



478 River Avenue, Winnipeg, Manitoba

# Second Floor Office in Osborne Village

For Lease



## Property Details

**+/- 1,450 sq. ft.**

SECOND FLOOR

**\$2,500 per month plus hydro**

SECOND FLOOR GROSS RENT

**C1 - Commercial Neighbourhood**

ZONING

## Demographics\*

**235,649**

POPULATION

**107,385**

TOTAL HOUSEHOLDS

**30,600**

TRAFFIC COUNT\*\*

**\$92,215**

AVG. HOUSEHOLD INCOME

**37.5**

MEDIAN AGE

**\$86,384**

AVG. H.H. ANNUAL SPENDING

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

\*\*VEHICLES PER DAY AT RIVER AVENUE AND OSBORNE STREET  
SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2022

## Features

- Move-in ready office units with existing fixtures in place
- Windows on multiple sides providing vast amounts of natural light
- Accessible units with access to handicap lift
- Designated parking stalls available
- Directly adjacent to several shadow anchors including: Safeway, Shoppers Drug Mart, Manitoba Liquor Mart and Leopold's Tavern
- High traffic (both pedestrian and vehicular) at River-Osborne intersection framed by distinct landmark buildings
- Variety of multi-family developments in the immediate area making this location perfect for commuting to work by bus, bike or foot



## Highlights



### Centrally

LOCATED HIGH PROFILE BUILDING



### Dominant

BUILDING SIGNAGE OPPORTUNITIES



### Excellent Access

TO PUBLIC TRANSIT



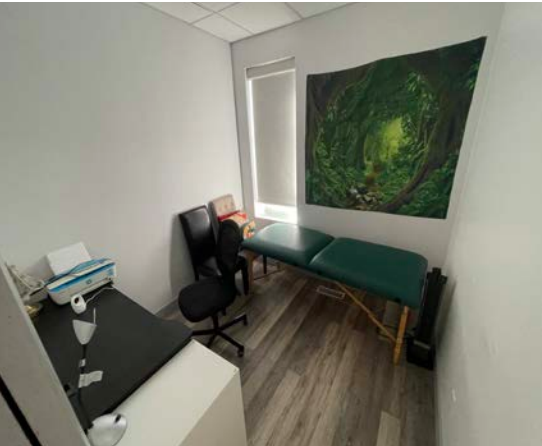
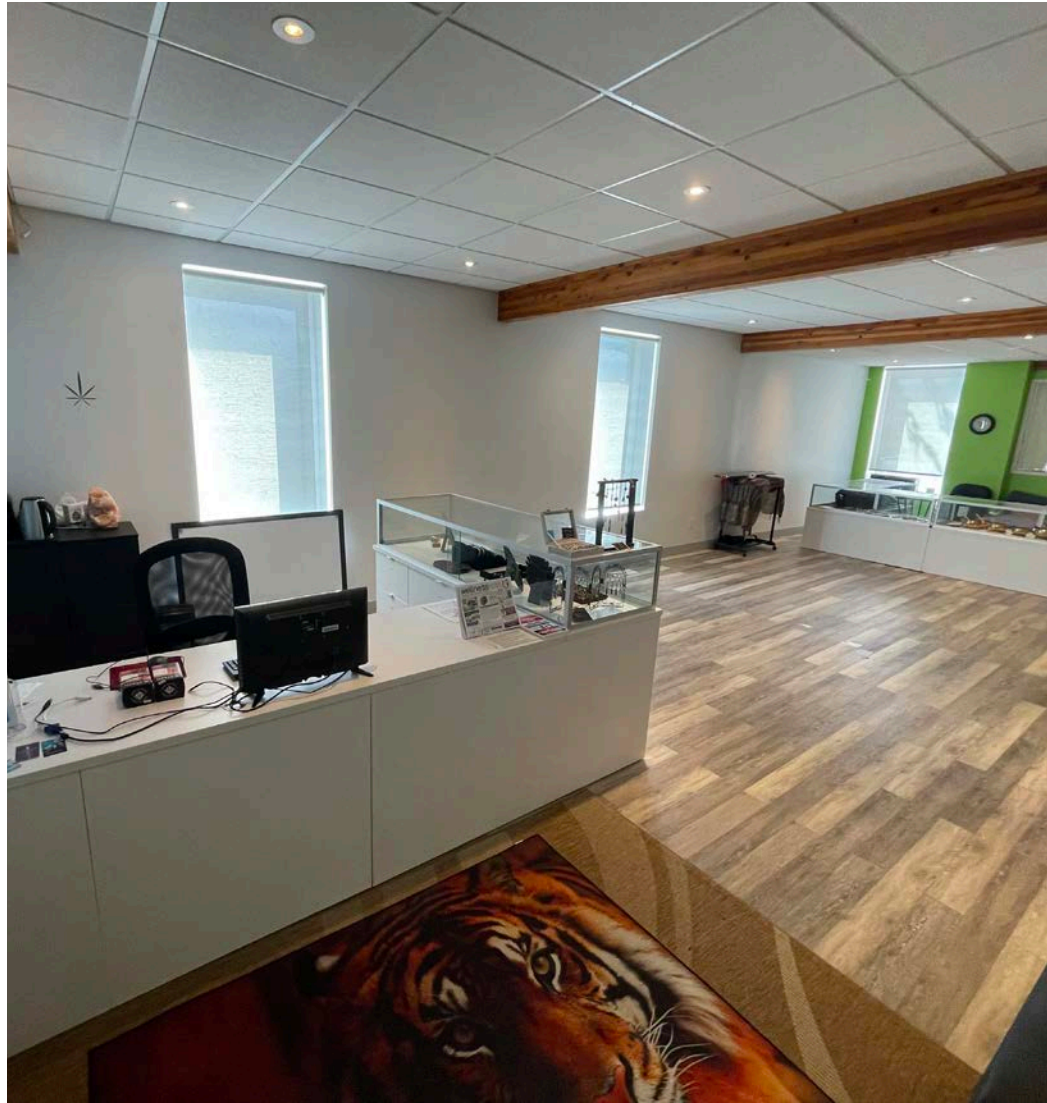
### Highly Walkable

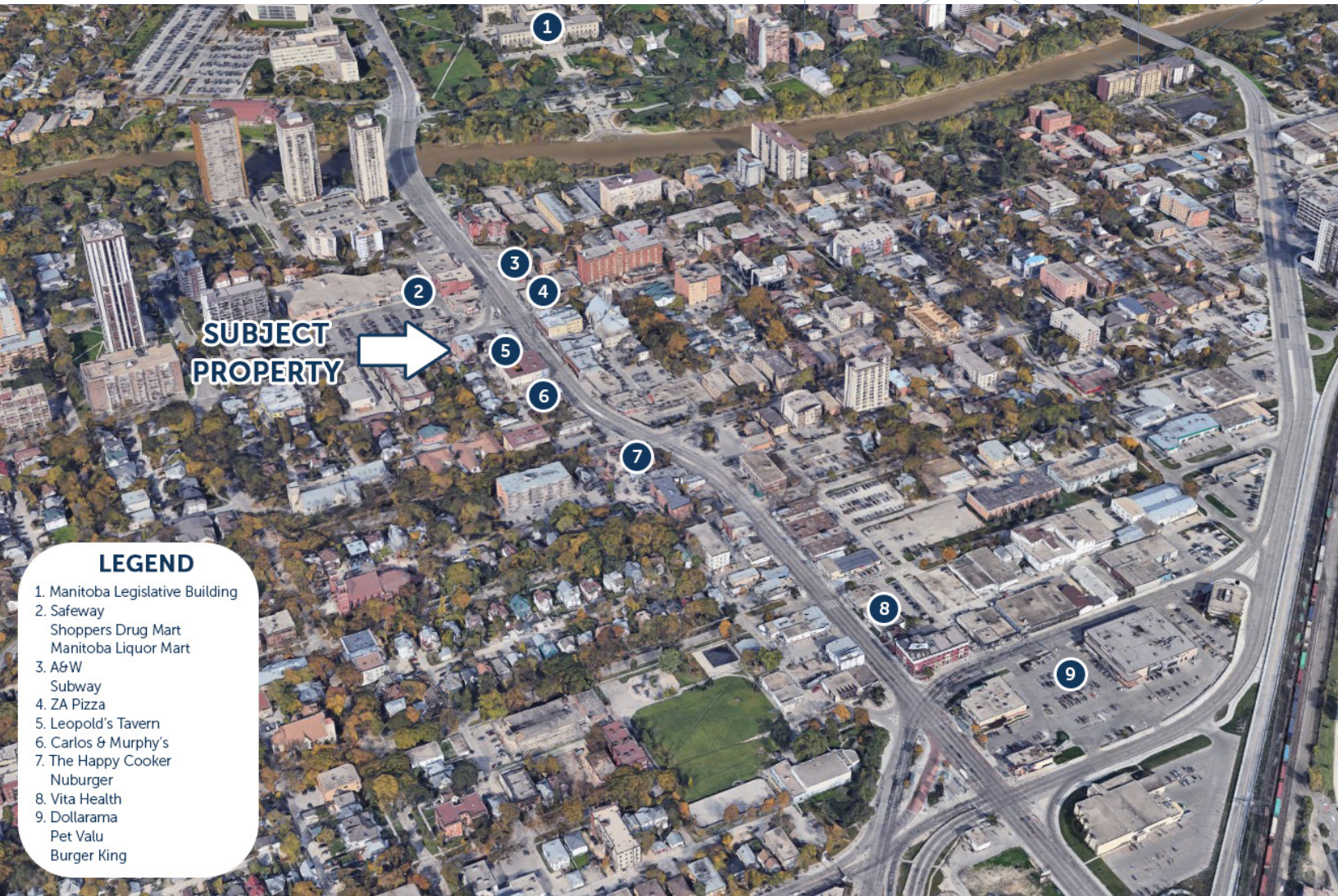
LOCATION

**For Lease**



478 River Avenue, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)





**SUBJECT  
PROPERTY**



- LEGEND**
- 1. Manitoba Legislative Building
  - 2. Safeway  
Shoppers Drug Mart  
Manitoba Liquor Mart
  - 3. A&W  
Subway
  - 4. ZA Pizza
  - 5. Leopold's Tavern
  - 6. Carlos & Murphy's
  - 7. The Happy Cooker  
Nuburger
  - 8. Vita Health
  - 9. Dollarama  
Pet Valu  
Burger King

# Connect with us today!

[iciproperties.com](http://iciproperties.com)

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