



COMMERCIAL SPACE FOR LEASE

197 OSBORNE STREET

7 UNITS, +/- 702 SF - 7,014 SF



PROPERTY HIGHLIGHTS

(+/-) 702 SF - 7,014 SF

- **Brand-New Development:** Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6.
- **Prime Retail Frontage:** All commercial units face Osborne Street, offering excellent visibility and exposure for retail businesses.
- **Convenient Parking:** Dedicated on-site parking for commercial tenants during regular business hours.
- **Efficient Delivery Access:** The rear service corridor and side loading bay provide seamless, convenient delivery access for commercial tenants.
- **Ready for Build-Out:** Units to come with drywalled and taped walls, doorway/entrance, poured concrete floor, electrical panel, and base lighting.
- **C2 Zoning:** Provides broad flexibility with a wide range of permitted commercial uses.
- **Ideal for Your Business:** Perfectly suited for specialty retail, café, bakery, grocery, beauty and wellness, apparel and fashion, professional services, and more.

BASE RENT: \$28.00 PSF

ADDITIONAL RENT: \$10.00 PSF (2024 ESTIMATE)





**SPACIOUS INDIVIDUAL OR
COMBINED UNITS**



**7 UNDIVIDED COMMERCIAL
UNITS**

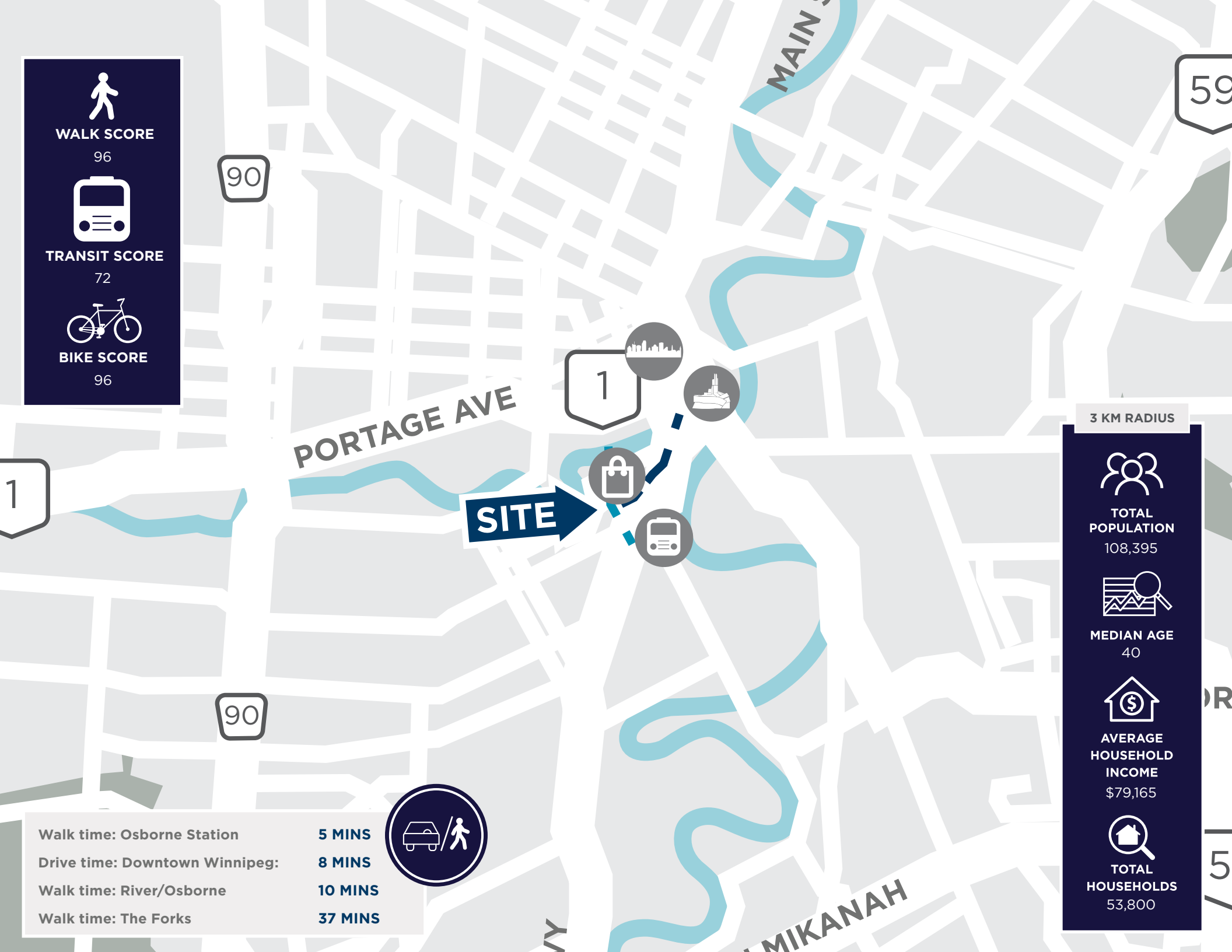


**CORNER UNIT #7 FEATURES
WINDOWS ON TWO SIDES**

WALK SCORE
96

TRANSIT SCORE
72

BIKE SCORE
96



3 KM RADIUS

TOTAL POPULATION
108,395

MEDIAN AGE
40

AVERAGE HOUSEHOLD INCOME
\$79,165

TOTAL HOUSEHOLDS
53,800

Walk time: Osborne Station **5 MINS**

Drive time: Downtown Winnipeg: **8 MINS**

Walk time: River/Osborne **10 MINS**

Walk time: The Forks **37 MINS**





SHOPPERS DRUG MART
SAFeway
Ingredients for life
100 LIQUOR MART
Starbucks

LEOPOLDS TAVERN
Phở Hoàng
MODERN VIETNAMESE
CARLOS & MURPHY'S
KAWAII CREPE

Sous Sol

CONFUSION CORNER
DRINKS • FOOD

RAMALLAH CAFE

A Little PIZZA Heaven
Prairie DONAIR
Mary BROWNS CHICKEN
TOKYO SMOKE

WAKOYA
Sukhothai RESTAURANT
Naru Sushi
Baked Expectations

vitahEALTH FRESH MARKET
CRAB QUEEN

DOLLARAMA
BURGER KING
petvalu

SOOKRAM'S BREWING CO.

CO-OP

McDonald's

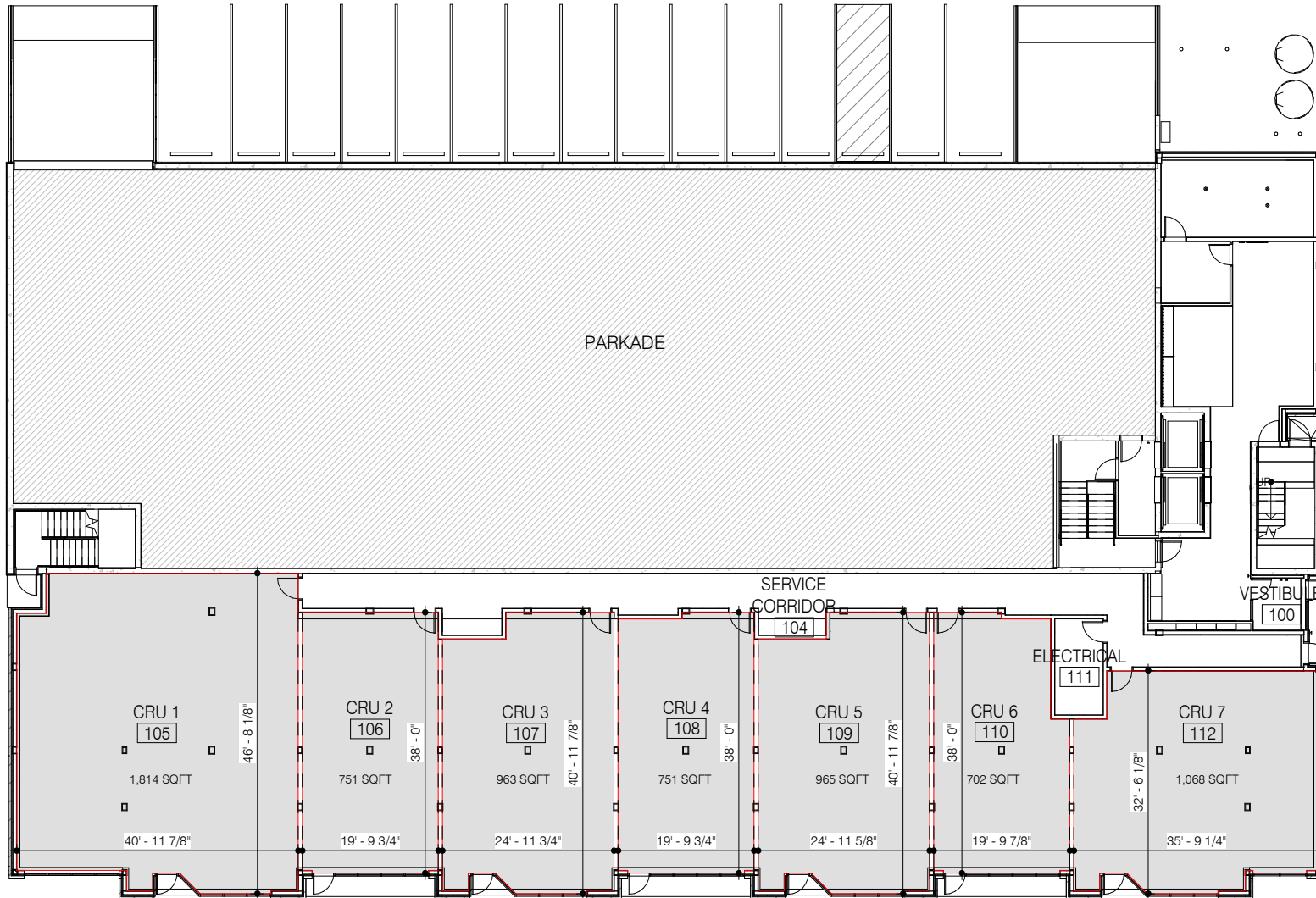
FRIEND BAKERY & PIZZA
CHAEBAN ICE CREAM

WSRC
Winnipeg Squash Racquet Club

WINNIPEG WINTER CLUB

FLOOR PLAN

BACK LANE



GERTRUDE AVE

LOADING BAY
AREA ON
GERTRUDE AVE

OSBORNE ST

CRUs are conceptual. No demising walls have been constructed.



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