

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

107,385

**POPULATION** 

TOTAL HOUSEHOLDS

30,600

\$92,215

TRAFFIC COUNT\*\*

AVG. HOUSEHOLD INCOME

37.5

\$86,384

MEDIAN AGE

AVG. H.H. ANNUAL SPENDING

#### **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





<sup>\*</sup>WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

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

## **▼ ICI** PROPERTIES

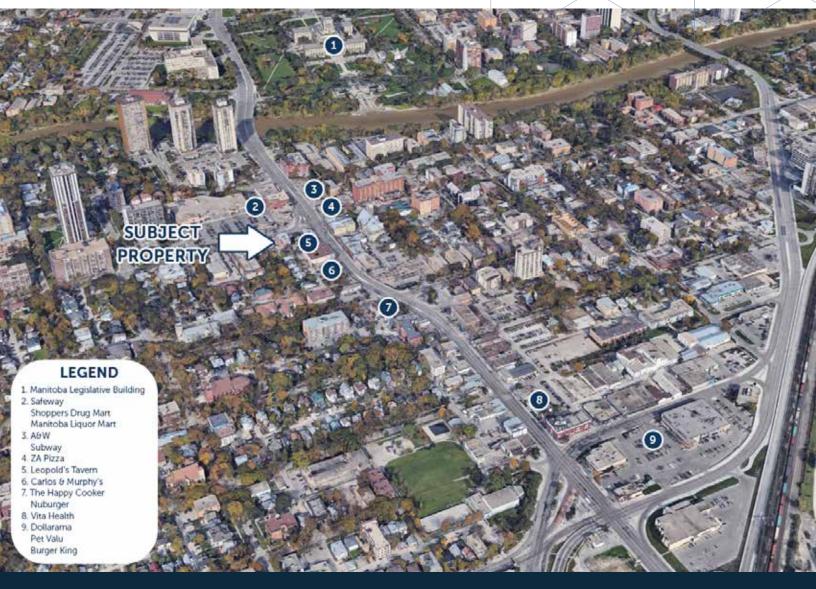












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iciproperties.com

Jared Kushner\*

VICE PRESIDENT

jkushner@iciproperties.com 204-294-1087

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