

FOR LEASE
52 OSBORNE STREET



RYAN MUNT
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

BRETT INTRATER
Executive Vice President

Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca





PROPERTY HIGHLIGHTS

(+/-) 1,815 SF AVAILABLE

- Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg
- Surrounded by an abundance of amenities within walking distance
- High levels of vehicle and foot traffic
- On-site parking available
- Building signage opportunities
- Zoning: C2



LEASE RATE: \$28.00 PSF NET
CAM & TAX: \$9.20 PSF (EST 2024)

Sherbrook St

Halkin

Stradbrook

SHOPPERS DRUG MART

SAFeway
Ingredients for life

100 LIQUOR MART

52 OSBORNE STREET



A Little PIZZA Heaven

Prairie DONAIR.

MaryBROWNS CHICKEN

TOKYO SMOKE

WSRC
—Est. 1959—
WINNIPEG SQUASH RACQUET CLUB

WINNIPEG WINTER CLUB

Pembina Hwy

LEOPOLDS TAVERN

Phở Hoàng
MODERN VIETNAMESE

CARLOS & MURPHY'S

KAWAII CREPE

WAKOYA

Sukhothai RESTAURANT

Naru Sushi

Baked Expectations

vitahealth FRESH MARKET

CRUMB QUEEN

Sous Sol

DOLLARAMA \$1

petvalu

BURGER KING

CONFUSION CORNER
DRINKS + FOOD

SOOKRAM'S
BREWING CO

FRIEND
BAKERY & PIZZA

CHAEBAN
ICE CREAM

RAMALLAH CAFE
TRADITIONAL MIDDLE EASTERN DELICIOUS FROM THE HEART OF JERUSALEM

CO-OP

McDonald's

River Ave

Wellington Crescent

Corydon Ave

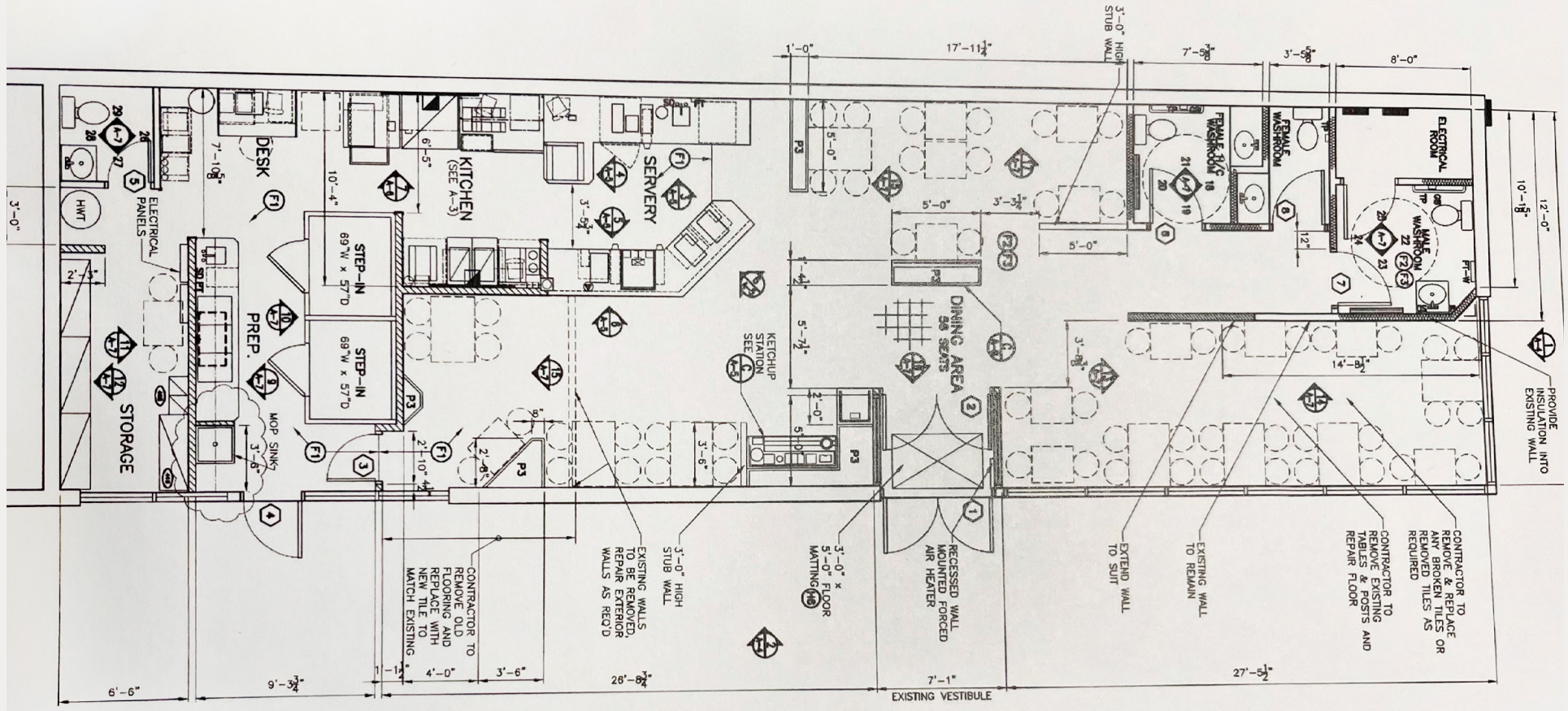
Pembina Hwy

Osborne St





FLOOR PLAN





CONTACT

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**CUSHMAN &
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Winnipeg



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