

FOR LEASE

44 McPhillips Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

Hospitality Space in the Grand Royal Legacy Hotel



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Services provided by Rennie Zegalski Personal Real Estate Corporation

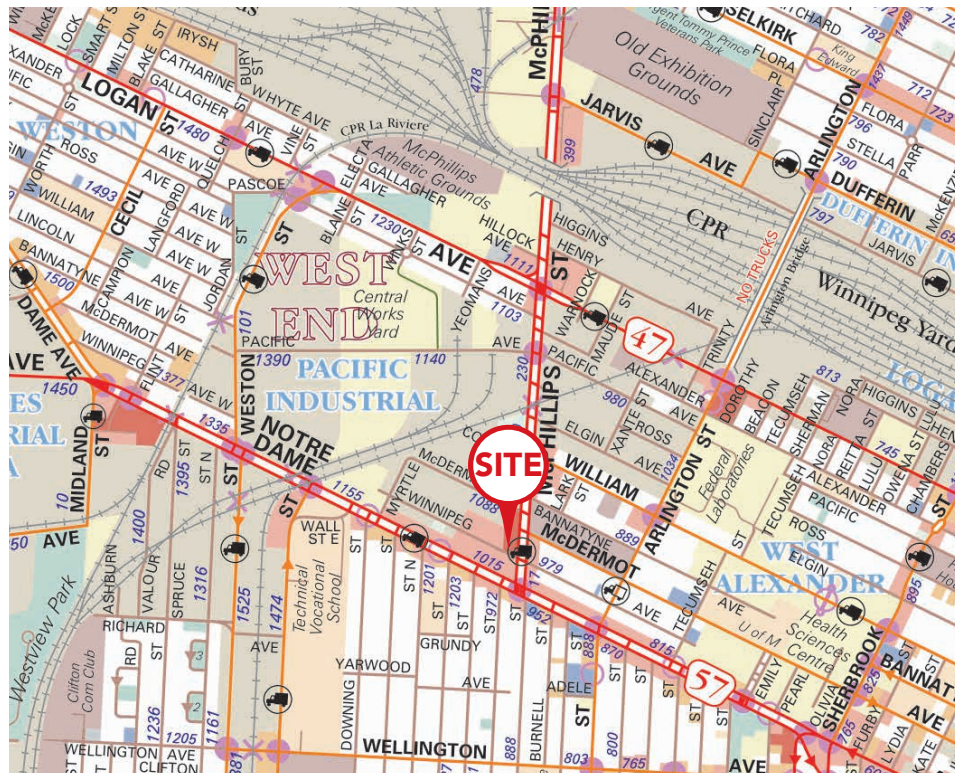
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PROPERTY HIGHLIGHTS

- Join newly redeveloped 24 room hotel
- Proposed further two floor expansion
- High exposure location at the corner of McPhillips Street and Winnipeg Avenue
- Signage opportunity

Property Details

AREA AVAILABLE (+/-)	6,000 sq. ft. 2,000 sq. ft.
BASIC NET RENTAL RATE	\$10.00 per rentable sq.ft.
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2020) (inclusive of proportionate property taxes, common area operating expenses and management fee; utilities will be separately metered)
PARKING (+/-)	90 on-site stalls
TRAFFIC COUNT	81,000/day (+/-) (City of Winnipeg Public Works Department 2019)



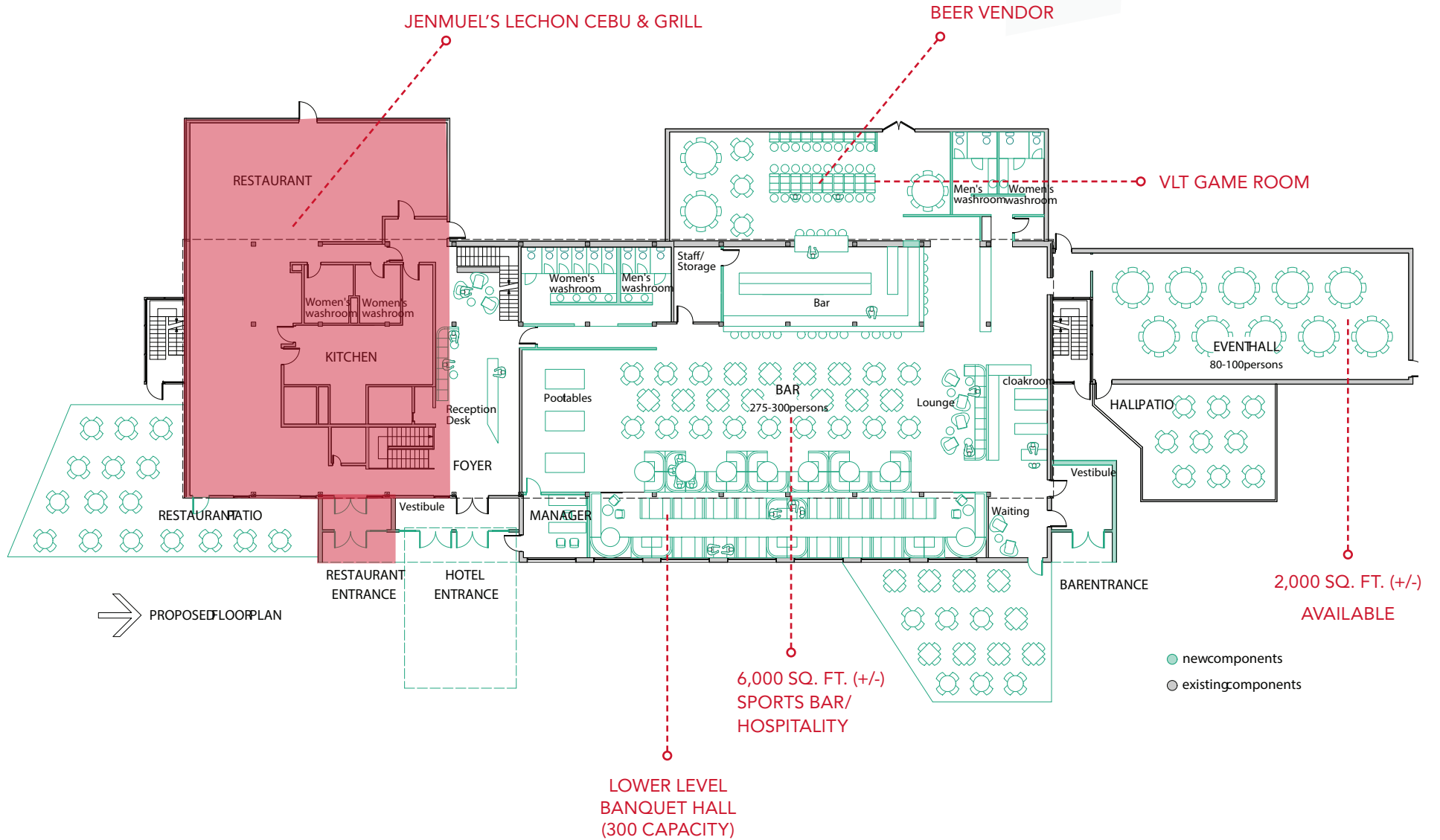
44 McPhillips Street

PROPOSED BUILDING RENDERINGS



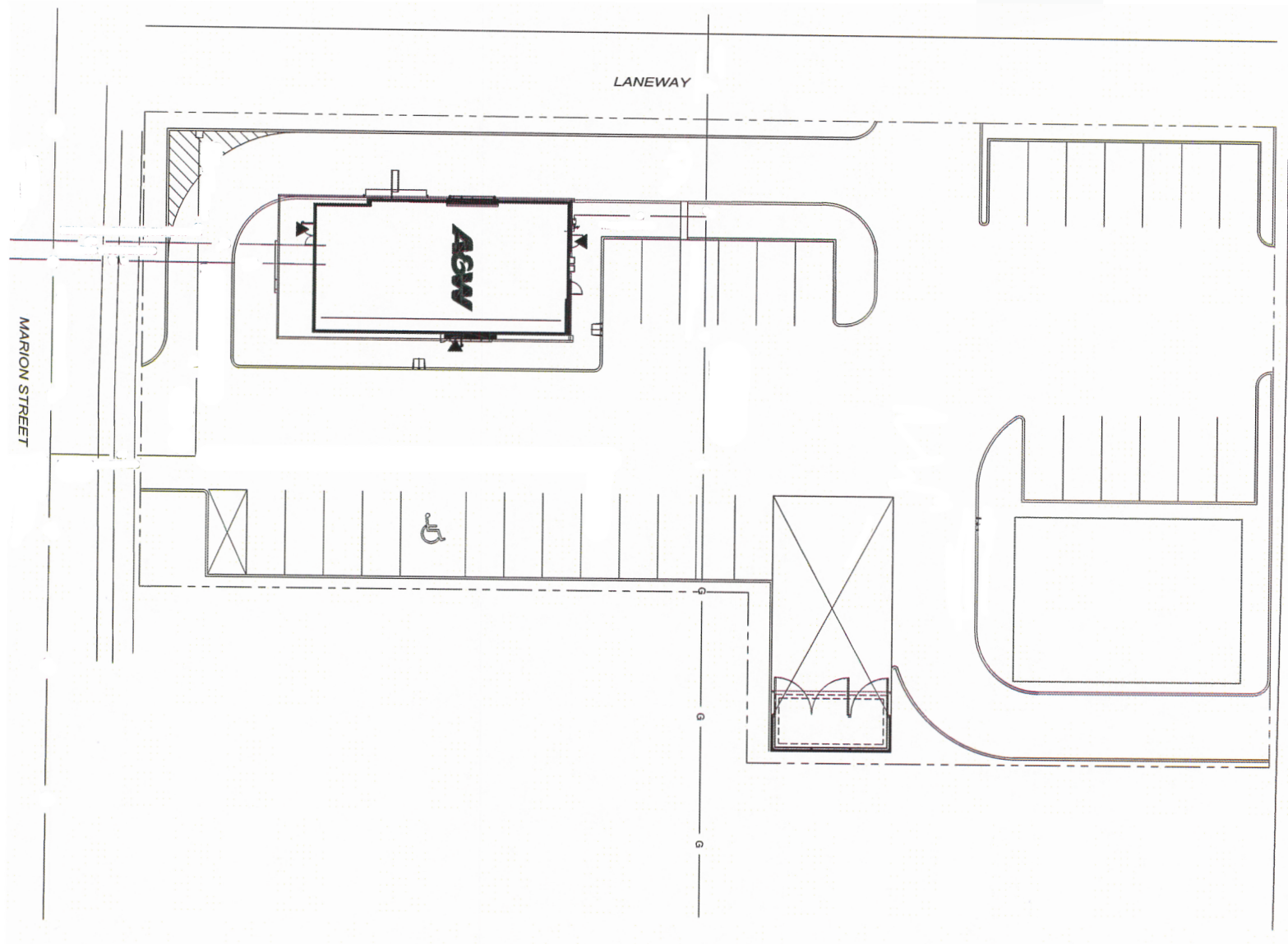
44 McPhillips Street

MAIN FLOOR LAYOUT



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SITE PLAN LAYOUT



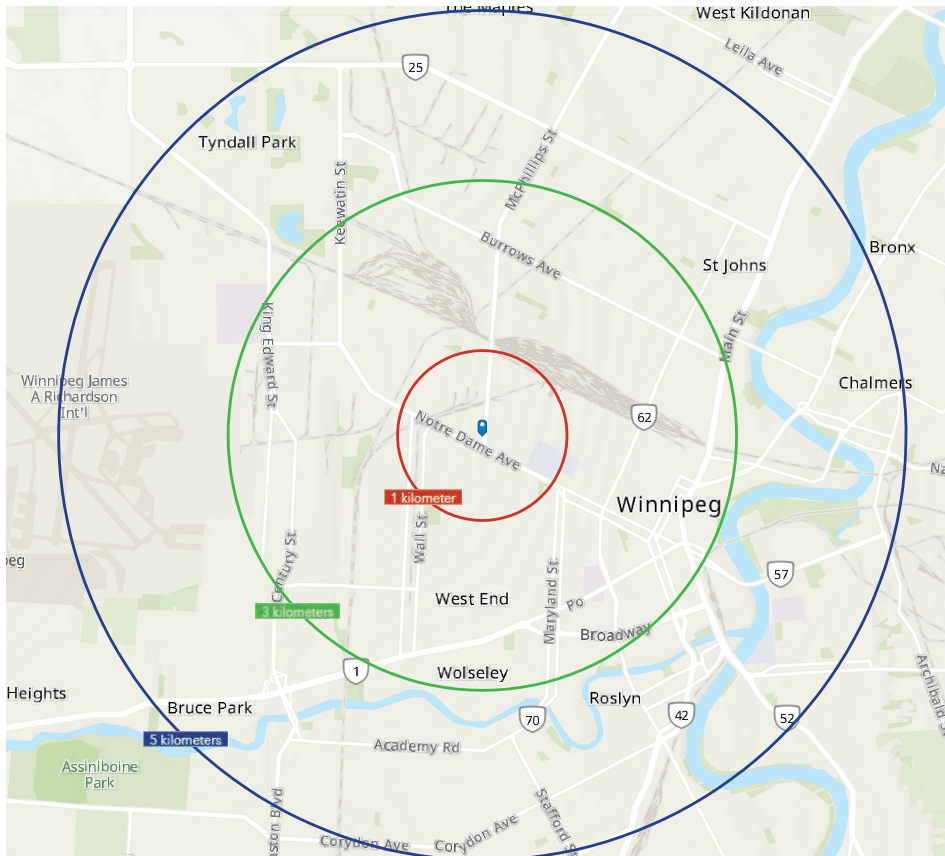
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RETAIL AERIAL



44 McPhillips Street

DEMOGRAPHIC ANALYSIS



POPULATION

1 KM	9,373
3 KM	104,116
5 KM	239,963



PROJECTED POPULATION (2029)

1 KM	9,711
3 KM	111,850
5 KM	271,086



MEDIAN AGE

1 KM	37
3 KM	35
5 KM	36



PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$88,725
3 KM	\$76,469
5 KM	\$95,755



TOTAL HOUSEHOLDS

1 KM	3,306
3 KM	40,802
5 KM	99,685



AVERAGE HOUSEHOLD INCOME

1 KM	\$70,078
3 KM	\$60,779
5 KM	\$75,522



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Contact

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