HIGH-PROFILE COMMERCIAL BUILDING FOR SALE IN OSBORNE VILLAGE

Capital
COMMERCIAL INVESTMENT
SERVICES

470 RIVER AVENUE

WINNIPEG, MB

THE OFFERING

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.

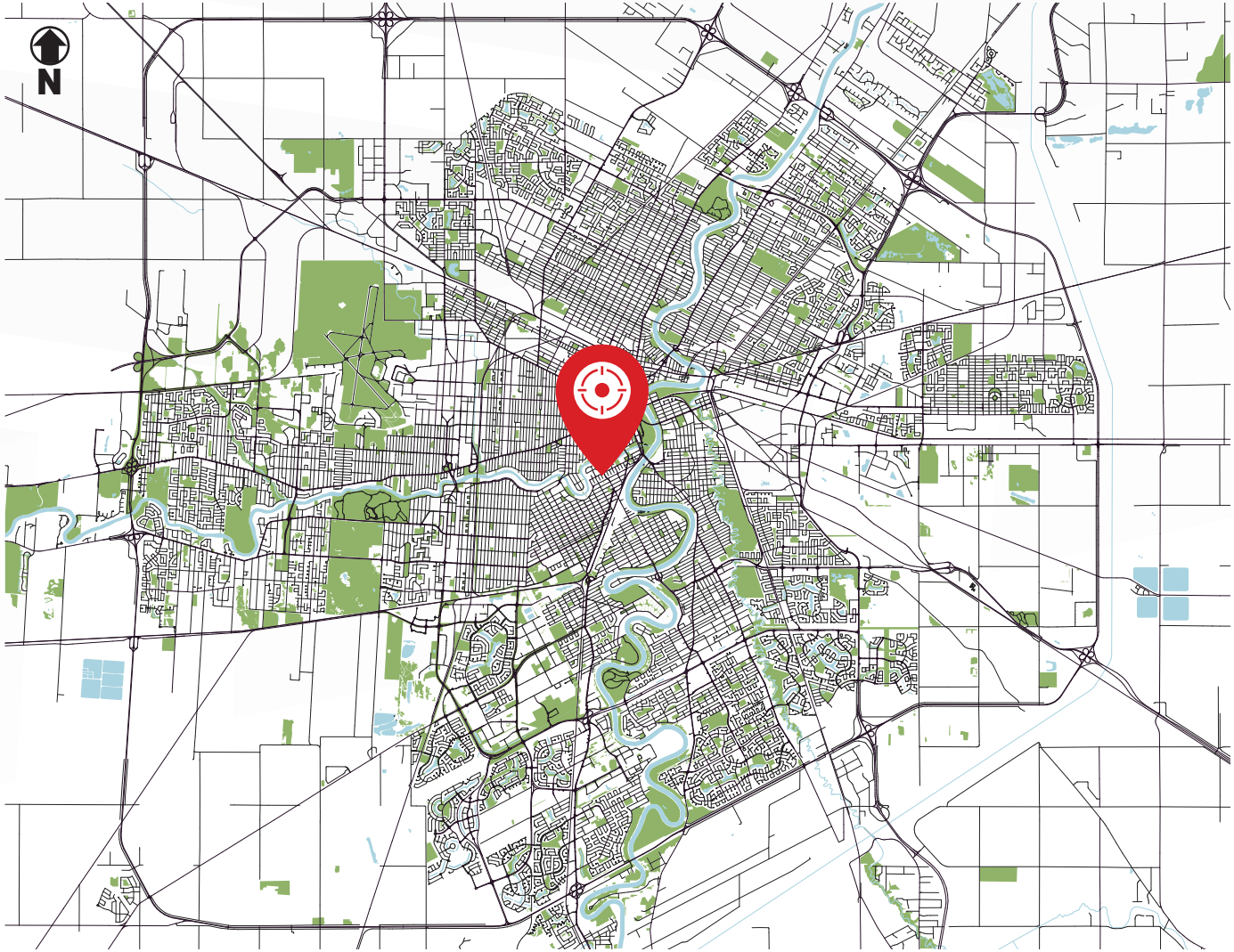
PROPERTY HIGHLIGHTS

***5,592** sq. ft.*
GROSS LEASABLE AREA

***4,964** sq. ft.*
LAND AREA

3
TOTAL TENANTS

$1,500,000
ASKING SALE PRICE



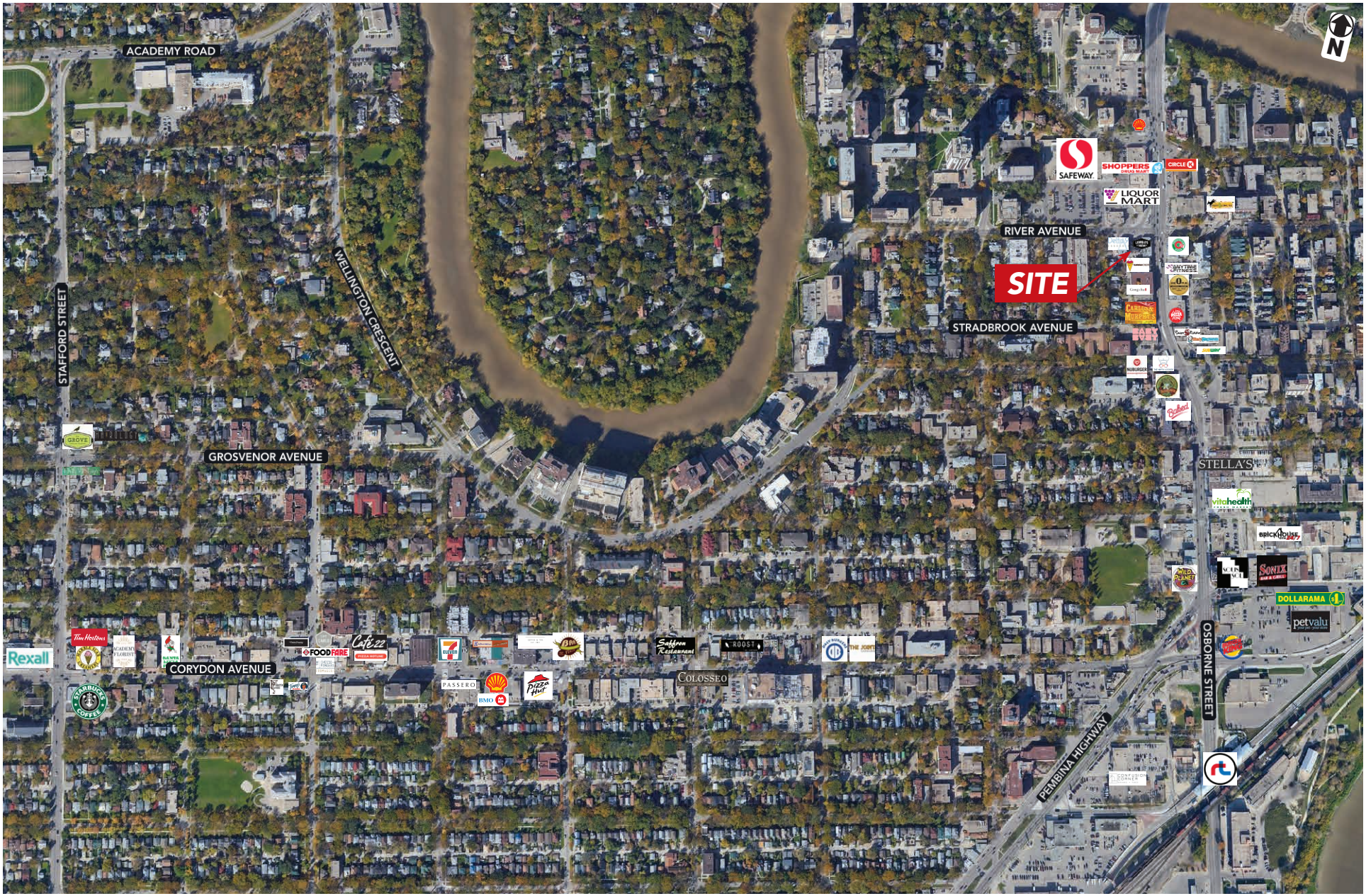
GENERAL AREA OVERVIEW

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

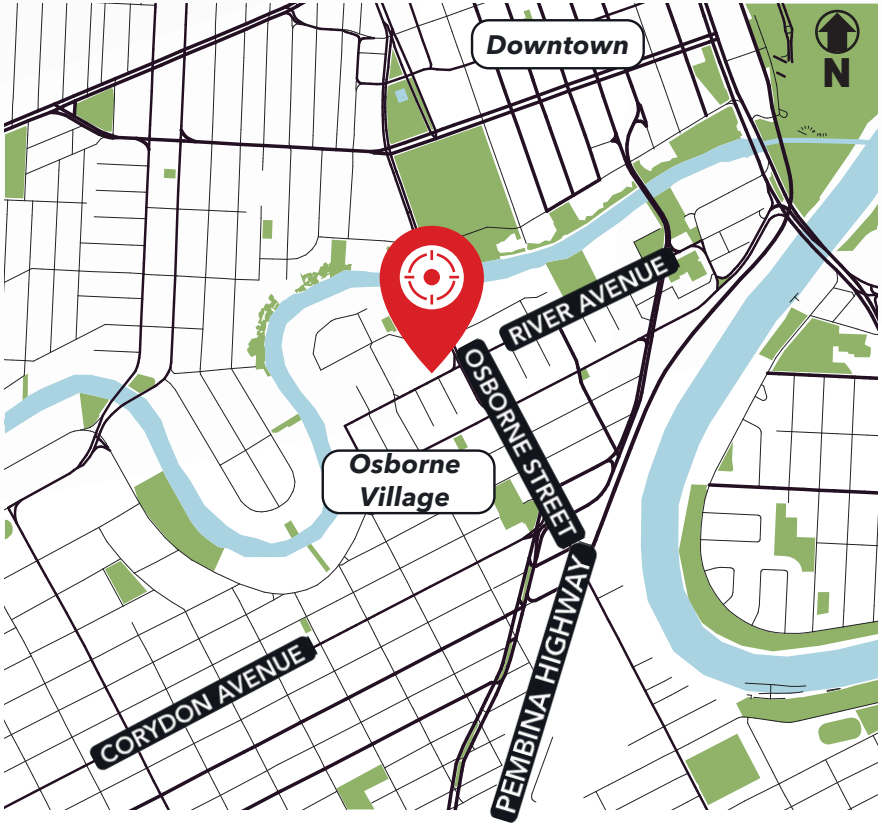


PROPERTY DETAILS

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
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

POPULATION

	5 min.	10 min.	15 min.
Total Population	27,331	152,382	339,202
Projected Population (2030)	28,864	158,602	353,209

MEDIAN AGE

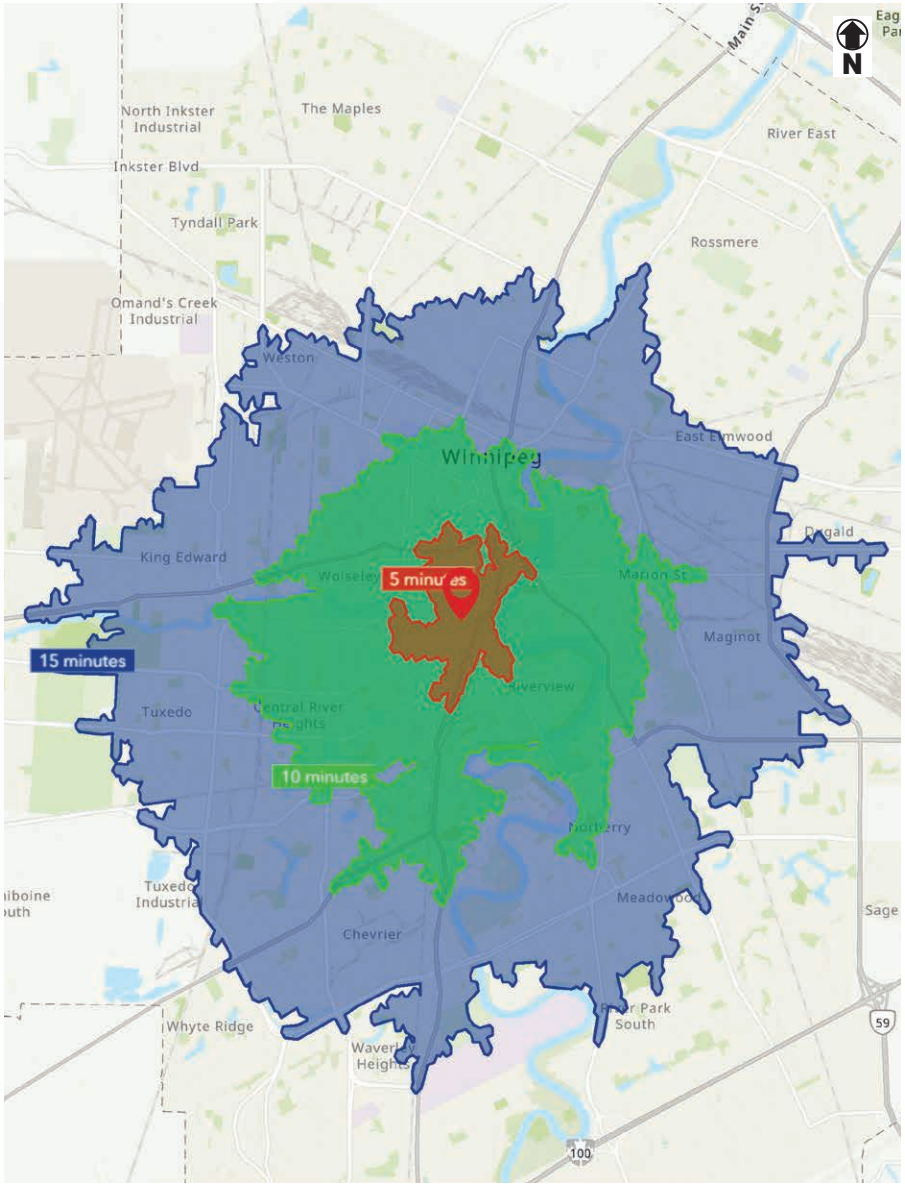
	5 min.	10 min.	15 min.
Median Age	35.3	37.1	37.4

HOUSEHOLD INCOME

	5 min.	10 min.	15 min.
Avg. Household Income	$78,702	$96,202	$101,543
Proj. Household Income (2030)	$91,635	$110,883	$117,501

HOUSEHOLDS

	5 min.	10 min.	15 min.
Total Households	15,651	70,713	146,260



Capital
COMMERCIAL INVESTMENT
SERVICES

Contact

BRYN OLIVER, Principal
(204) 985-1379
bryn.oliver@capitalgrp.ca
Services provided by Bryn Oliver Personal Real Estate Corporation

TREVOR CLAY, Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca
Services provided by Trevor Clay Personal Real Estate Corporation

LUKE PAULSEN, Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca
Services provided by Luke Paulsen Personal Real Estate Corporation

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.