

FOR LEASE  
**52 OSBORNE STREET**



**RYAN MUNT**  
**Executive Vice President**

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**BRETT INTRATER**  
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## 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
- Available December 15, 2024



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



Sherbrook St

Halkin

Stradbrook

**SHOPPERS DRUG MART**

**SAFEGWAY**  
Ingredients for life

**100 LIQUOR MART**

**48 OSBORNE STREET**

**A Little PIZZA Heaven**

**Prairie DONAIR.**

**MaryBROWNS CHICKEN**

**TOKYO SMOKE**

**WSRC**  
— Est. 1959 —  
WINNIPEG SQUASH RACQUET CLUB

**WINNIPEG WINTER CLUB**

Pembina Hwy

River Ave

**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**

**CONFUSION CORNER**  
DRINKS + FOOD

**DOLLARAMA \$1**

**BURGER KING**

**petvalu**

Wellington Crescent

Corydon Ave

Pembina Hwy

Osborne St

**RAMALLAH CAFE**  
TRADITIONAL MIDDLE EASTERN DELICIOUS FROM THE HEART OF JERUSALEM

**SOOKRAM'S**  
BREWING CO

**CO-OP**

**McDonald's**

**FRIEND**  
BAKERY & PIZZA

**CHAEBAN**  
ICE CREAM

venor Ave

on Ave









## CONTACT

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

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