

OFFICE/RETAIL SPACE FOR LEASE



850 REGENT AVENUE W

WINNIPEG, MB



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Services provided by Rennie Zegalski Personal Real Estate Corporation

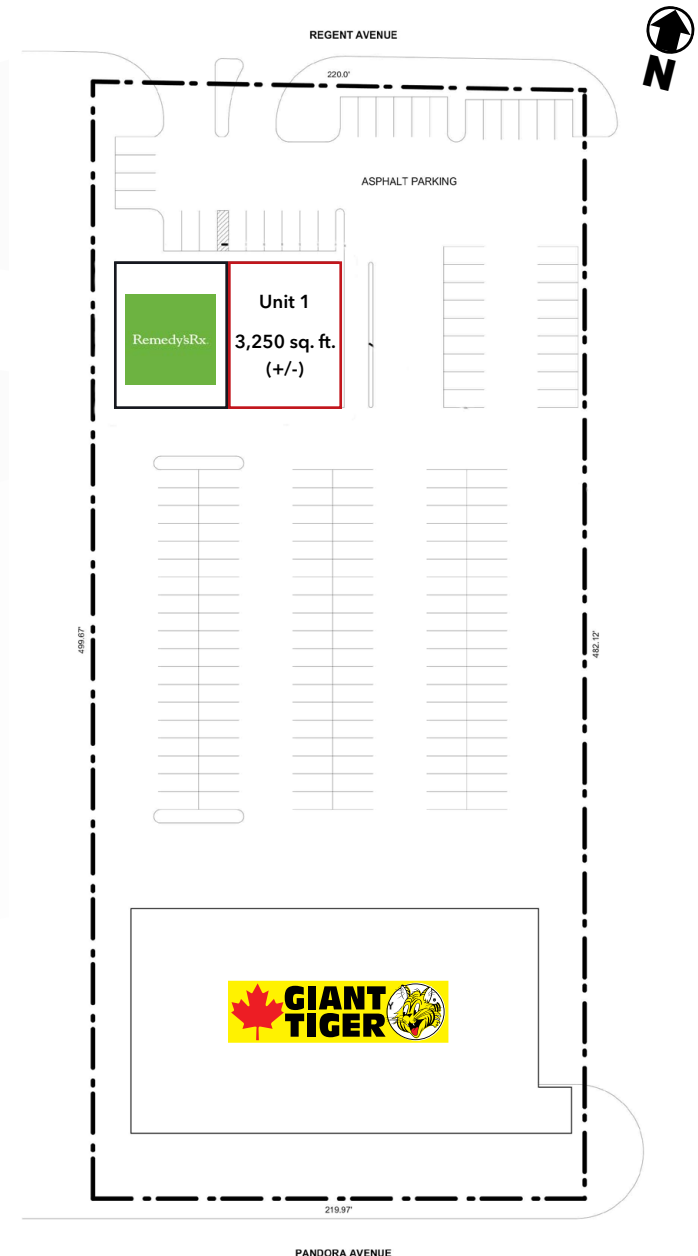
PROPERTY DETAILS

AREA AVAILABLE (+/-)	3,250 sq. ft.
NET RENTAL RATE	\$28.00 per sq. ft.
ADDITIONAL RENT	\$10.73 per sq. ft. (est. 2026) <i>plus 5% mgmt. fee of gross rent (inclusive of water)</i>
MECHANICAL	Two 5 ton RTU's
ELECTRICAL	Panel 100: 225 Amp, 120/208 Volt, 3 Phase, 4-Wire Panel 200: 225 Amp, 120/208 Volt, 3 Phase, 4-Wire
SIGNAGE	Building Signage Pylon signage at \$200/month plus GST
PARKING (+/-)	157 on-site parking stalls
ZONING	C3
TRAFFIC COUNT	36,100 avg. vehicles per day (2024 City of Winnipeg Traffic Flow Map)
AVAILABILITY	September 1, 2026

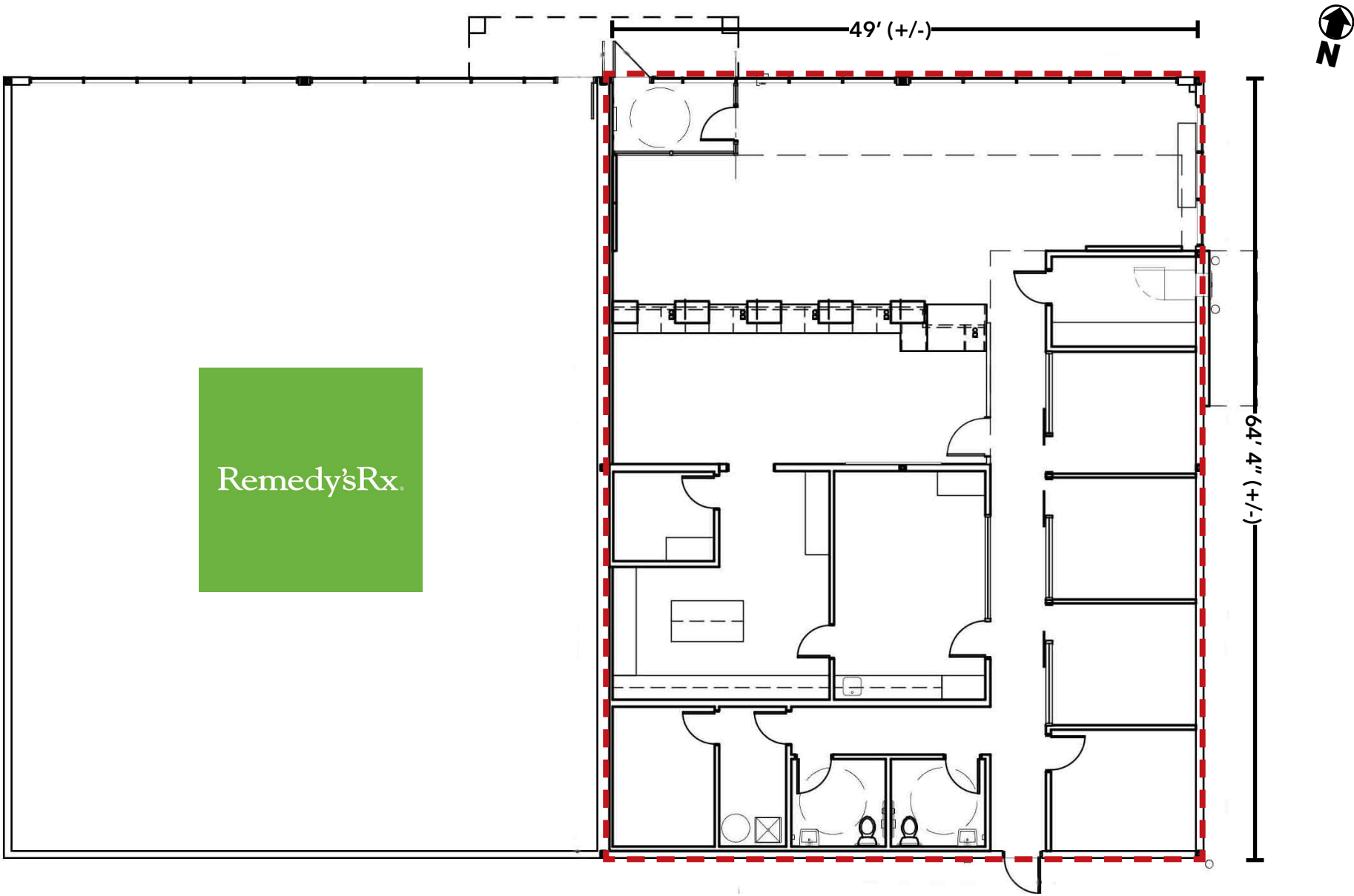
PROPERTY HIGHLIGHTS

- Prominent, end cap unit with **drive thru**
- **Signage opportunities** along north and east facing façade, plus **pylon signage**
- Ample natural light throughout with **new office improvements** in place
- Other tenants include Canad Inns Hotel, Aaltos, Tavern United, Giant Tiger and RemedysRX Careplus Transcona Pharmacy

SITE PLAN



FLOOR PLAN



EXTERIOR PHOTOGRAPHS



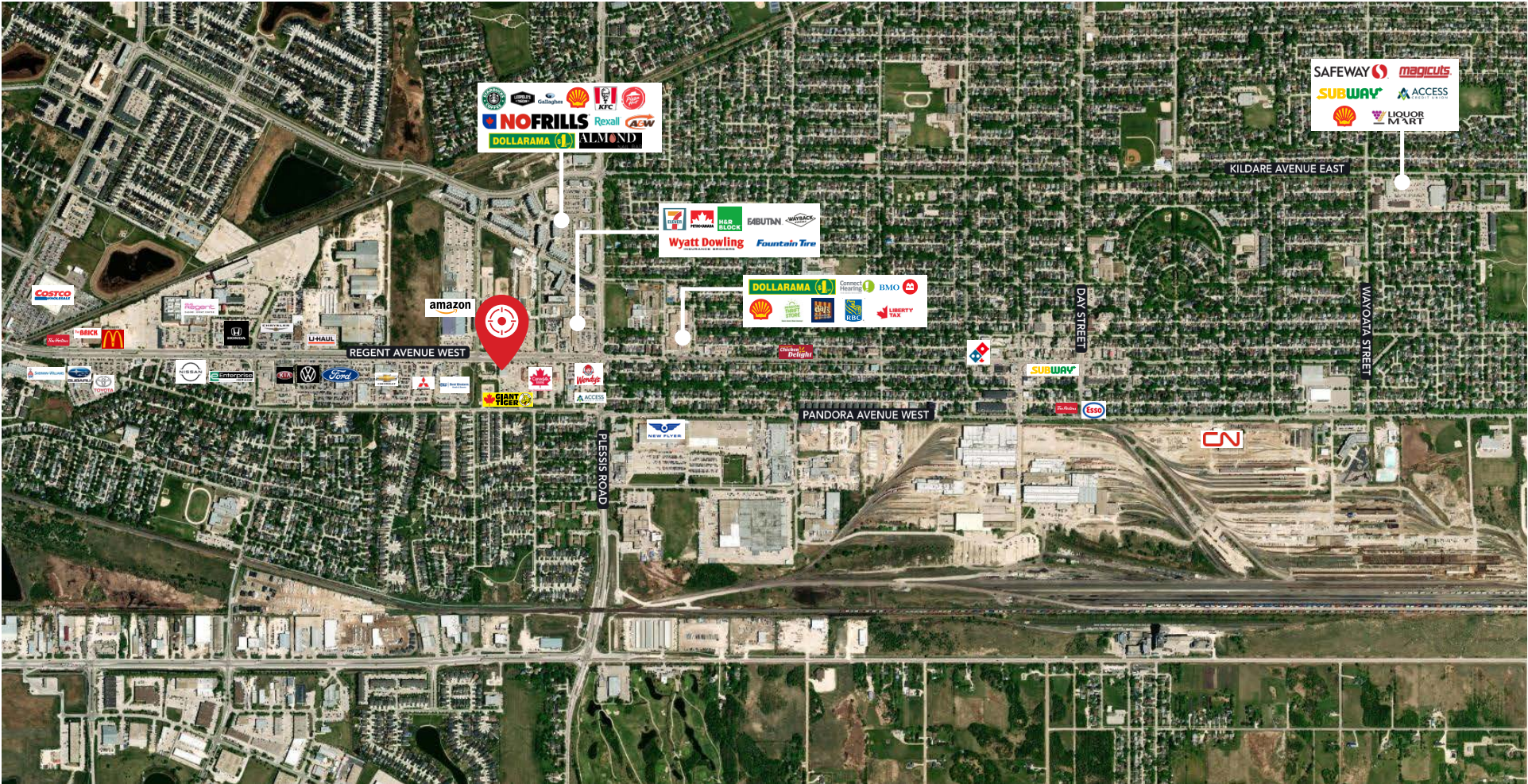
INTERIOR PHOTOGRAPHS



AERIAL OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

1 km	3 km	5 km
7,388	48,223	105,667

Projected Population (2030)

1 km	3 km	5 km
7,895	50,858	109,631



MEDIAN AGE

Median Age

1 km	3 km	5 km
36.9	36.6	37.2



HOUSEHOLD INCOME

Avg. Household Income

1 km	3km	5km
\$117,948	\$112,401	\$112,250

Proj. Household Income (2030)

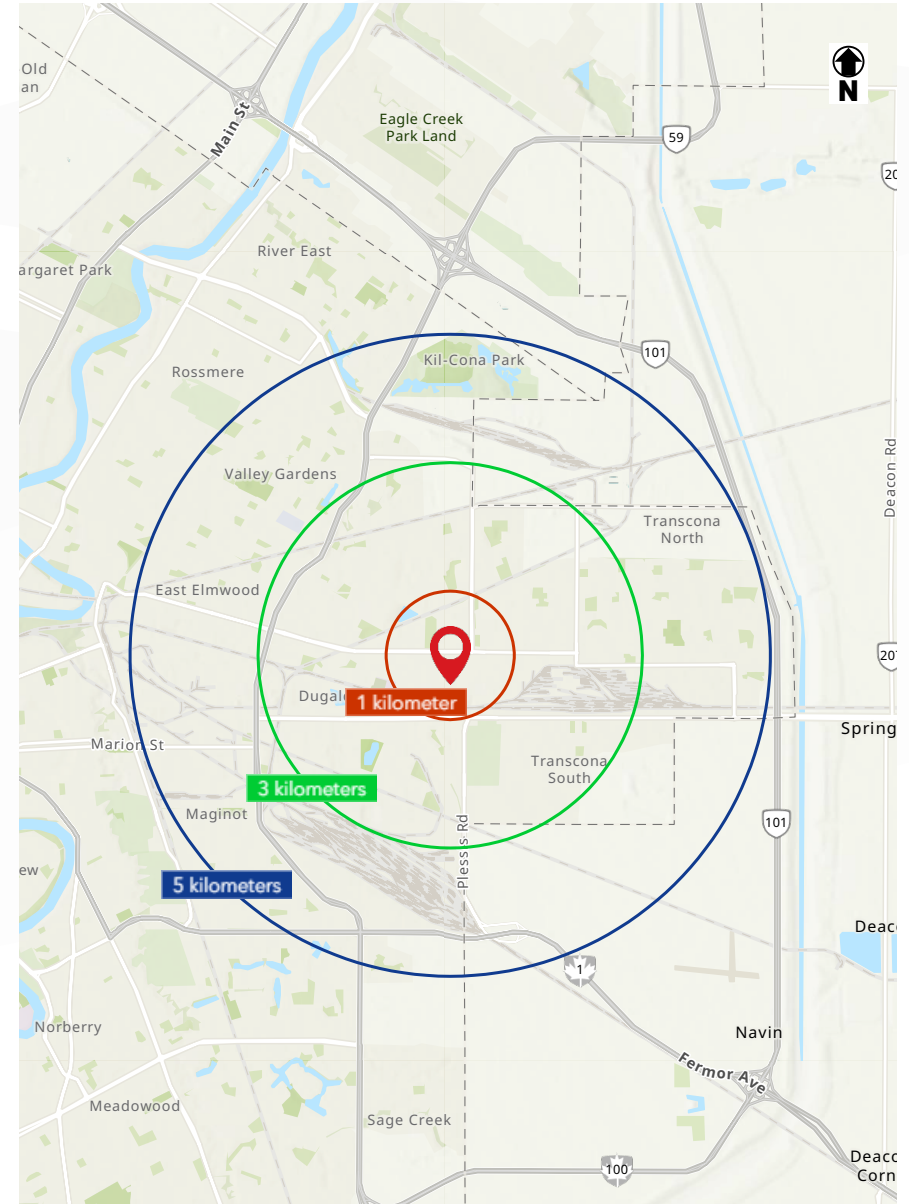
1 km	3km	5km
\$137,343	\$130,068	\$129,626



HOUSEHOLDS

Total Households

1 km	3 km	5km
2,640	17,574	38,648



Contact

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