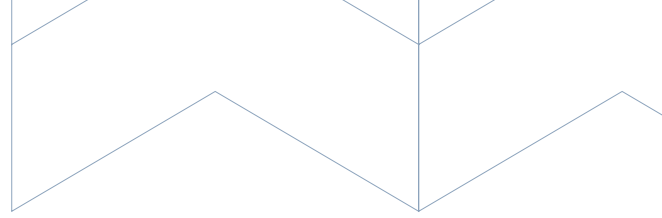




478 River Avenue, Winnipeg, Manitoba

# Retail/Office Opportunity in Osborne Village

For Lease 



## Property Details

**+/- 1,450 sq. ft.**

MAIN FLOOR

**+/- 1,450 sq. ft.**

SECOND FLOOR

**\$2,950 per month plus hydro**

MAIN FLOOR GROSS RENT

**\$2,500 per month plus hydro**

SECOND FLOOR GROSS RENT

**C1 - Commercial Neighbourhood**

ZONING

**Designated Stalls Available**

PARKING

## Demographics\*

**237,467**

POPULATION

**102,559**

TOTAL HOUSEHOLDS

**30,600**

TRAFFIC COUNT\*\*

**\$85,768**

AVG. HOUSEHOLD INCOME

**38**

MEDIAN AGE

**\$86,384**

AVG. H.H. ANNUAL SPENDING

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2022

\*\*VEHICLES PER DAY AT RIVER AVENUE AND OSBORNE STREET  
SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2022

## Features

- Move-in ready retail and office units with existing fixtures in place
- Windows on multiple sides providing vast amounts of natural light
- Eye-catching signage potential at the busy corner of River and Osborne
- Accessible units with access to handicap lift
- With an area of 1.4 square km, approximately 150 businesses, and a population of roughly 11,000 residents, Osborne Village is an incredibly dense vibrant neighbourhood and central mixed-use corridor
- Directly adjacent to several shadow anchors including: Safeway, Shoppers Drug Mart, Manitoba Liquor Mart, Starbucks and Leopold's Tavern
- High traffic (both pedestrian and vehicular) at River-Osborne intersection framed by distinct landmark buildings
- Variety of multi-family developments in the immediate area making this location perfect for commuting to work by bus, bike or foot

## Highlights



### Centrally

LOCATED HIGH PROFILE  
BUILDING



### Dominant

BUILDING SIGNAGE  
OPPORTUNITIES



### Excellent Access

TO PUBLIC TRANSIT



### Highly Walkable

LOCATION

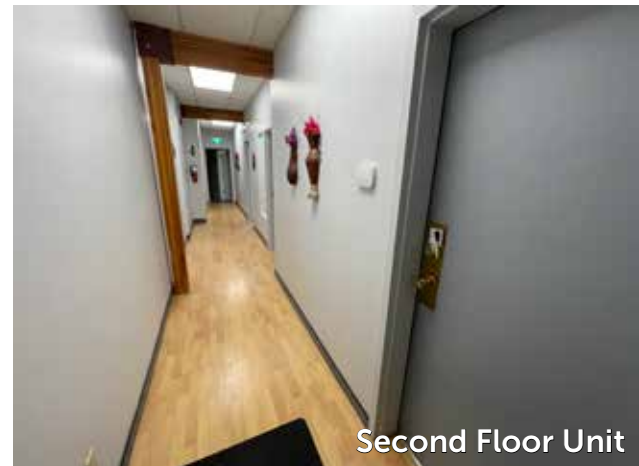
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# Photos

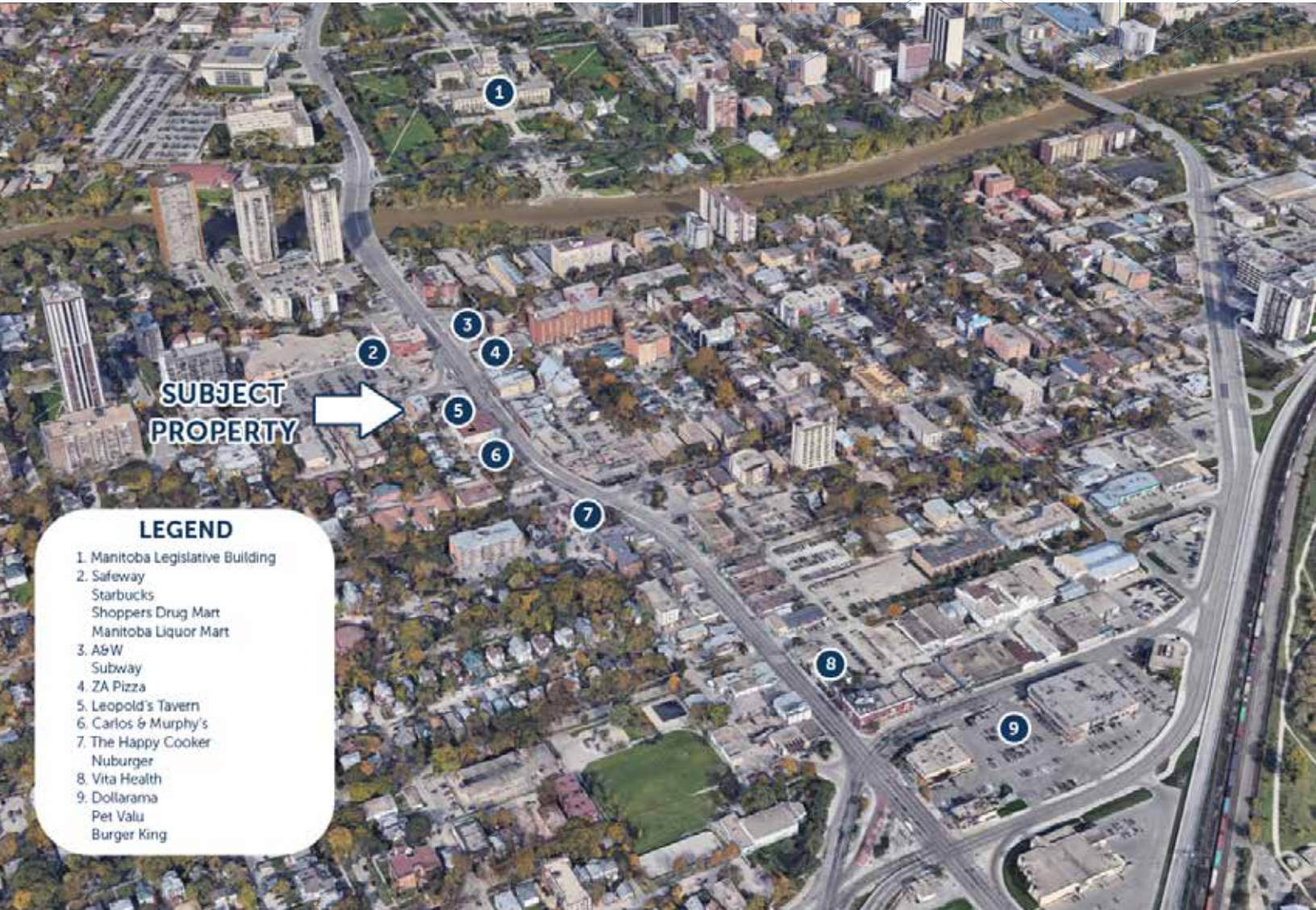


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**SUBJECT  
PROPERTY** →

**LEGEND**

- 1. Manitoba Legislative Building
- 2. Safeway
  - Starbucks
  - Shoppers Drug Mart
  - Manitoba Liquor Mart
- 3. A&W
  - Subway
- 4. ZA Pizza
- 5. Leopold's Tavern
- 6. Carlos & Murphy's
- 7. The Happy Cooker
  - Nuburger
- 8. Vita Health
- 9. Dollarama
  - Pet Valu
  - Burger King

**Connect with us today!**

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**Jared Kushner\***

VICE PRESIDENT

[jkushner@iciproperties.com](mailto:jkushner@iciproperties.com)

204-294-1087

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