

FOR LEASE
197 OSBORNE STREET





PROPERTY HIGHLIGHTS

(+/-) 702 SF - 7,014 SF

- Beautifully designed mixed-use building with amazing retail exposure CRU's fronting Osborne Street, filling a market gap in new retail construction in the Osborne Area
- 7 commercial units ready for immediate occupancy, just below 90 newly-constructed residential units
- On site parking for commercial tenants
- Easy deliveries through the rear service corridor, accessed by the newly installed loading bay on Gertrude Avenue
- Units complete with drywalled/taped walls, doorway/entrance, poured concrete floor, roughed in plumbing, electrical panel, and base lighting
- Zoned C2, offering a vast array of opportunities, with numerous commercial uses permitted
- Perfect space for cafe, bakery, specialty retail & grocery, beauty and wellness, apparel and fashion, and professional services

BASE RENT: \$28.00 PSF

ADDITIONAL RENT: \$10.00 PSF (2024 ESTIMATE)


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RENDERINGS




DEMOGRAPHICS




WALK SCORE
96


TRANSIT SCORE
72


BIKE SCORE
96


Walk time: Osborne Station **5 MINS**


Drive time: Downtown Winnipeg: **8 MINS**


Walk time: River/Osborne **10 MINS**


Walk time: The Forks **37 MINS**

3 KM RADIUS


TOTAL POPULATION
108,395


MEDIAN AGE
40

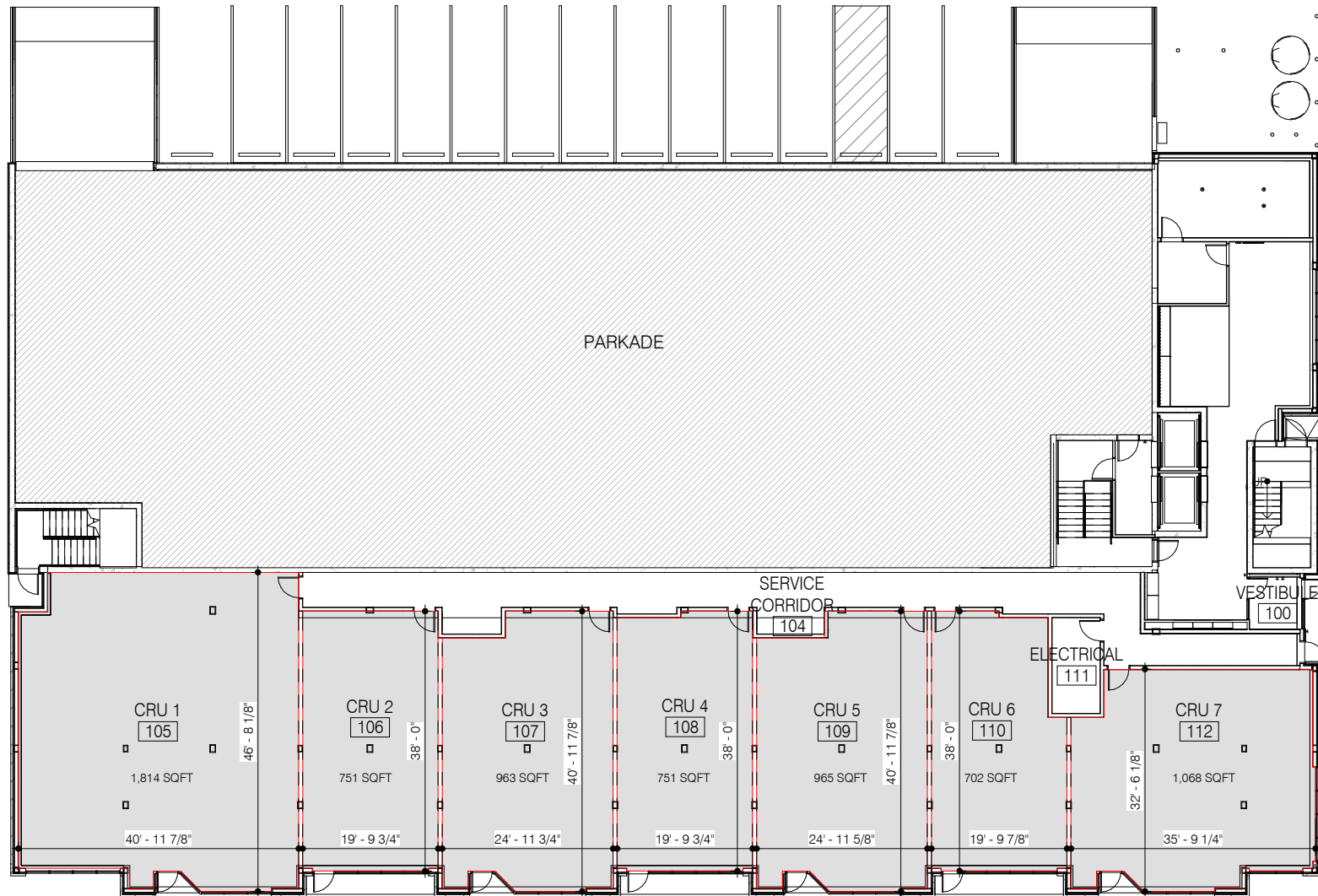

AVERAGE HOUSEHOLD INCOME
\$79,165


TOTAL HOUSEHOLDS
53,800

AREA MAP



FLOOR PLAN



CRU's are conceptual. No demising walls have been constructed.



CONTACT

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