

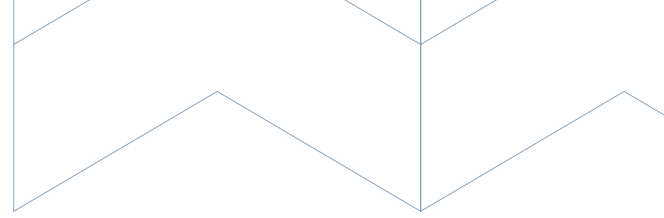


109 Osborne Street, Winnipeg, Manitoba

Retail Space in the Heart of Osborne Village

For Lease





Property Details

+/- 934 sq. ft.

MAIN FLOOR

\$28.00/sq. ft.

NET RENT

\$10.00/sq. ft.

ADDITIONAL RENT (EST. 2024)

C2 - Commercial

ZONING

Features

- Windows on multiple sides providing natural light and eye-catching views into the Osborne Village Courtyard
- Unit features additional bonus space within the lower level at no additional rental cost
- Designated parking to be negotiated at market rents with ample street parking in the area
- Short distance to Winnipeg's Rapid Transit system, perfect for commuting to work by bus, bike or foot

Demographics*

237,467

POPULATION

102,559

TOTAL HOUSEHOLDS

34,300

TRAFFIC COUNT

\$85,768

AVG. HOUSEHOLD INCOME

38

MEDIAN AGE

\$86,384

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2022

Location

- Just south of the signalized intersection of River and Osborne with a unique mix of boutique retailers and restaurants servicing the Osborne Village
- Directly adjacent to major neighbourhood tenants including: Safeway, Shoppers Drug Mart, Manitoba Liquor Mart and Starbucks
- Located in Winnipeg's most densely populated areas full of single and multi-family developments, perfect for built-in local customer base

Highlights



Turn-Key

RETAIL SPACE



Nearby

OSBORNE VILLAGE AMENITIES



Excellent Access

TO PUBLIC TRANSIT



Highly Walkable

LOCATION





For Lease



109 Osborne Street, Winnipeg, Manitoba
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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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