

FOR LEASE

5105 Portage Avenue

HEADINGLEY, MB

~Multi-use development property in Headingley~



COMMERCIAL REAL ESTATE
SERVICES INC.



5105 Portage Avenue

Property Details

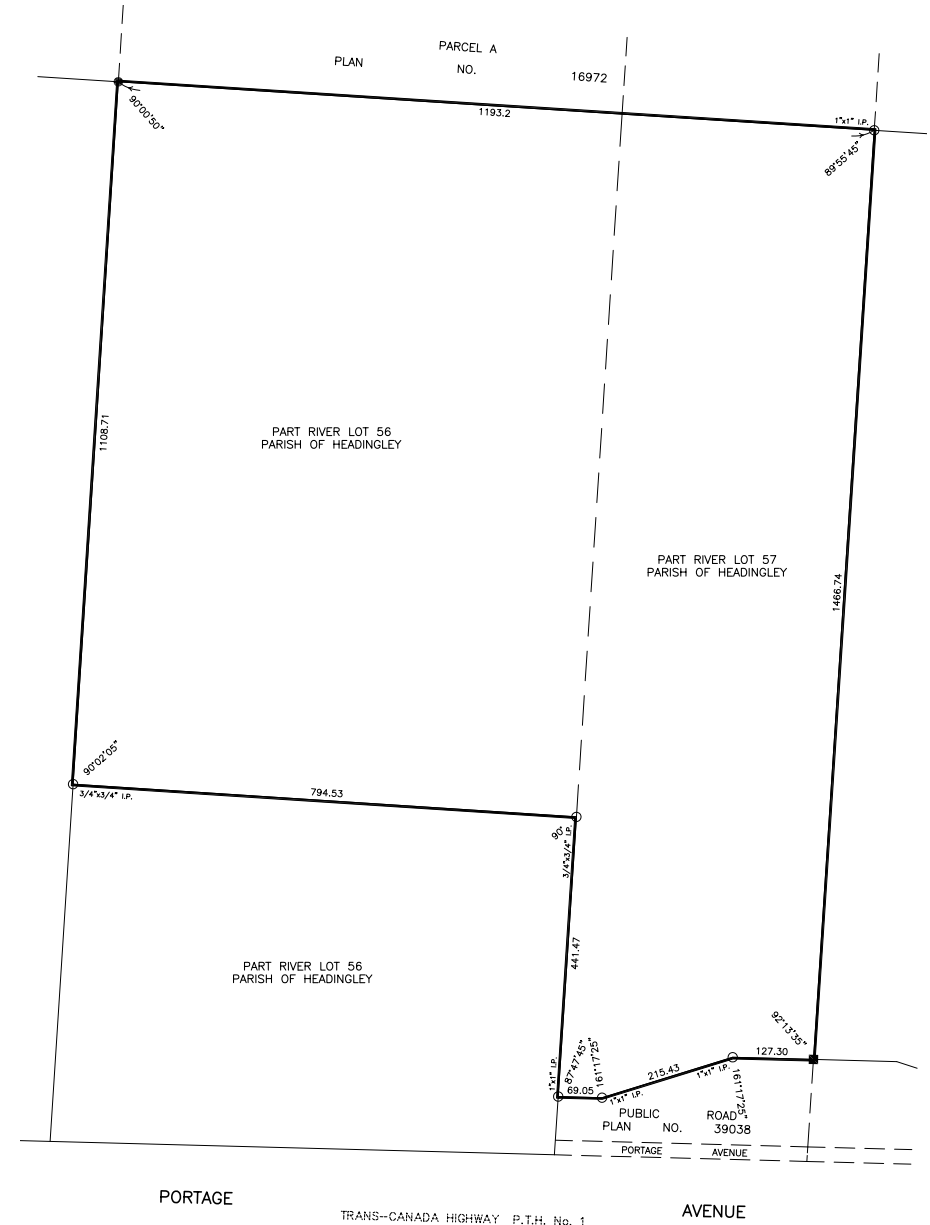
LAND AREA (+/-)	34.92 acres
ZONING	"CH" (Commercial Highway) and "DR" (Development Reserve)
NET RENT	To be negotiated; land lease option
ADDITIONAL RENT	To be determined
DEVELOPMENT	Build-to-suit, free standing, strip centres, land leases
USES	Retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more
AMENITIES	Located on all directional lighted intersection
JOIN	A&W; Rogers Communications

LEGAL

ALL THAT PORTION OF RIVER LOTS 56 AND 57 PARISH OF HEADINGLEY LYING TO THE NORTH OF THE NORTHERN LIMIT OF HIGHWAY PLAN 4067 WLTO WHICH LIES TO THE SOUTH OF THE STRAIGHT PRODUCTION ELY ACROSS SAID LOTS OF THE SOUTHERN LIMIT OF LOT 27 BLOCK 2 PLAN 1786 WLTO EXC OUT OF SAID RIVER LOT 56: ALL THAT PORTION LYING TO THE SOUTH A OF STRAIGHT LINE DRAWN WLY ACROSS SAID LOT AT RIGHT ANGLES TO THE EASTERN LIMIT OF SAID LOT FROM A POINT IN THE SAME DISTANT NLY THEREON 533.4 FEET FROM THE NORTHERN LIMIT OF SAID HIGHWAY AND EXC OUT OF SAID RIVER LOT 57: ROAD AND PORTAGE AVENUE PLAN 39038 WLTO

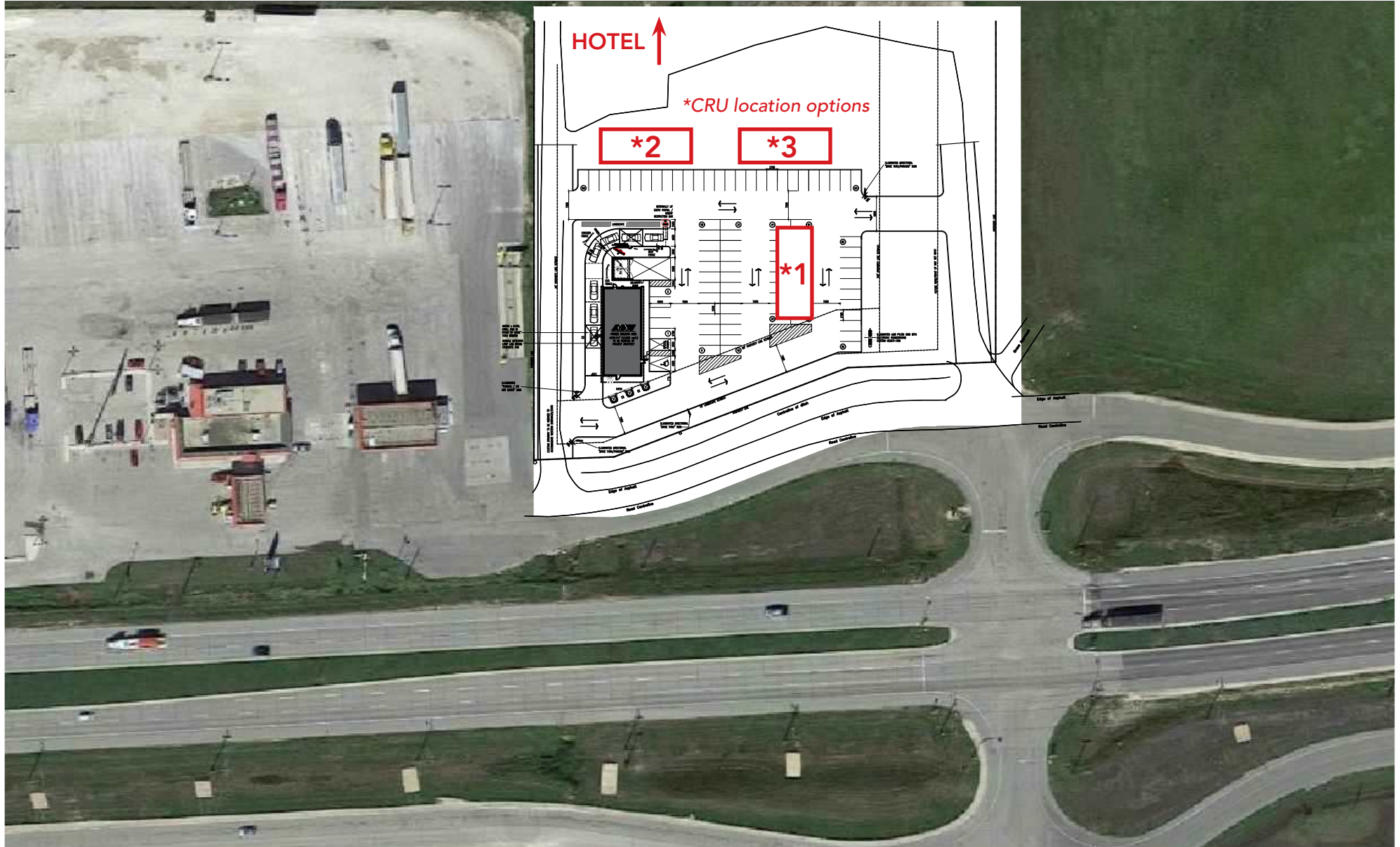
TRAFFIC COUNT 13,620 vehicles per day on Trans-Canada Highway

Lot Survey



5105 Portage Avenue

Site Plan



5105 Portage Avenue

Demographic Analysis

POPULATION



	2021	2026 (f)
1 KM	384	423
3 KM	3,675	4,007
5 KM	6,449	7,076

MEDIAN AGE



	Median Age
1 KM	37.7
3 KM	40.2
5 KM	41.8

HOUSEHOLD INCOME

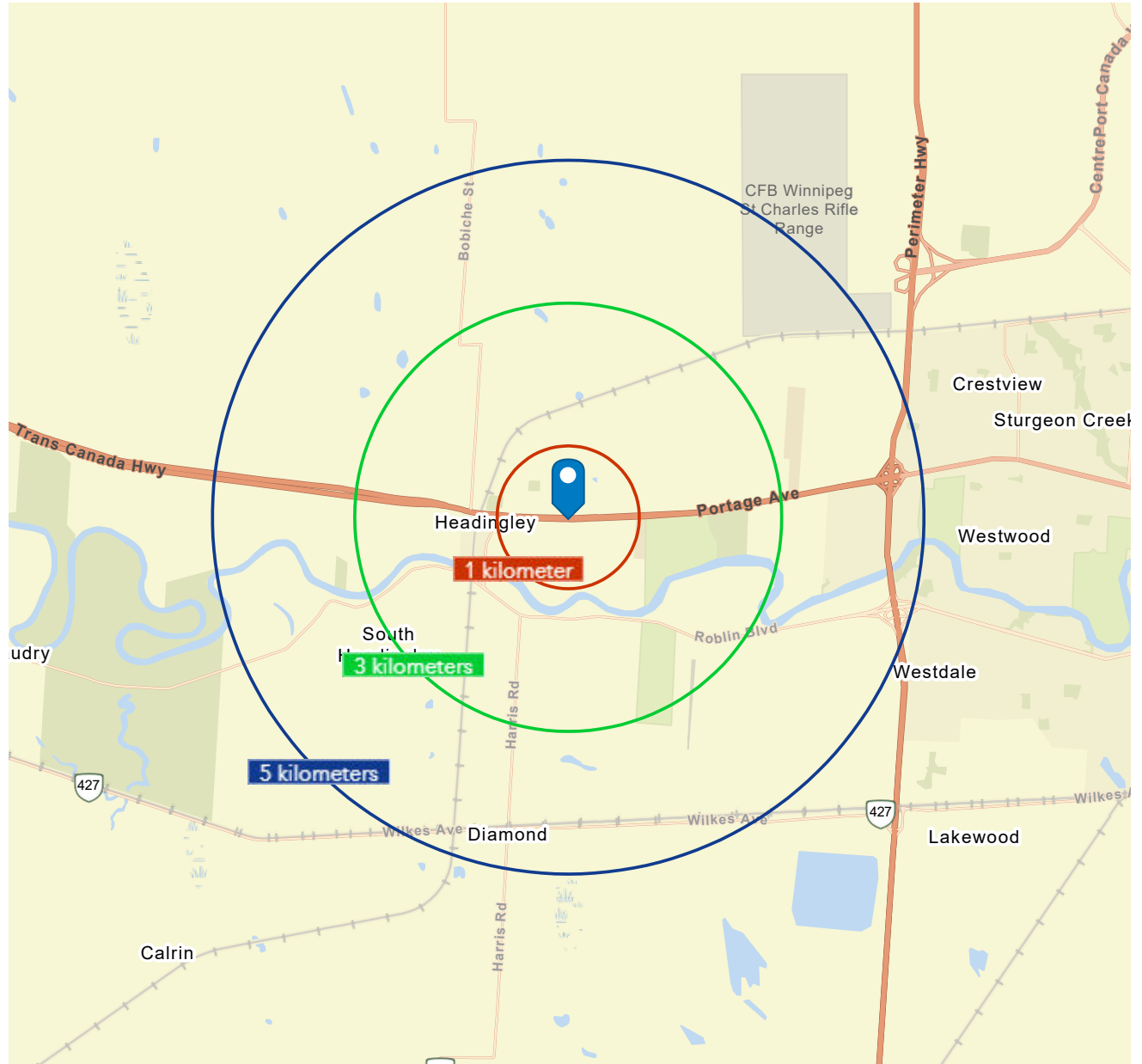


	2021	2026 (f)
1 KM	\$128,913	\$144,472
3 KM	\$194,997	\$217,449
5 KM	\$202,711	\$229,028

HOUSEHOLDS



	Total Households
1 KM	\$128,913
3 KM	\$194,997
5 KM	\$202,711



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Bob J. Antymniuk

Senior Director - Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca