

For Lease

RETAIL SPACE IN NORTHWEST WINNIPEG



STURGEON CREEK VILLAGE

3025 NESS AVENUE, WINNIPEG, MB

PROPERTY DETAILS

LAND AREA	1.6 acres (+/-)
CENTRE GLA	17,600 sq. ft. (+/-)
AREA AVAILABLE	Unit J: 1,000 sq. ft. (+/-)
ZONING	C2 Commercial
TRAFFIC COUNT	32,700 average vehicles per day (Ness Avenue & Sturgeon Road)
NET RENTAL RATE	\$17.50 per sq. ft. net per annum
ADDITIONAL RENT	\$9.13 per sq. ft. (plus mgmt fee of 5% of net rent)
AVAILABILITY	September 1, 2020

HIGHLIGHTS

- High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road
- Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate
- Pylon signage available
- Ample parking on site

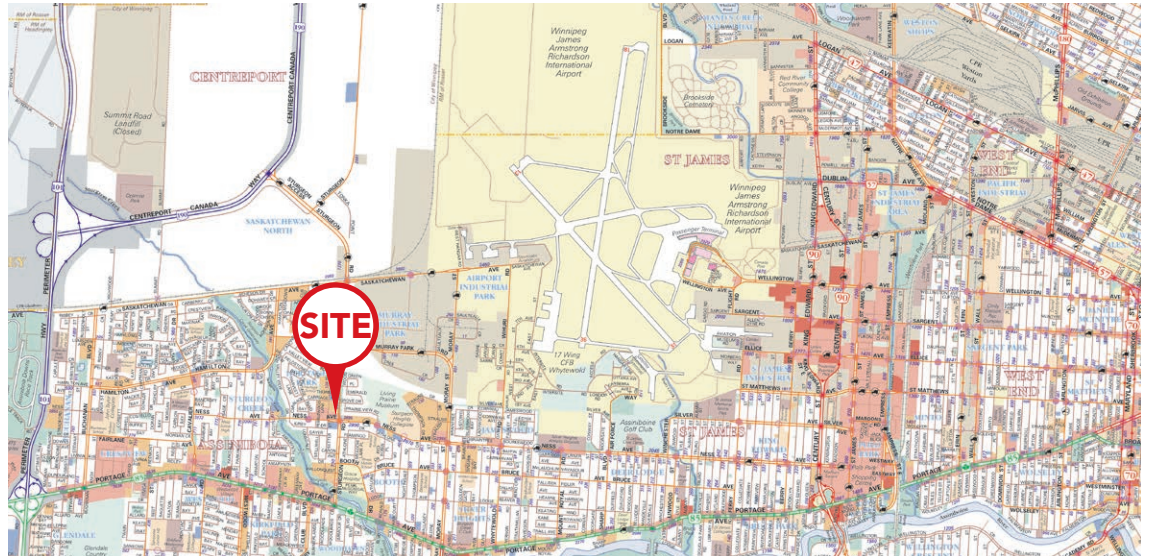
CONTACT

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STURGEON CREEK VILLAGE 3025 Ness Ave., Winnipeg, MB

LOCATION MAP



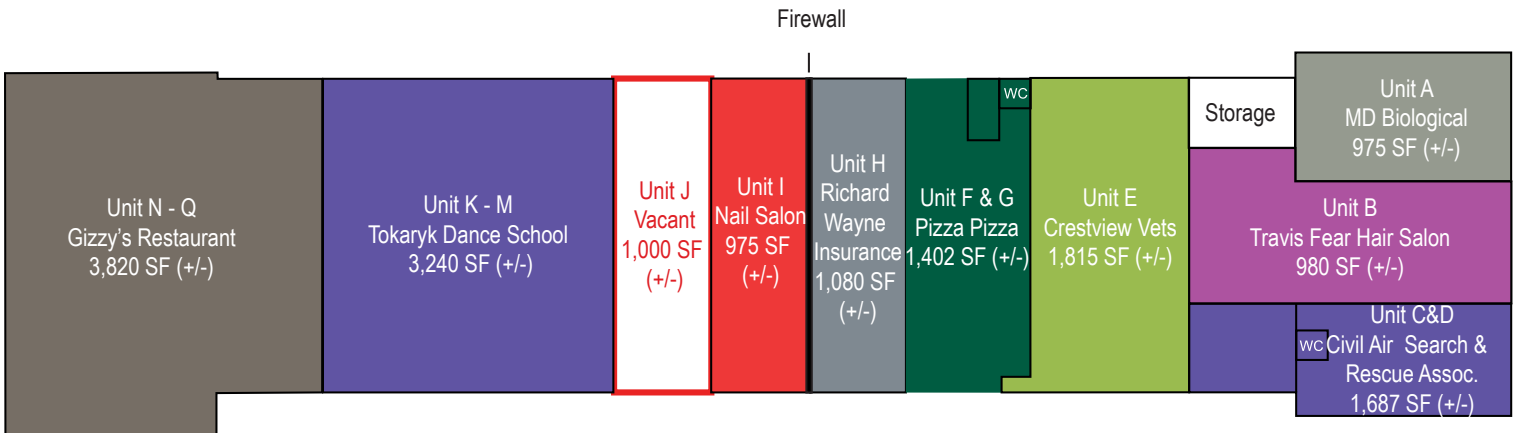
ZONING MAP



STURGEON CREEK VILLAGE

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SITE PLAN



SITE AERIAL









STURGEON CREEK VILLAGE

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DEMOGRAPHIC ANALYSIS



 POPULATION 1 KM 8,740 3 KM 51,575 5 KM 88,143	 PROJECTED POPULATION (2029) 1 KM 9,486 3 KM 58,726 5 KM 102,970	 MEDIAN AGE 1 KM 43 3 KM 43 5 KM 43
 TOTAL HOUSEHOLDS 1 KM 3,676 3 KM 22,234 5 KM 36,716	 AVERAGE HOUSEHOLD INCOME 1 KM \$79,413 3 KM \$96,315 5 KM \$110,365	 PROJECTED HOUSEHOLD INCOME (2029) 1 KM \$102,262 3 KM \$122,623 5 KM \$141,957

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