

For Lease

RETAIL SPACE IN NORTHWEST WINNIPEG



STURGEON CREEK VILLAGE

3025 NESS AVENUE, WINNIPEG, MB

PROPERTY DETAILS

LAND AREA (+/-) 1.6 acres

CENTRE GLA (+/-) 17,600 sq. ft.

AREA AVAILABLE (+/-) Unit M: 3,240 sq. ft.; subdivisions possible

ZONING C2 - Commercial

TRAFFIC COUNT 32,700 average vehicles per day (Ness Avenue & Sturgeon Road)

NET RENTAL RATE \$17.50 per sq. ft. net per annum

ADDITIONAL RENT \$9.21 per sq. ft. (plus mgmt fee of 5% of net rent)

AVAILABILITY July 1, 2022

HIGHLIGHTS

- High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road
- Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate
- Pylon signage available
- Ample parking on site

CONTACT

Bob Antymniuk

Senior Advisor - Sales & Leasing

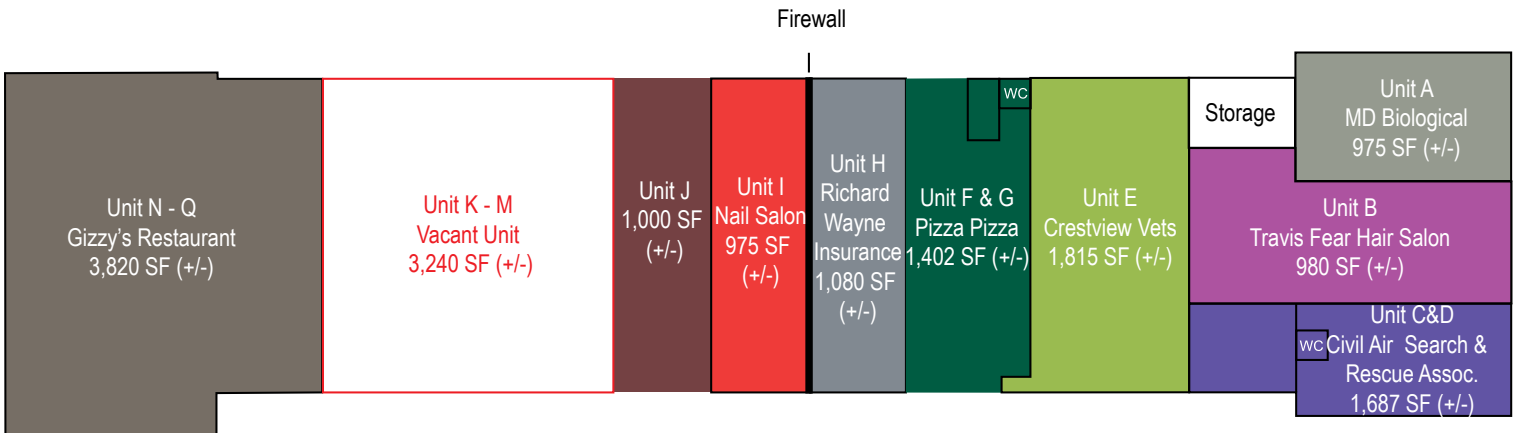
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SITE PLAN



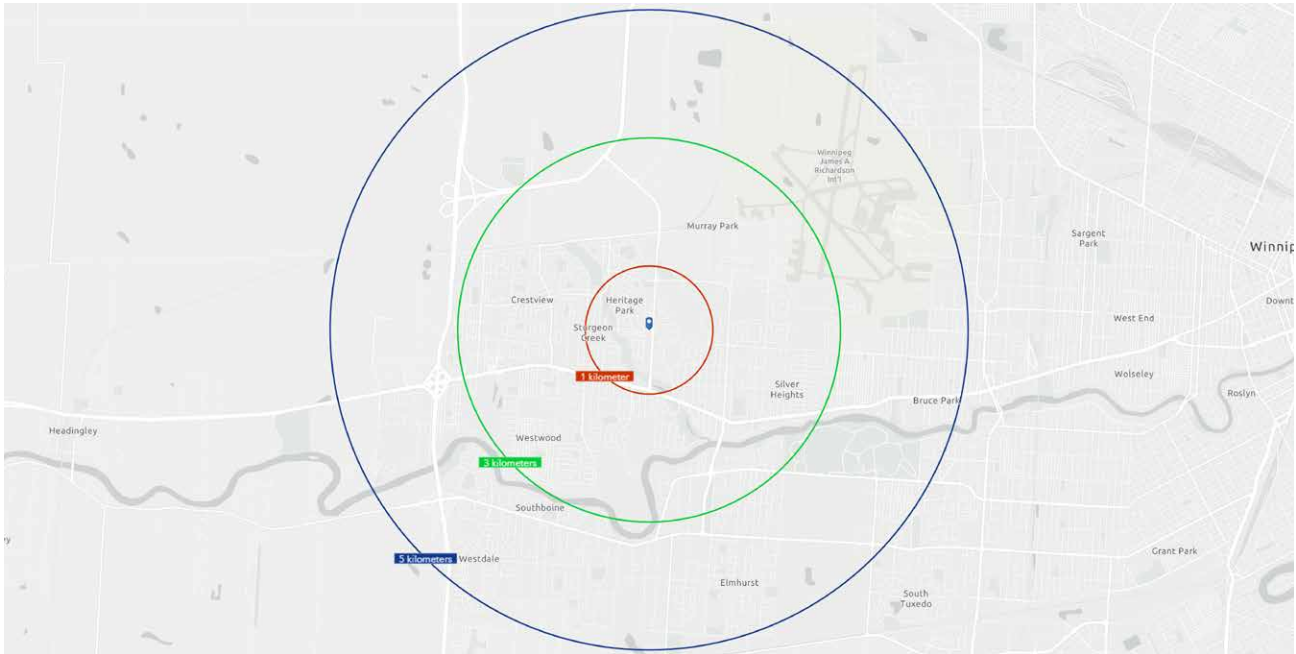
SITE AERIAL



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DEMOGRAPHIC ANALYSIS



POPULATION		PROJECTED POPULATION (2029)		MEDIAN AGE	
1 KM	8,740	1 KM	9,486	1 KM	43
3 KM	51,575	3 KM	58,726	3 KM	43
5 KM	88,143	5 KM	102,970	5 KM	43
TOTAL HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME		PROJECTED HOUSEHOLD INCOME (2029)	
1 KM	3,676	1 KM	\$79,413	1 KM	\$102,262
3 KM	22,234	3 KM	\$96,315	3 KM	\$122,623
5 KM	36,716	5 KM	\$110,365	5 KM	\$141,957

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