

RETAIL FLEX SPACE FOR LEASE



# 1833 INKSTER BOULEVARD

## WINNIPEG, MB



### CONTACT

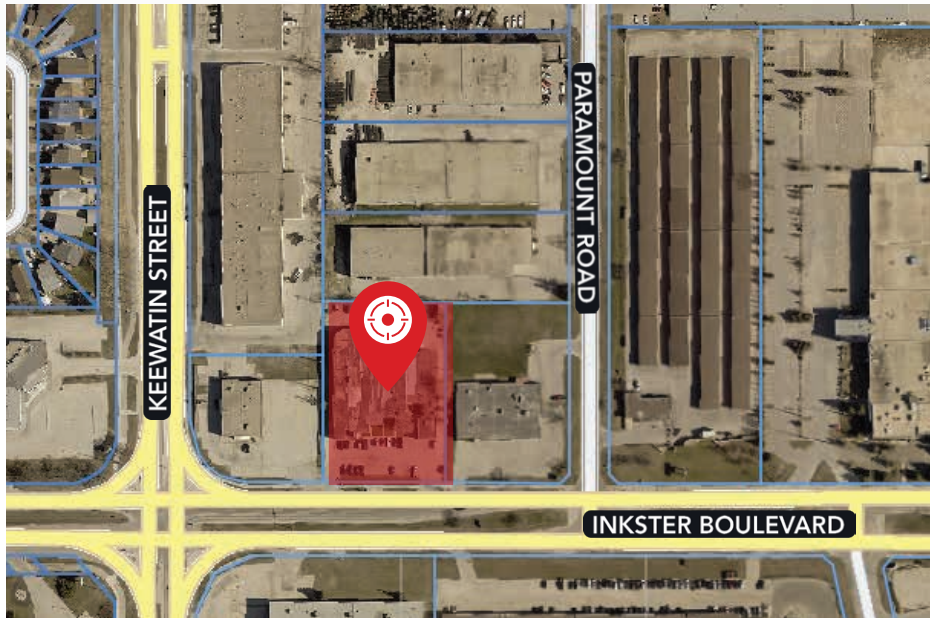
**MARIO POSILLIPO**, Senior Advisor, Sales & Leasing  
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# PROPERTY DETAILS

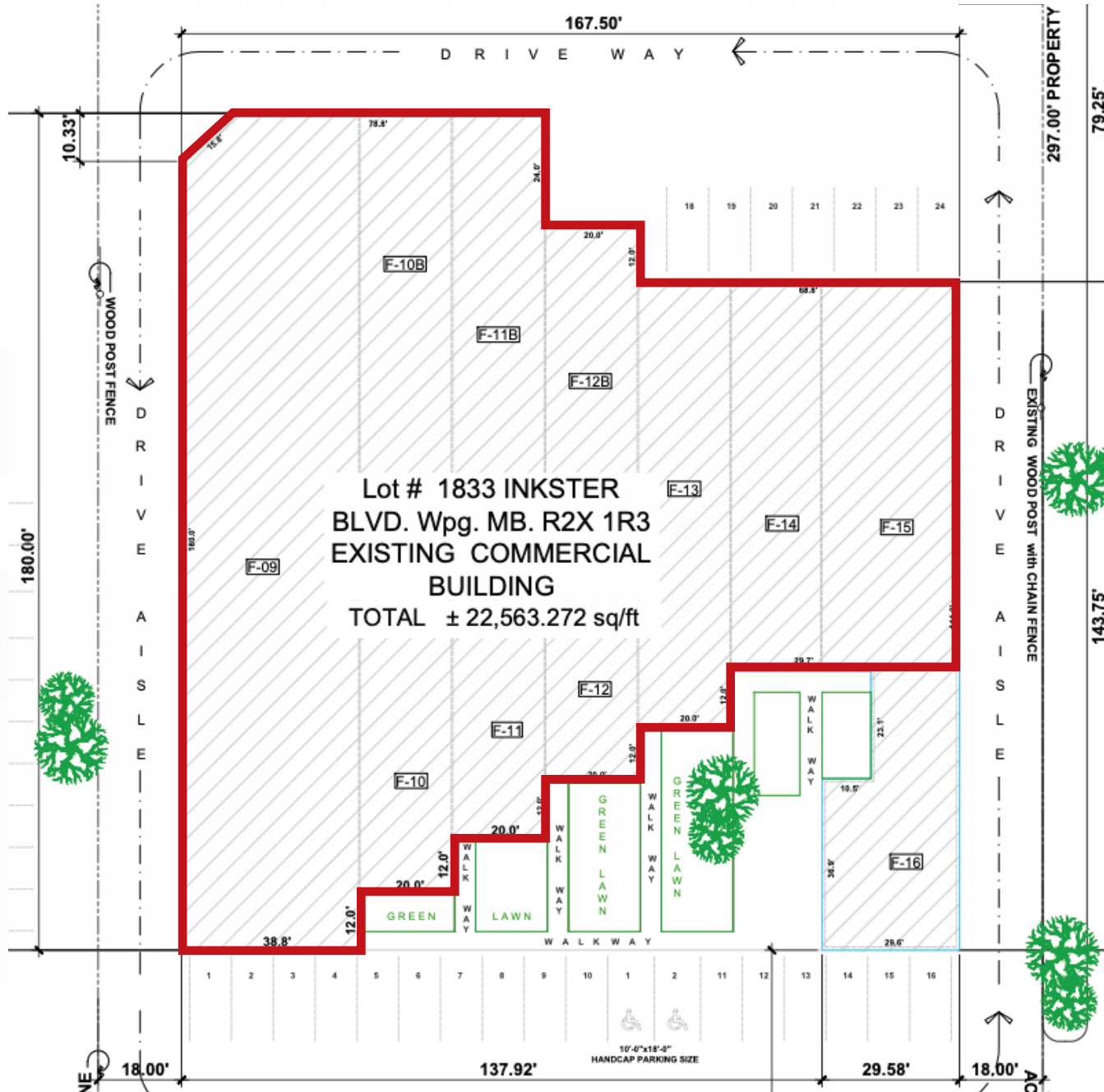
AREA AVAILABLE (+/-)	1,556 - 7,200 sq. ft.
NET RENTAL RATE	\$29.00 per sq. ft.
ADDITIONAL RENT	\$6.00 per sq. ft. (2025) plus 5% mgmt. fee of gross rent
ELECTRICAL	200 amp, 3 phase
MECHANICAL	5 tons
UTILITIES	Separately metered and paid by Tenant
AVAILABILITY	Immediately

## HIGHLIGHTS

- High-traffic, high-visibility location
- Newly renovated retail flex space with frontage on Inkster Boulevard
- Ideal for restaurant/banquet hall or retail professional uses
- Building and pylon signage available
- 31,600 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



# SITE PLAN





# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

1 km	3 km	5 km
8,832	72,947	131,712

PROJECTED POPULATION (2029)

8,972	77,617	138,937
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## MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
35.7	35.0	35.4



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$116,874	\$112,093	\$102,732

PROJ. HOUSEHOLD INCOME (2029)

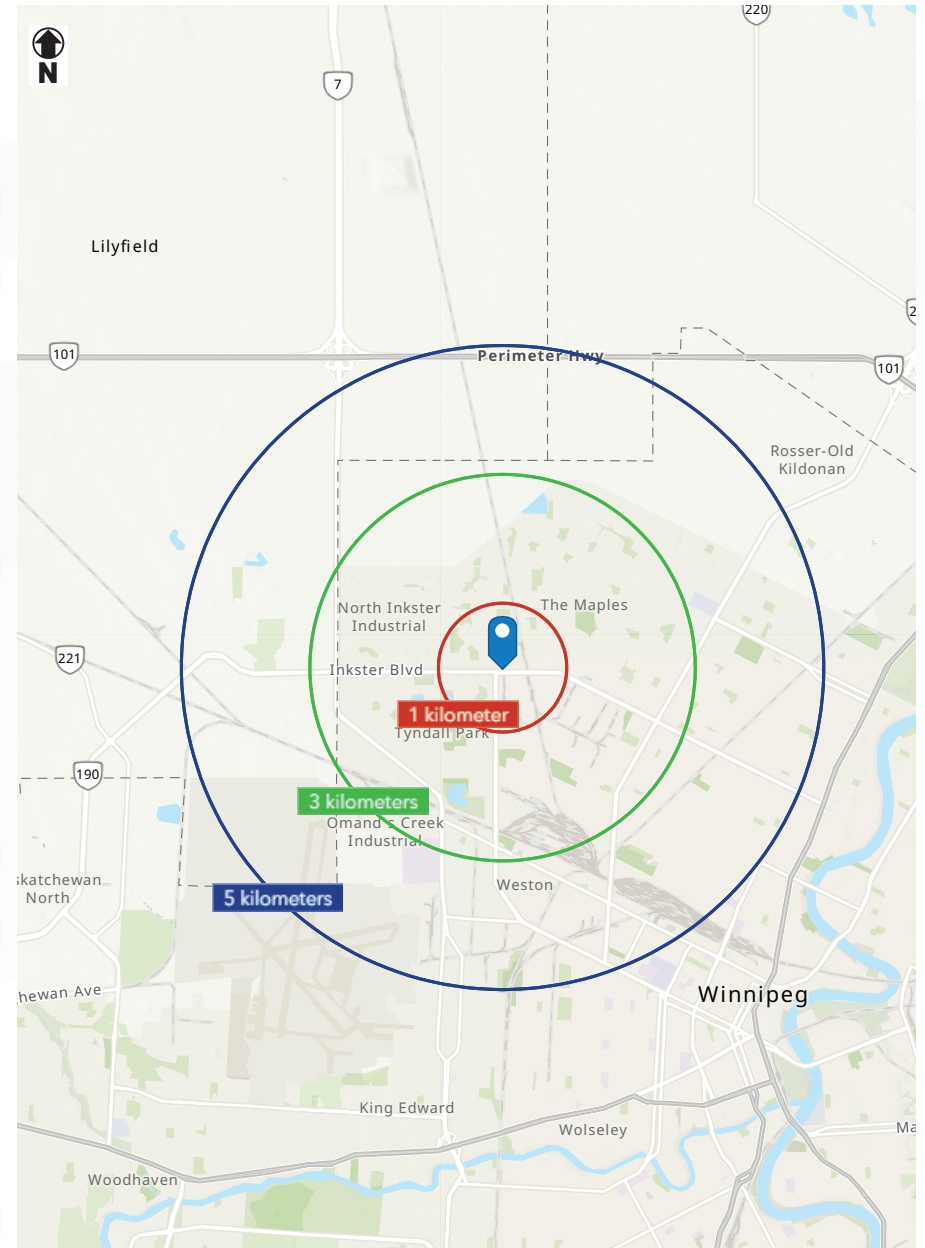
\$137,070	\$131,690	\$121,031
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## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,646	22,083	43,118





COMMERCIAL REAL ESTATE  
SERVICES INC.

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## CONTACT

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