

RETAIL/OFFICE SPACE FOR LEASE



Kingsbury Medical Centre

1099 KINGSBURY AVENUE, WINNIPEG, MB



BRETT CHARTIER, Associate Vice President, Sales & Leasing

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Services provided by Brett Chartier Personal Real Estate Corporation

Property Overview

PROPERTY DETAILS

CENTRE GLA (+/-)	21,068 sq. ft.
AREA AVAILABLE (+/-)	Unit 8: 1,150 sq. ft.
BASE RENTAL RATE	\$22.50 per sq. ft. per annum
ADDITIONAL RENT	\$8.69 per sq. ft. plus 5% mgmt. fee
ZONING	C2 - Commercial
AVAILABILITY	Immediately

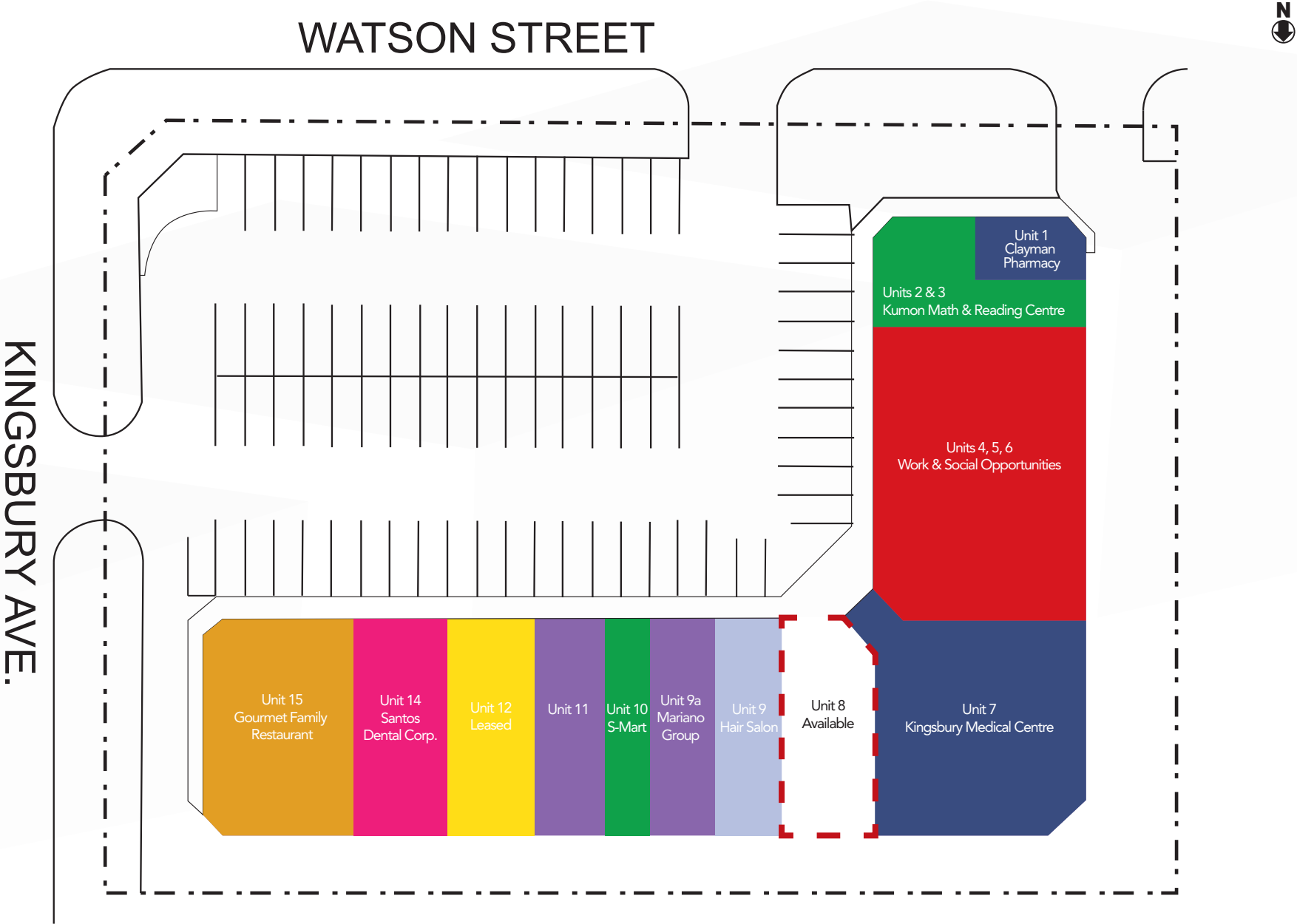
INTERIOR PHOTOS



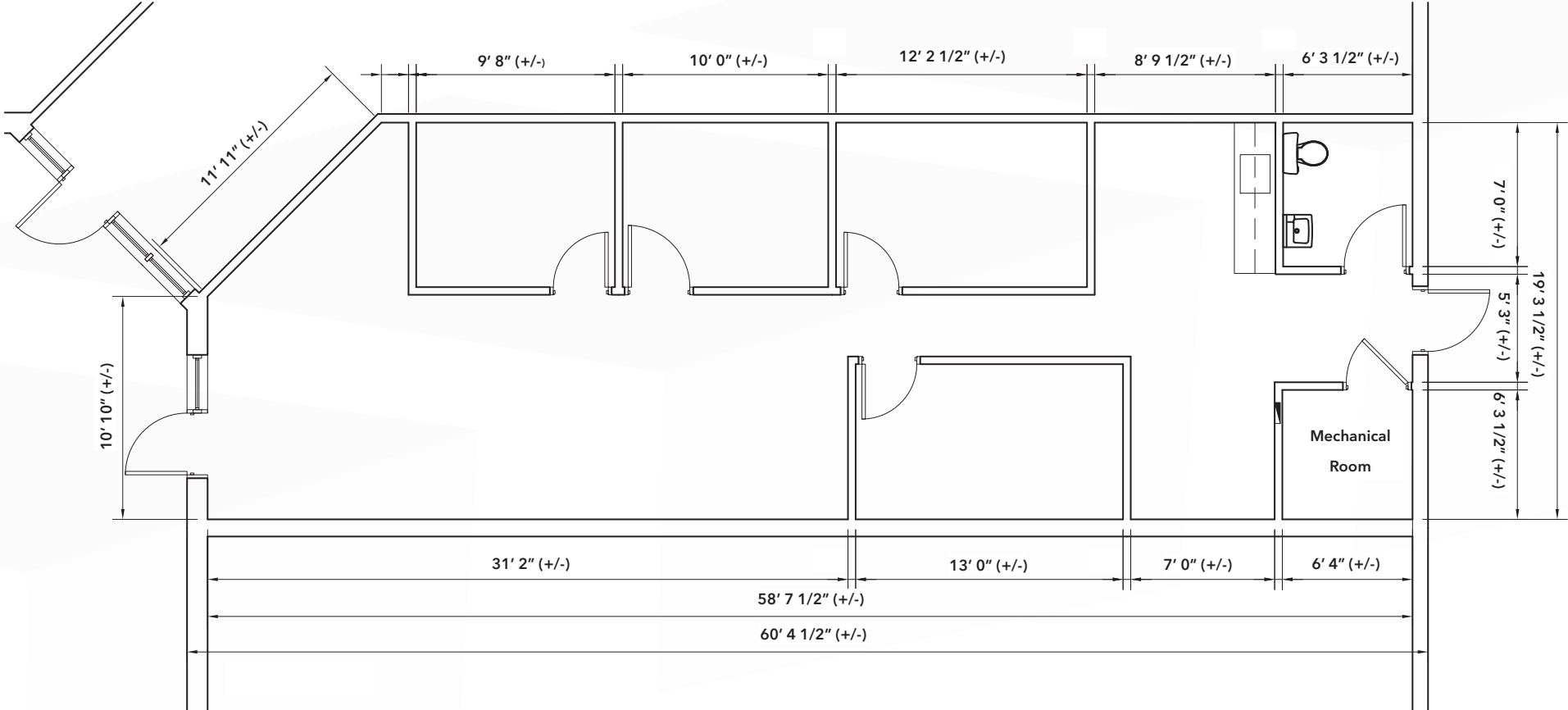
PROPERTY HIGHLIGHTS

- High-traffic, high-visibility locations on Kingsbury Avenue
- Within walking distance to amenities
- Former massage therapy clinic
- Located adjacent to Garden Oaks Shopping Center
- Ample on-site parking
- Pylon signage opportunity available

Site Plan



Floor Plan



Location Aerial



Demographic Analysis



POPULATION

Total Population

1 km

3 km

5 km

9,762

85,150

182,128

Projected Population (2030)

10,448

88,801

188,629



MEDIAN AGE

Median Age

1 km

3 km

5 km

35.2

35.3

36.0



HOUSEHOLD INCOME

Avg. Household Income

1 km

3km

5km

\$99,125

\$108,909

\$102,642

Proj. Household Income (2030)

\$113,252

\$126,505

\$119,411



HOUSEHOLDS

Total Households

1 km

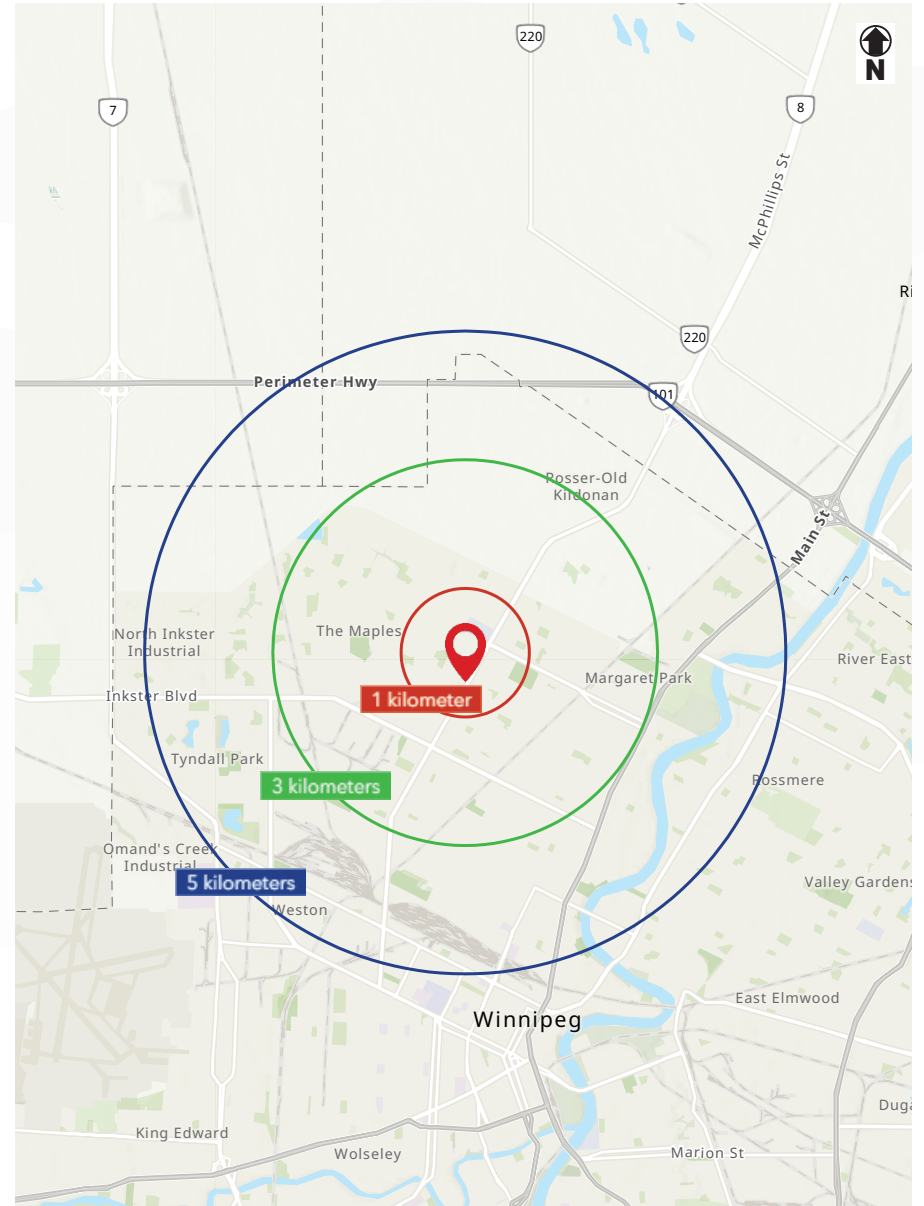
3 km

5km

3,436

28,408

63,352



Contact

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