

Papa Murphy's
PIZZA

FRESHLY MADE

TAKE 'n' BAKE

OR COOKED

1857

RETAIL-COMMERCIAL FOR SUBLEASE
1857 GRANT AVENUE

CHRIS HOURIHAN
Associate Vice President
T 204 934 6215
C 204 995 0225
E chris.hourihan@cwstevenson.ca

shoppe
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OPEN

we cater

SKIP DISCOUNTS

FRESH

PROPERTY HIGHLIGHTS

(+/-) 1,200 SF AVAILABLE

- Know as “Kenaston Village Mall”, this property has excellent exposure, sitting on the northeast corner of Grant Ave and Kenaston Blvd
- Join an excellent tenant mix with Bulk Barn, Dairy Queen, Harvest Bakery, Stella’s, and more
- The unit has been completely refreshed and is ready for sub-tenant fixturing. Current buildout has restaurant grade flooring, upgraded ceiling/lights, multiple roughed-in plumbing areas, new grease trap, large hot water tank, and 3 ton rooftop unit. Previously operated as a take-and-bake pizza retailer
- Pylon sign available for increased exposure
- Significant parking availability
- Lease term end date of December 14, 2028

LEASE RATE

\$28.00 PSF

ESCALATING RENTS OVER THE TERM

CAM & TAX

\$11.93 (2024)

PLUS MANAGEMENT FEE OF 5% GROSS RENT



Excellent
Tenant Mix with
Significant Parking
Available



High Exposure,
Sitting on the
Northeast Corner
of Grant Ave and
Kenaston Blvd



Completely
Refreshed Unit



LOCAL AMENITIES

- 1 SUPERSTORE
- 2 SUBWAY
- 3 DAIRY QUEEN
- 4 ORIGINAL JOE'S
- 5 IKEA
- 6 LINDEN RIDGE SHOPPING CENTRE
- 7 SMARTCENTRES KENASTON COMMON

SCORES

WALK	84
TRANSIT	52
BIKE	67

RIVER HEIGHTS DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	9,199	116,025	178,570
MEDIAN AGE	41	42	42
AVG HOUSEHOLD INCOME	\$134,309	\$116,025	\$95,430
TOTAL HOUSEHOLDS	3,818	30,961	81,981

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TUXEDO DEMOGRAPHICS

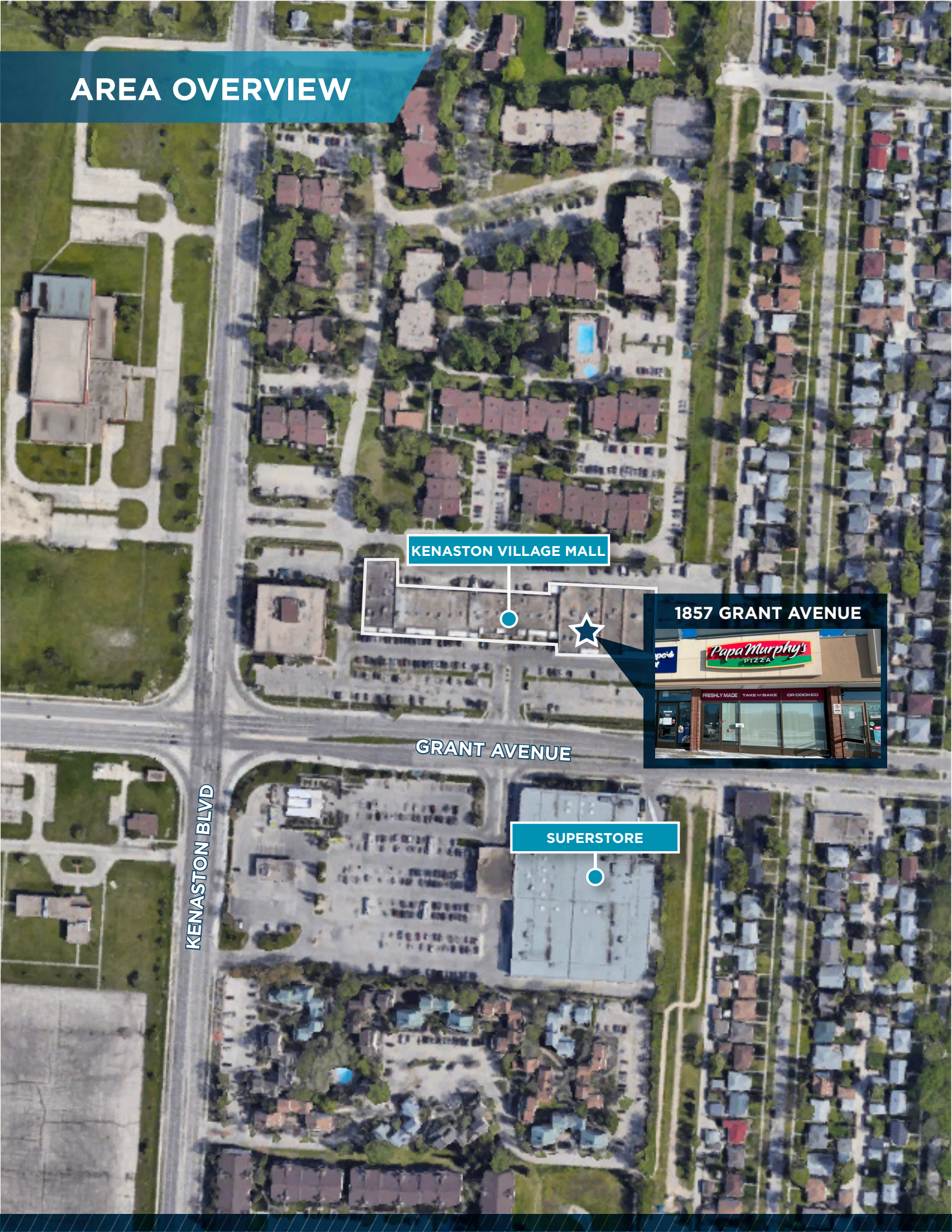
AREA IN KM	1	3	5
TOTAL POPULATION	16,832	114,089	236,238
MEDIAN AGE	38	39	39
AVG HOUSEHOLD INCOME	\$54,216	\$68,676	\$80,682
TOTAL HOUSEHOLDS	8,278	53,466	103,632

1857 GRANT AVENUE



SEASONS OF TUXEDO

AREA OVERVIEW



KENASTON VILLAGE MALL

1857 GRANT AVENUE



GRANT AVENUE

SUPERSTORE

KENASTON BLVD

IMAGES





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