

FOR SALE/LEASE



**COMMERCIAL REAL ESTATE
SERVICES INC.**

211 Regent Avenue

WINNIPEG, MB

User/Investment Opportunity in Transcona



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Services provided by Rennie Zegalski Personal Real Estate Corporation

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Property Details

LANDLORD	Caddy Lake Investments Ltd.
SALE PRICE	\$2,000,000 (\$406.50 per sq. ft.)
NET LEASE RENT	\$20.00 per sq. ft.
AREA AVAILABLE (+/-)	Unit B: 1,000 sq. ft.
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2023) (Includes a 5% mgmt. Fee on base rent) (Separately metered, non-inclusive janitorial or utilities)
BUILDING SIZE (+/-)	4,920 sq. ft.
LAND AREA (+/-)	16,210 sq. ft.
PROPERTY TAXES	\$36,816.88 (2023)
ZONING	C2 - Strip Mall
PARKING	25 parking stalls (+/-)
TRAFFIC COUNT	31,600 (avg. daily traffic count based on the 2019 City of Winnipeg Traffic Flow Map)

HIGHLIGHTS

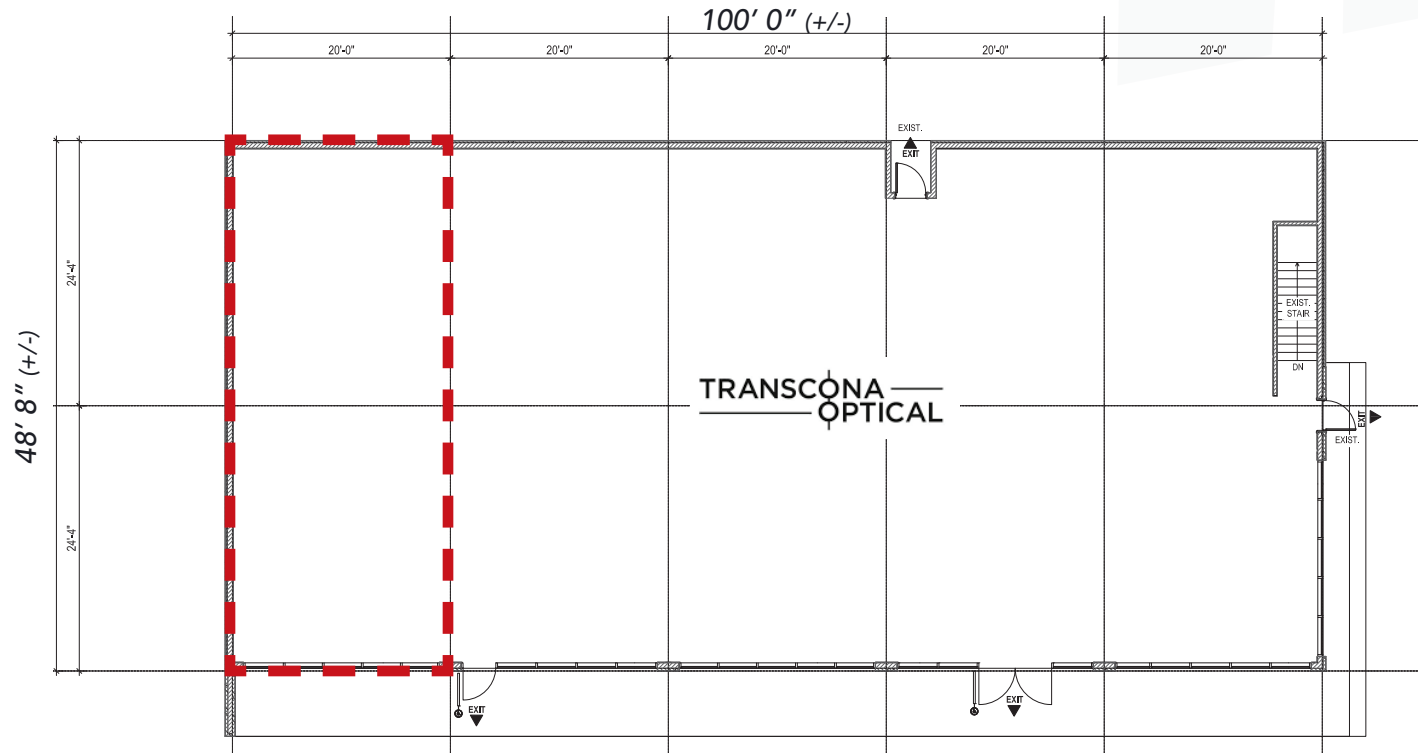
- Rare user/investment opportunity, with existing in-place income stream with existing tenant in Unit A
- Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter
- Vacant Unit - Shell space and ready for development with New 5 Ton roof top HVAC and electrical service of 225 Amp/240V 3Phase
- Good access to Winnipeg Transit bus routes
- Professionally managed and maintained building
- On-site parking stalls
- Pylon signage opportunity
- Ideal space for professional services such as medical office, law office, financial or accounting services
- Call for income details



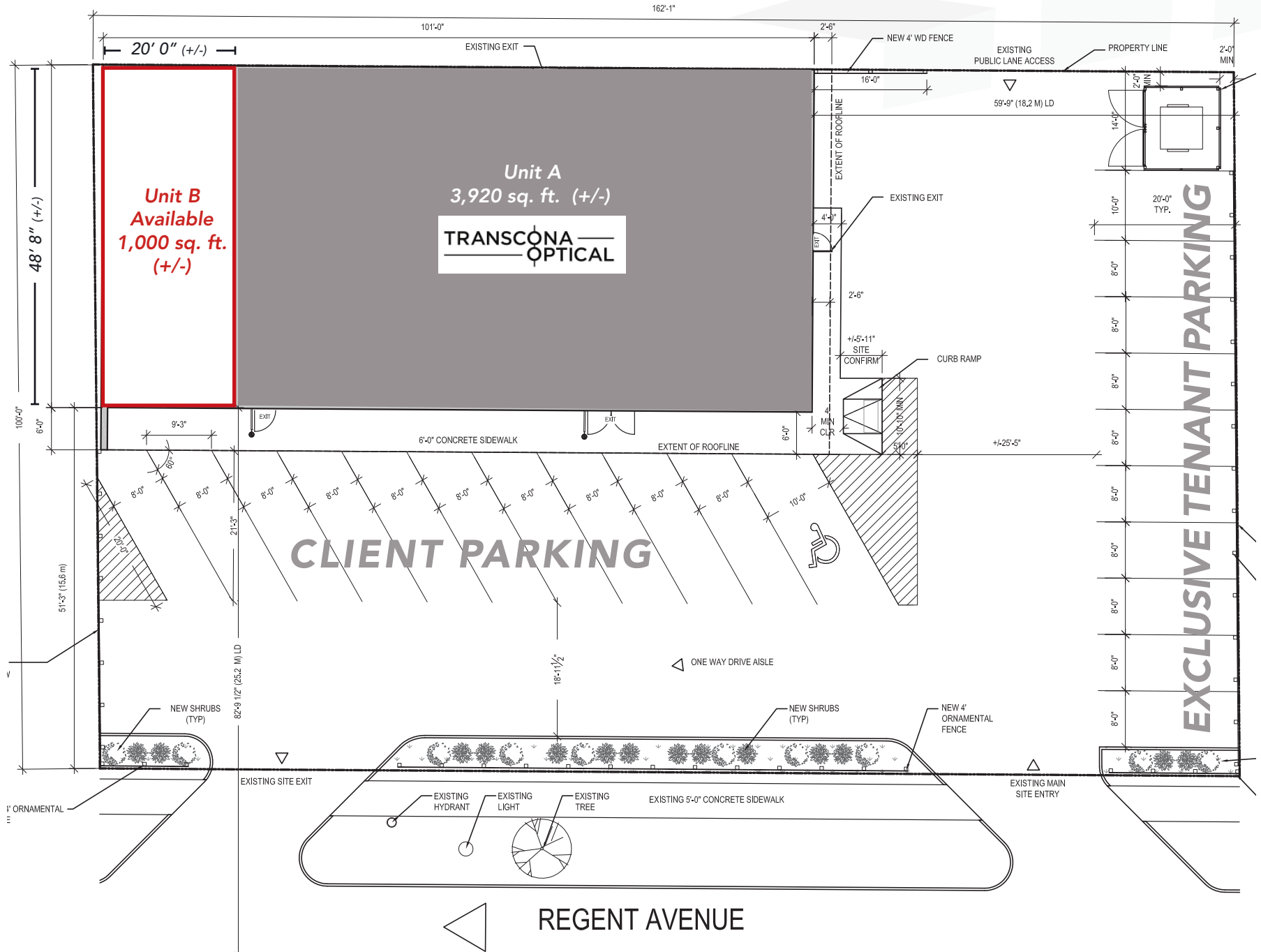
Unit A - Transcona Optical



Unit B - Vacant



Site Plan



VICTORIA AVENUE W



WINONA STREET



BOND STREET

REGENT AVENUE W



Demographic Analysis

POPULATION



	2022	2027
1 KM	6,970	7,007
3 KM	40,025	44,977
5 KM	63,680	72,568

MEDIAN AGE



	Median Age
1 KM	38
3 KM	37.9
5 KM	37.5

HOUSEHOLD INCOME

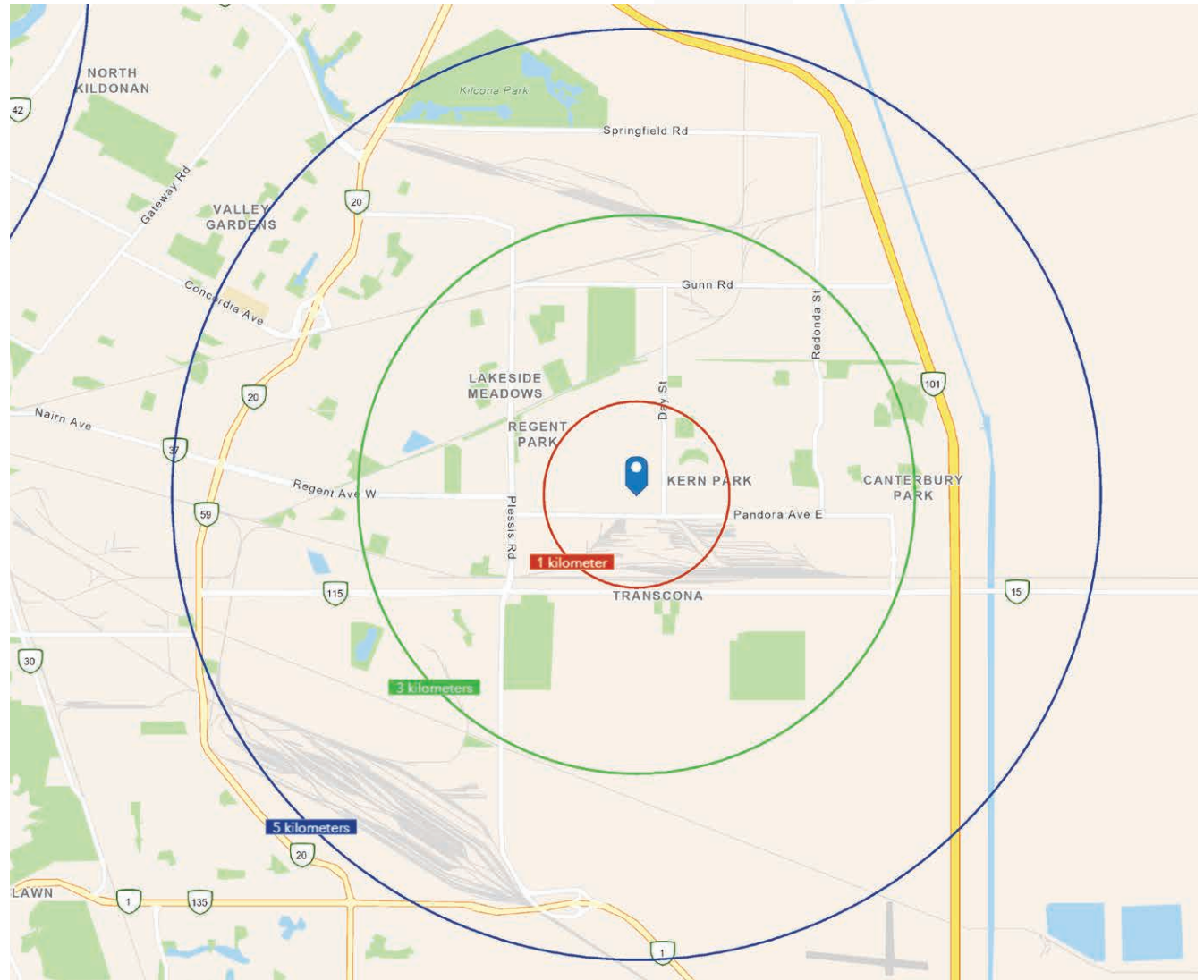


	2022	2027
1 KM	\$86,048	\$97,388
3 KM	\$101,814	\$117,138
5 KM	\$103,252	\$119,731

HOUSEHOLDS



	2022	2027
1 KM	2,955	2,983
3 KM	14,417	16,040
5 KM	21,860	24,627





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Contact

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