

PRICE REDUCED



HIGH-PROFILE COMMERCIAL BUILDING FOR SALE IN OSBORNE VILLAGE

470 River Avenue

WINNIPEG, MB

BROKER INCENTIVE - 3.5% COMMISSION TO OUTSIDE AGENTS



THE OFFERING

470 River Avenue, Winnipeg, MB

Capital Commercial Investment Services ("Capital") is pleased to offer for sale 100% interest in 470 River Avenue (the "Property") in Winnipeg, MB on behalf of its client, 7572370 Manitoba Ltd (the "Vendor").

The Property consists of 5,592 sq. ft. of gross leasable area (GLA). The Property is strategically located in vibrant Osborne Village adjacent to the intersection of Osborne (Route 62) and River Avenue. There are a total of 3 tenants on the site.

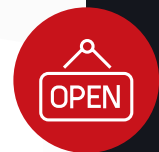
PROPERTY HIGHLIGHTS



5,592 sq. ft.
GROSS LEASABLE AREA



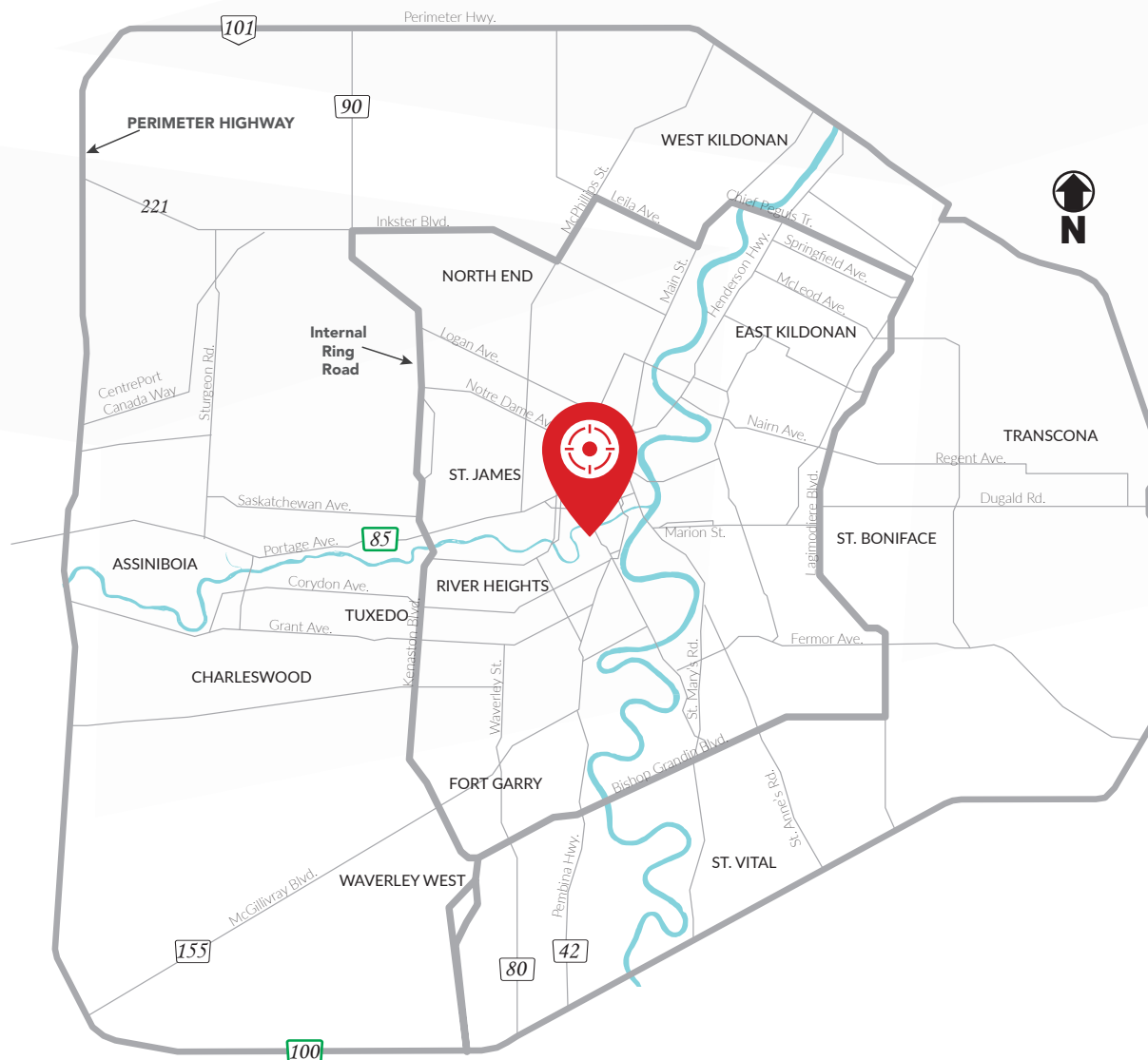
4,964 sq. ft.
LAND AREA



3
TOTAL TENANTS



\$1,300,000
ASKING PRICE



GENERAL AREA OVERVIEW

OSBORNE VILLAGE

470 River Avenue is located on the south side of River Ave. within the district of Fort Rouge and in the heart of Osborne Village just south of Downtown Winnipeg. Osborne Village is Winnipeg's most densely populated residential neighborhood and is a popular destination for boutique shopping and dining experiences. Osborne 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.

The Property is located just over the bridge from Downtown Winnipeg, The Manitoba Legislative Building, and green spaces along the Assiniboine River. This established residential community is attractive to residents as it is near all major downtown attractions, major downtown employers and near a variety of shop and dining options in Osborne Village. The Village is served by two Transit-way stations: Harkness and Osborne and multiple Winnipeg Transit routes near the property.



GENERAL AREA OVERVIEW

470 River Avenue, Winnipeg, MB



PROPERTY DETAILS

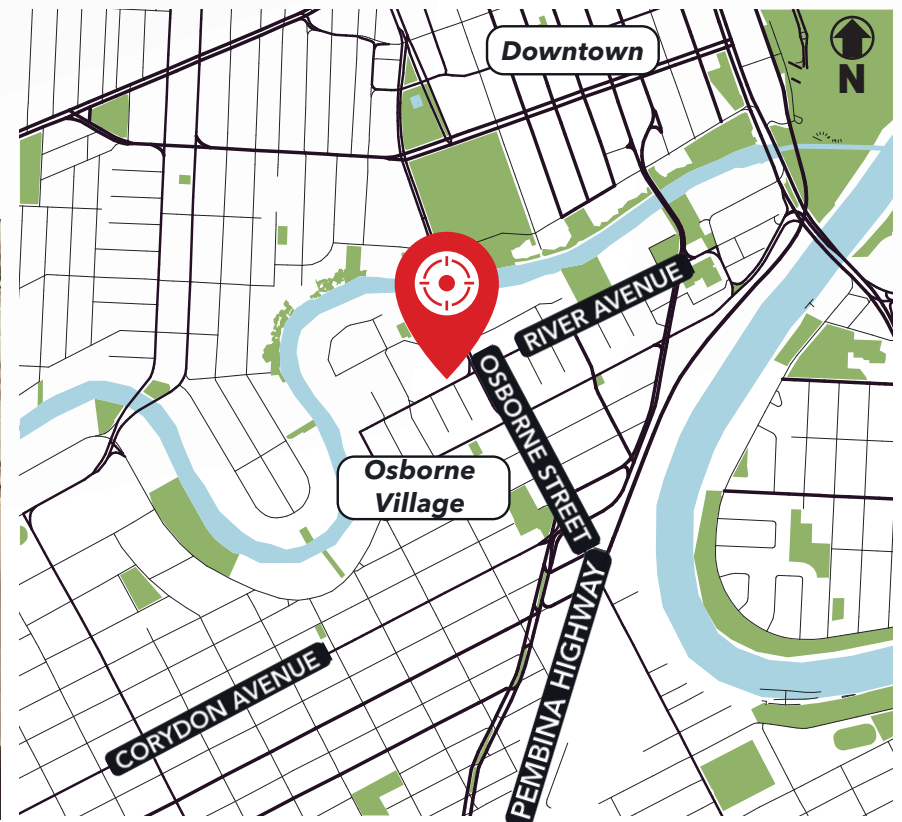
470 River Avenue, Winnipeg, MB

ADDRESS	470 River Avenue, Winnipeg Manitoba
LEGAL	LOT 165 PLAN 102 WLTO (W DIV) IN RL 37 PARISH OF ST BONIFACE
ASKING PRICE	\$1,500,000 \$1,300,000
PROPERTY TAXES	\$32,797.73 (2026)
BROKER INCENTIVE	3.5% commission to outside agents
GROSS LEASABLE AREA	5,592 sq. ft. (+/-)
LAND AREA	4,964 sq. ft. (0.11 acres) (+/-)
FRONTAGE	50' along River Avenue
YEAR BUILT	1903
ZONING	C2 - Com - Community
NUMBER OF STOREYS	3



SITE DESCRIPTION

- Located centrally in the heart of Osborne Village just south of Downtown Winnipeg
- The Property benefits from its high-traffic and high-visibility location
- 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



DEMOGRAPHIC ANALYSIS

470 River Avenue, Winnipeg, MB



POPULATION

Total Population

5 min.

27,331

10 min.

152,382

15 min.

339,202

Projected Population (2030)

28,864

158,602

353,209



MEDIAN AGE

Median Age

5 min.

35.3

10 min.

37.1

15 min.

37.4



HOUSEHOLD INCOME

Avg. Household Income

5 min.

\$78,702

10 min.

\$96,202

15 min.

\$101,543

Proj. Household Income (2030)

\$91,635

\$110,883

\$117,501



HOUSEHOLDS

Total Households

5 min.

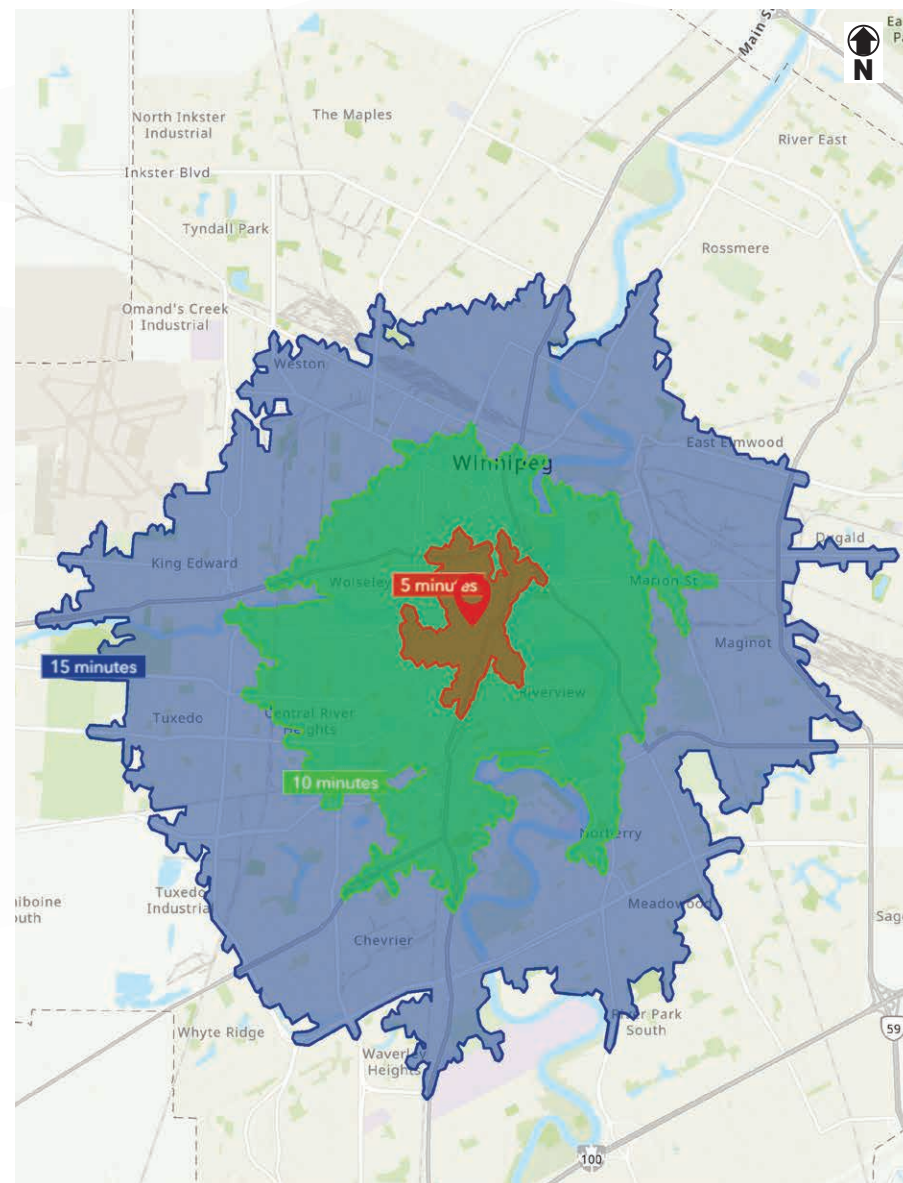
15,651

10 min.

70,713

15 min.

146,260



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