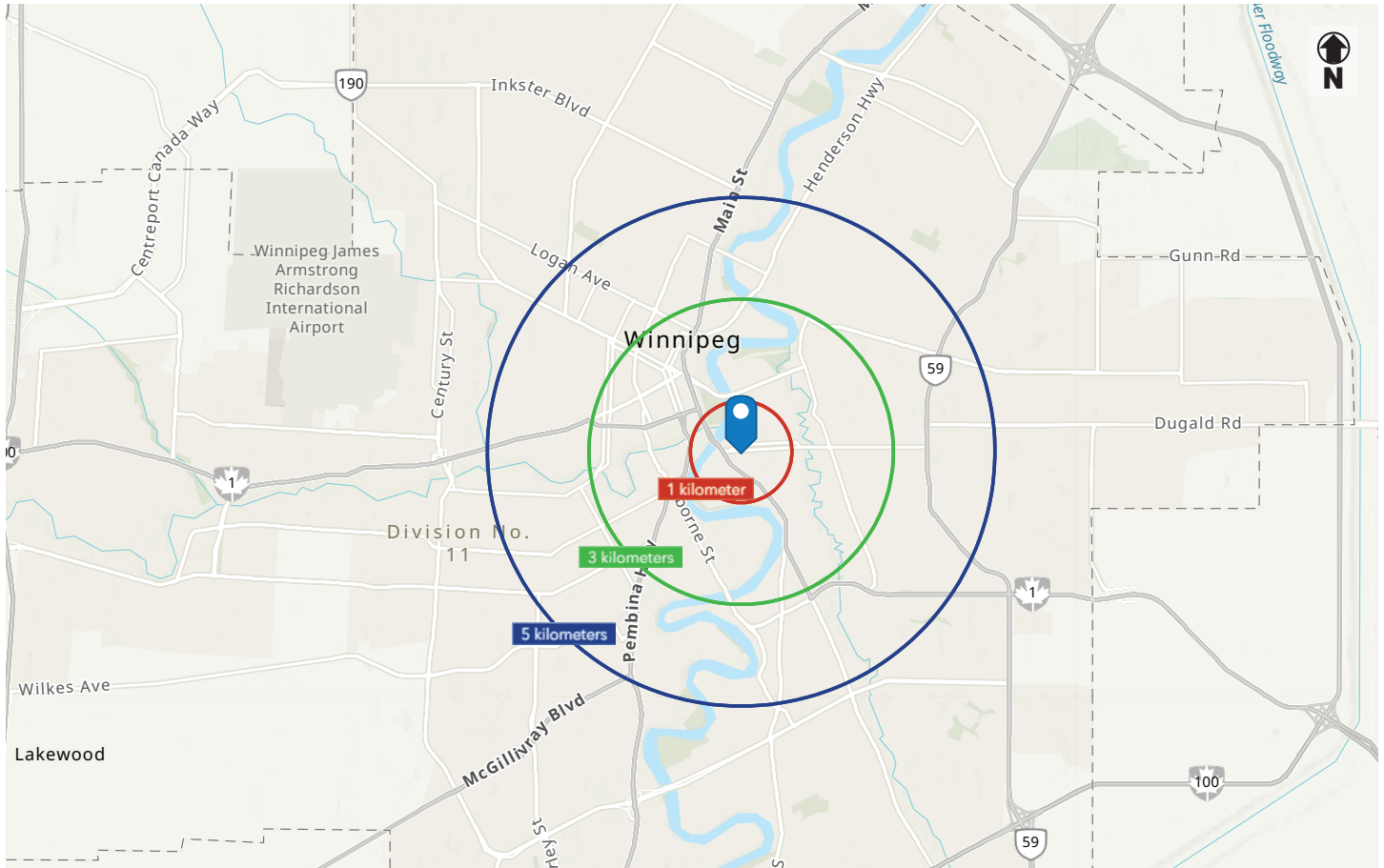
- Turn-key hair salon
- Located in the Historic St. Boniface neighbourhood at the corner of Tache and Marion
- Situated on Taché Avenue with excellent street visibility and easy access for clients
- Surface parking available plus ample street parking
- Surrounded by residential density and complementary commercial uses
- Join neighbourhood tenants Nola, Bar Accanto, Fortify, and more



# PHOTOGRAPHS



# DEMOGRAPHIC ANALYSIS



## POPULATION

1 km

11,639

3 km

95,806

5 km

237,357

PROJECTED (2029)

12,507

104,894

249,058



## HOUSEHOLD INCOME

1 km

\$84,644

3 km

\$79,821

5 km

\$88,765

PROJECTED (2029)

\$97,181

\$93,052

\$103,000



## HOUSEHOLDS

1 km

5,894

3 km

49,404

5 km

107,463



## MEDIAN AGE

1 km

38.7

3 km

36.5

5 km

37.2

## CONTACT

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