

MAIN FLOOR OFFICE/RETAIL SPACE FOR LEASE



Edison Common

1210 ROTHESAY STREET, WINNIPEG, MB



PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

PROPERTY DETAILS

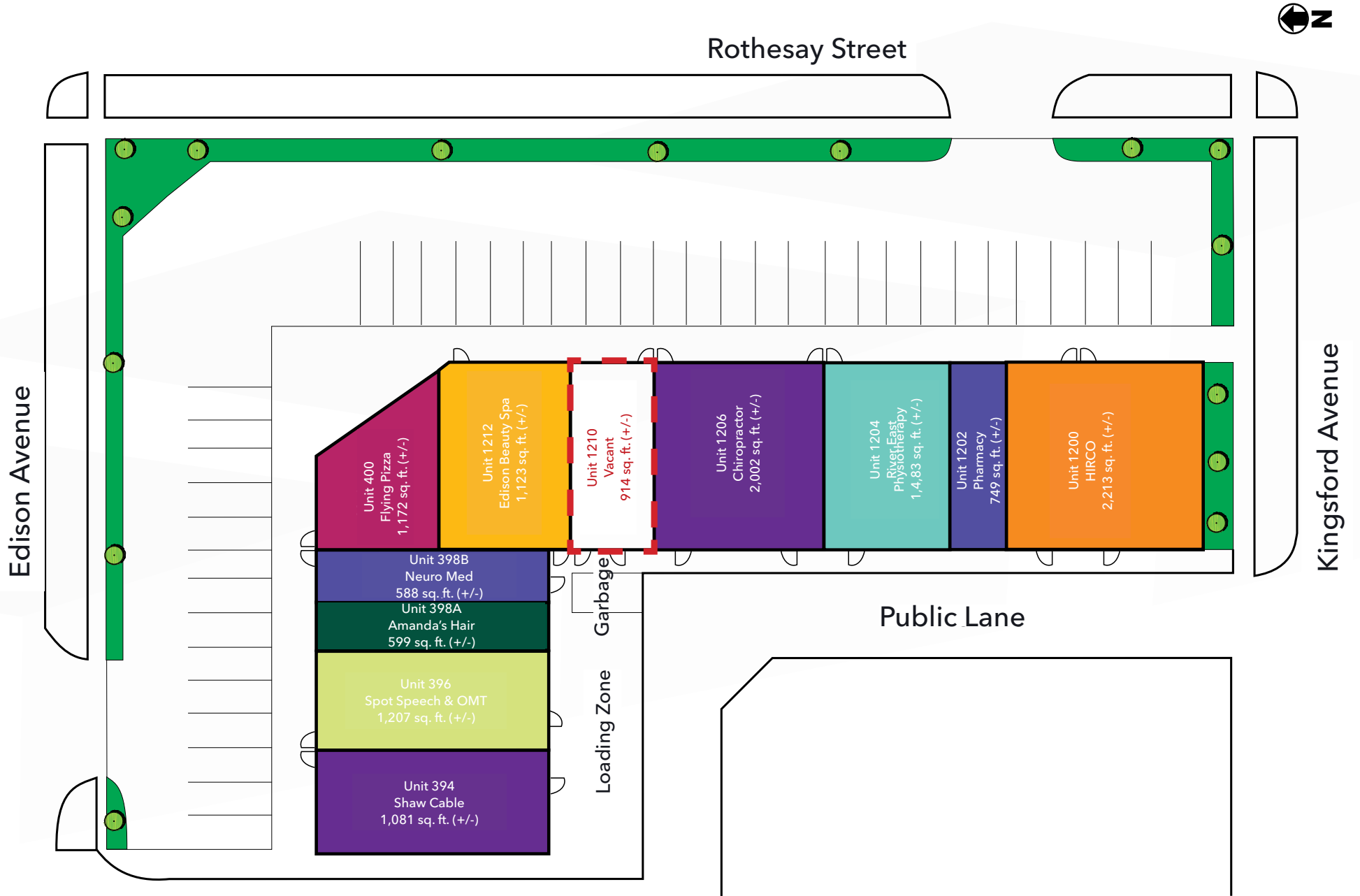
AREA AVAILABLE (+/-)	Unit 1210: 914 sq. ft.
NET RENTAL RATE	\$20.00 per sq. ft. per annum
ADDITIONAL RENT	\$10.62 per sq. ft. (est. 2026) <i>(plus 5% mgmt. fee of basic rent)</i>
YEAR BUILT	1981
ZONING	C2
TAX ROLL NO.	0400301100
LEGAL DESCRIPTION	SP LOT 24 PLAN 21223 WLTO IN RL 60 PARISH OF KILDONAN
AVAILABILITY	September 1, 2026

PROPERTY HIGHLIGHTS

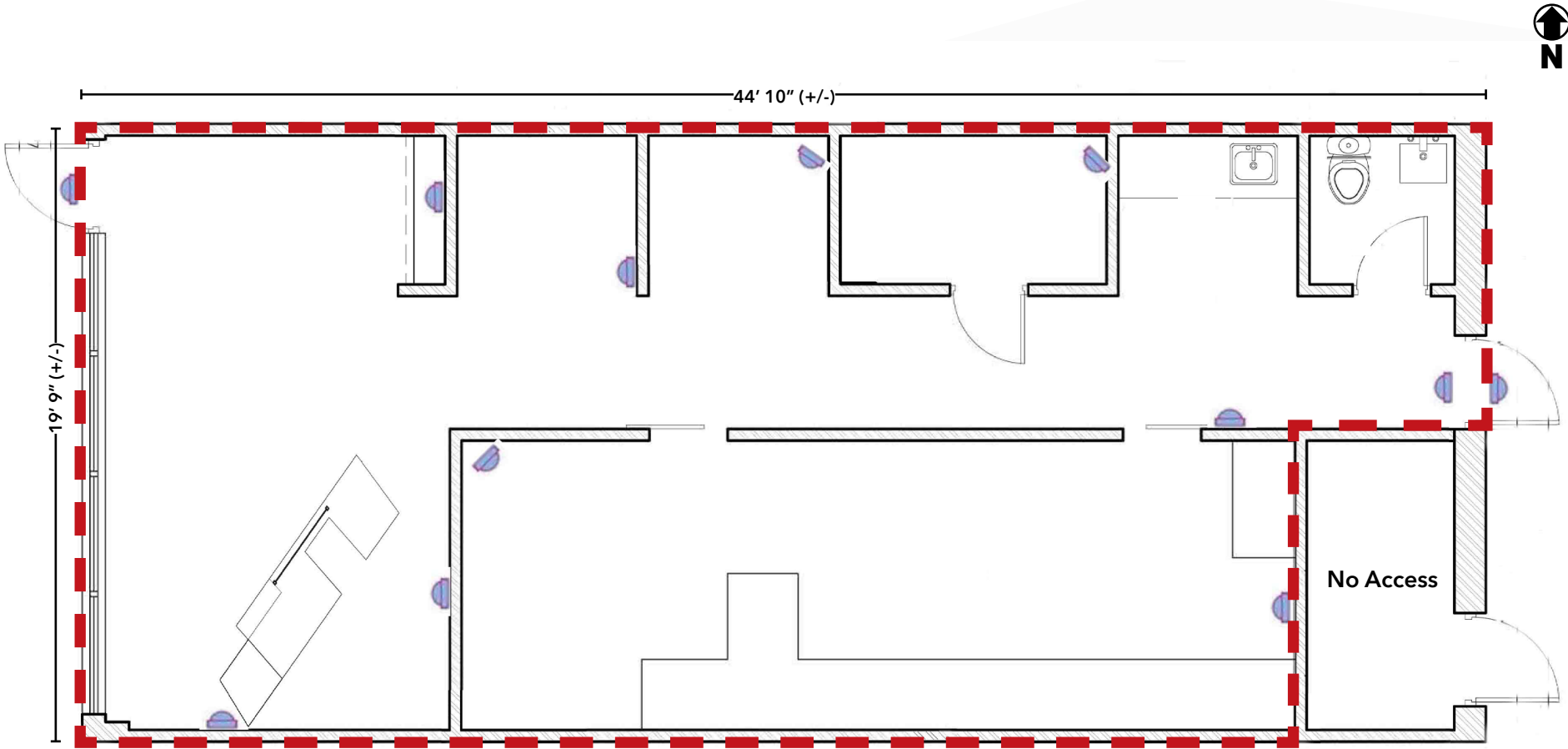
- Located in a redeveloped centre on a high traffic corner in a dense residential area
- Building signage opportunity
- Ample on-site parking



SITE PLAN



FLOOR PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

1 km	3 km	5 km
13,001	79,206	183,521

Projected Population (2030)

1 km	3 km	5 km
13,111	80,683	190,030



MEDIAN AGE

Median Age

1 km	3 km	5 km
39.0	41.1	38.0



HOUSEHOLD INCOME

Avg. Household Income

1 km	3 km	5 km
\$88,681	\$108,346	\$106,638

Proj. Household Income (2030)

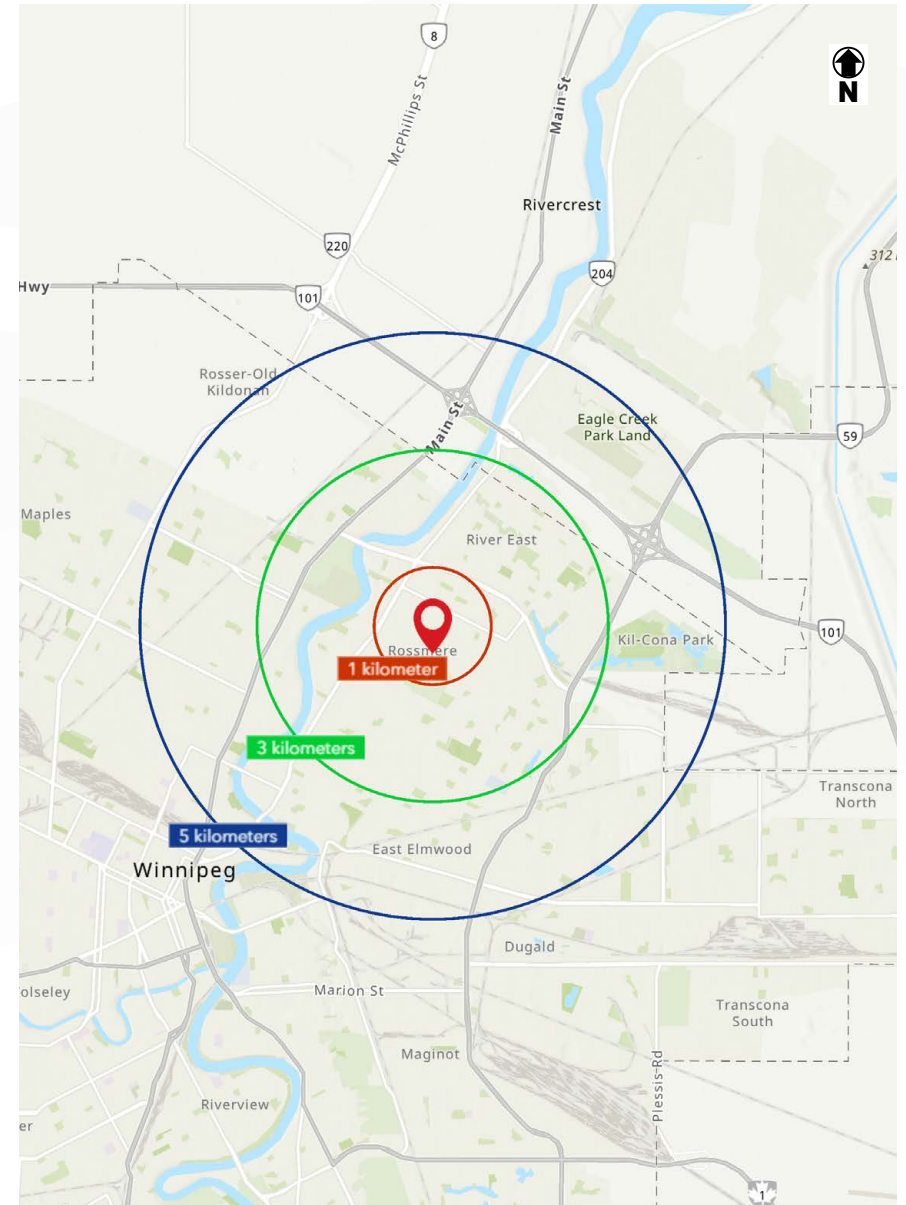
1 km	3 km	5 km
\$102,639	\$125,276	\$123,454



HOUSEHOLDS

Total Households

1 km	3 km	5 km
5,798	32,208	70,533





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.