

RETAIL SPACE FOR SALE/LEASE



# 165 OSBORNE STREET

WINNIPEG, MB



**DAWSON GROENING**, Advisor, Sales & Leasing  
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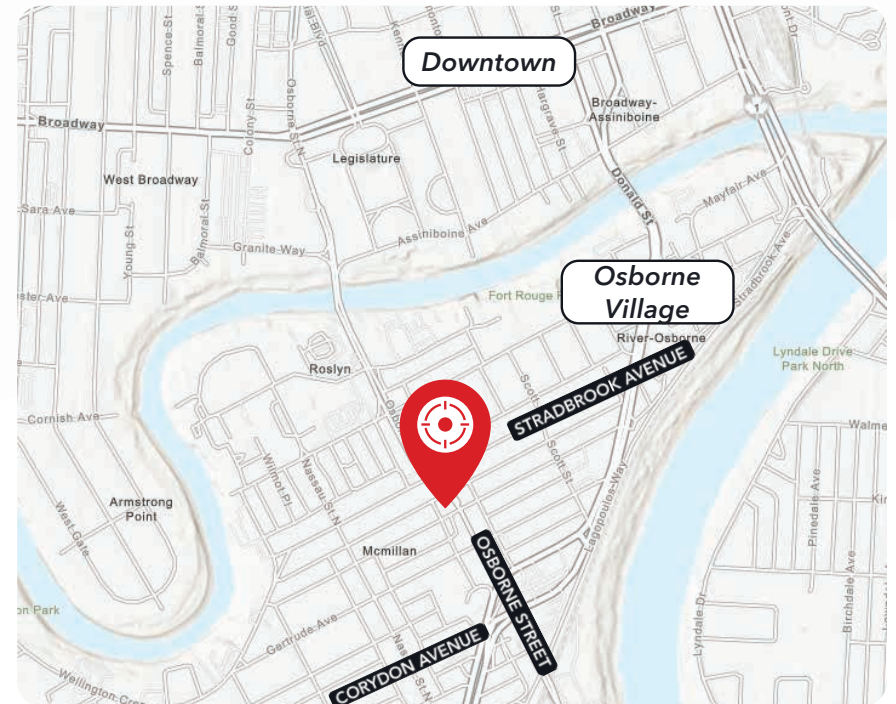
**PRESLEY BORDIAN**, Vice President, Sales & Leasing  
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# PROPERTY DETAILS

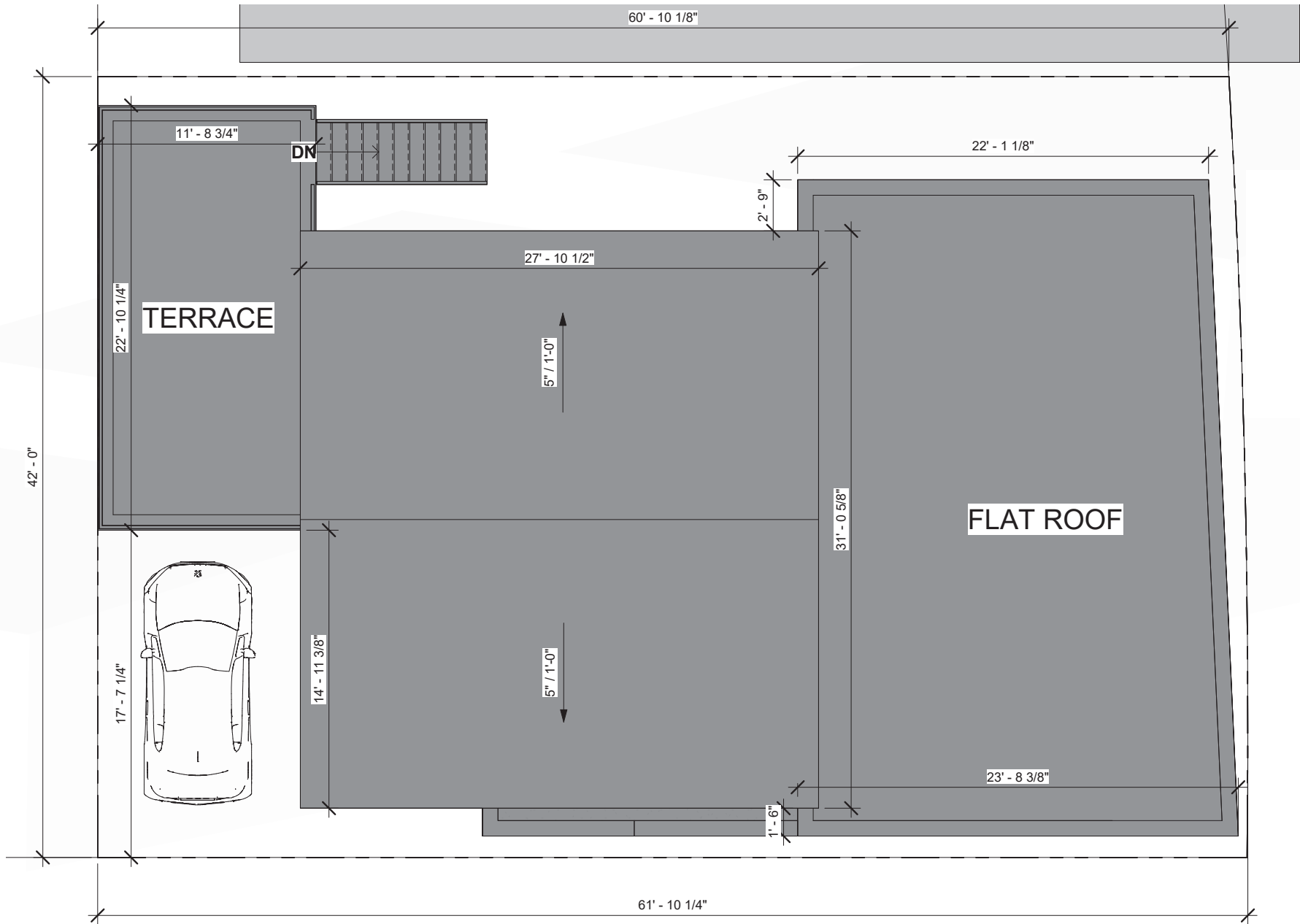
|  |   |               |
|--|---|---------------|
| <b>AREA AVAILABLE</b>                          | Main Floor:   | 1,764 sq. ft. |
|  | Second Floor:   | 810 sq. ft.   |
|  | Total:  | 2,574 sq. ft. |
| *Plus bonus 1,534 sq. ft. finished lower level |   |               |
| <b>ASKING PRICE</b>                            | \$850,000   |               |
| <b>NET RENTAL RATE</b>                         | \$22.00 per sq. ft.                                       |               |
| <b>ADDITIONAL RENT</b>                         | \$6.08 per sq. ft. <i>plus 5% mgmt. fee of gross rent</i> |               |
| <b>AVAILABILITY</b>                            | September 1, 2026   |               |

## PROPERTY HIGHLIGHTS

- High exposure location in the heart of the Osborne Village
- Well-suited for personal services
- Located in the highly desirable and densely populated Osborne Village
- Building signage opportunity available
- Excellent access to Winnipeg Transit Bus services
- Includes a 1 car garage and balcony

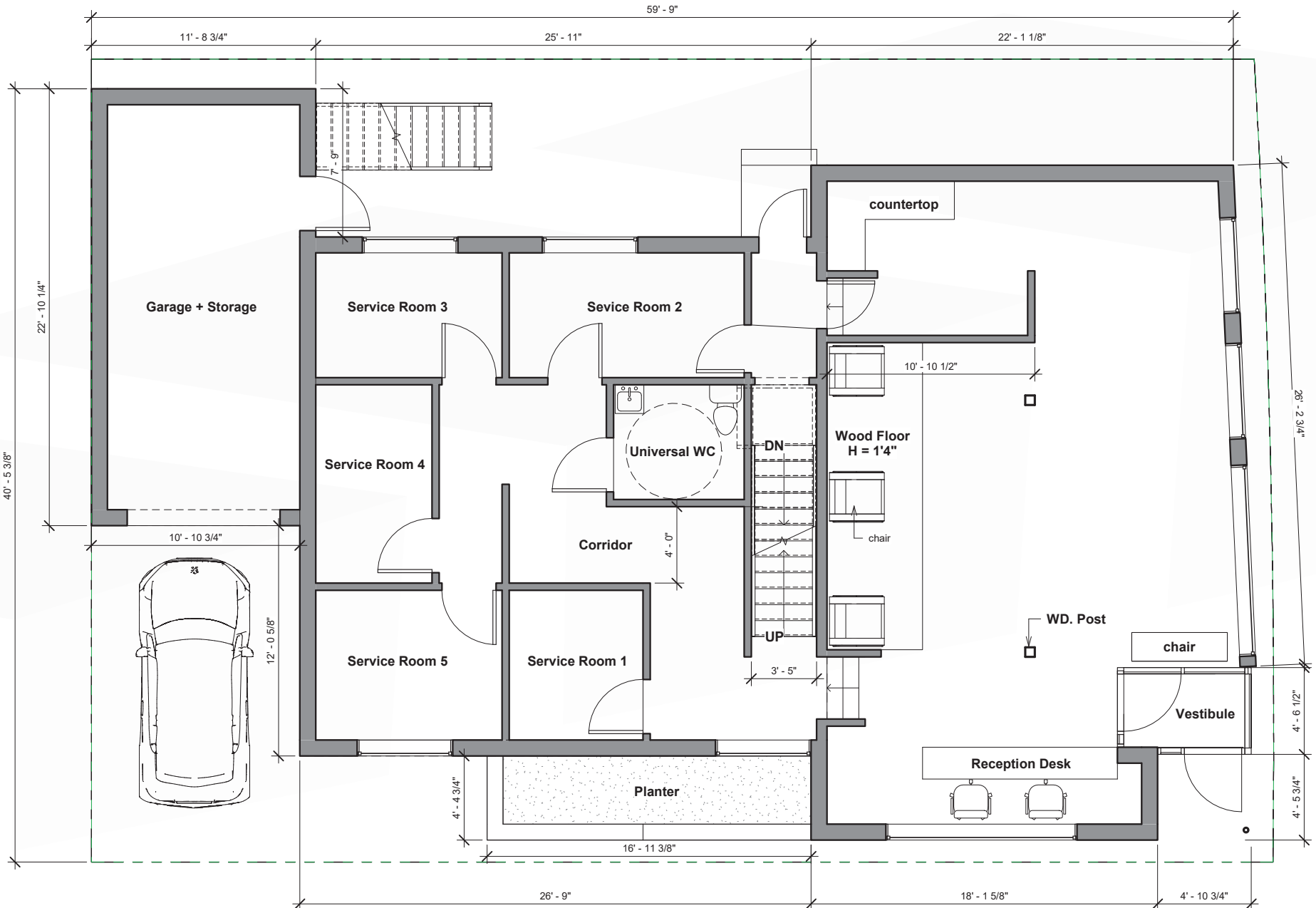


# SITE PLAN



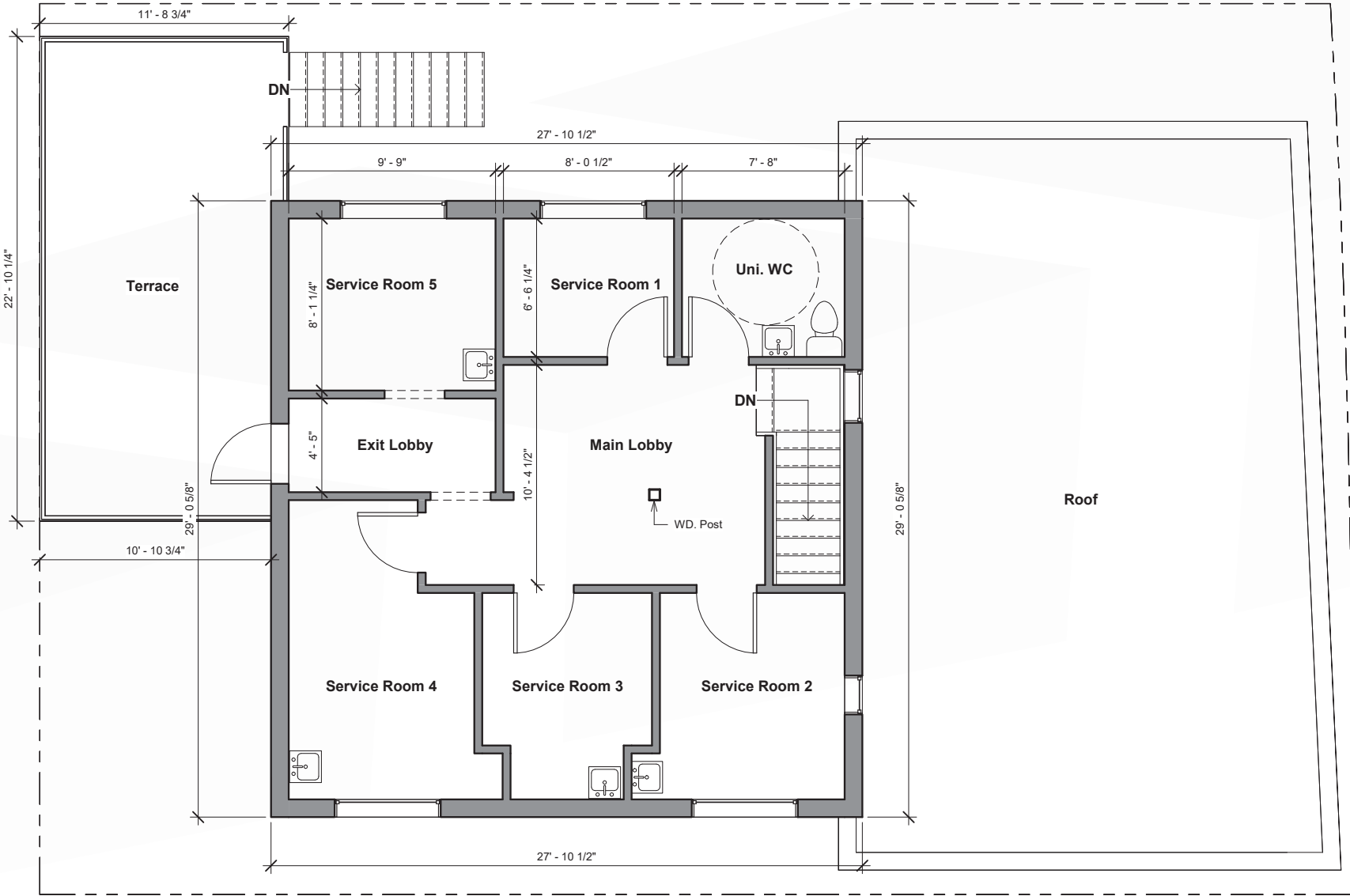
# FLOOR PLAN

## MAIN FLOOR



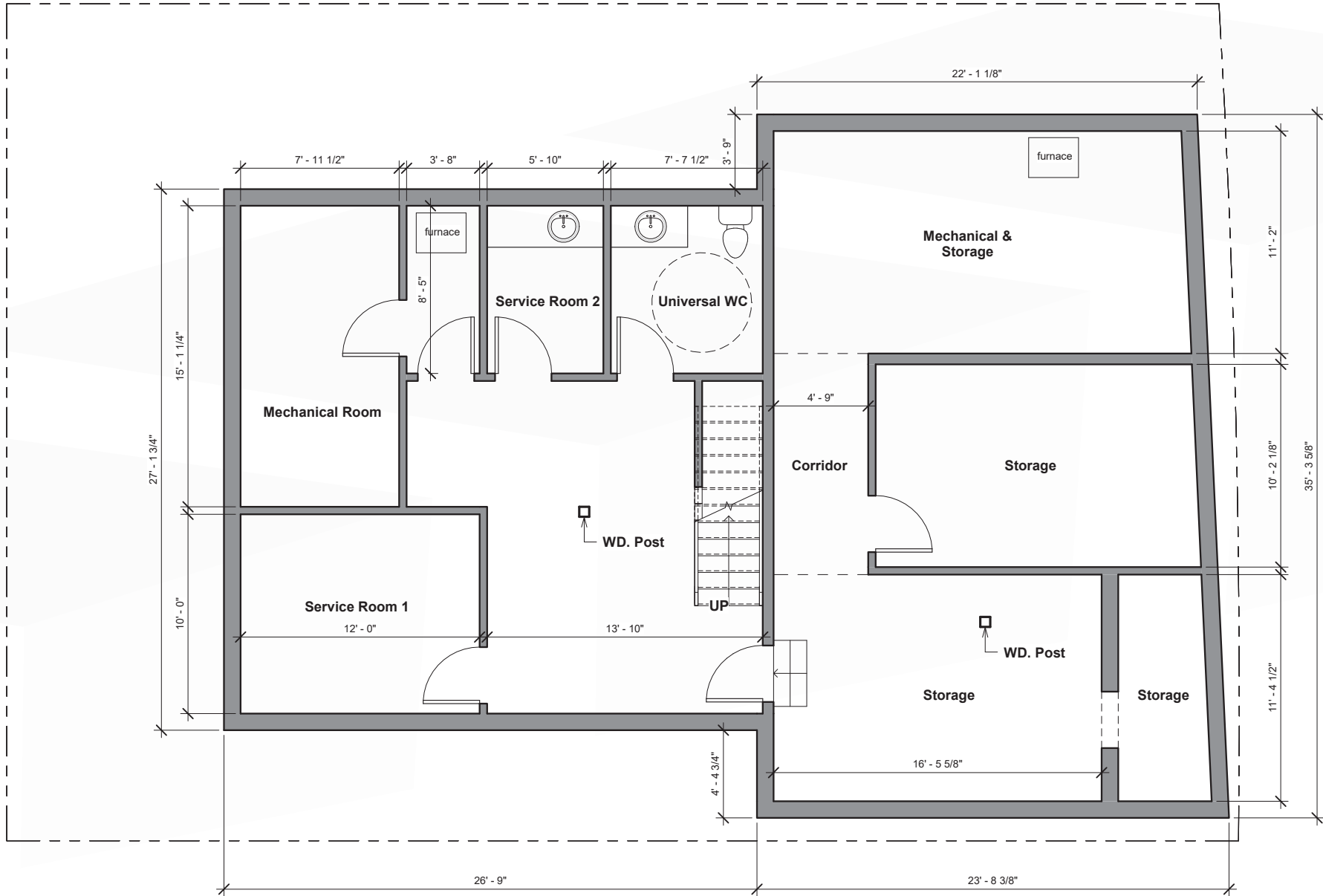
# FLOOR PLAN

## SECOND FLOOR

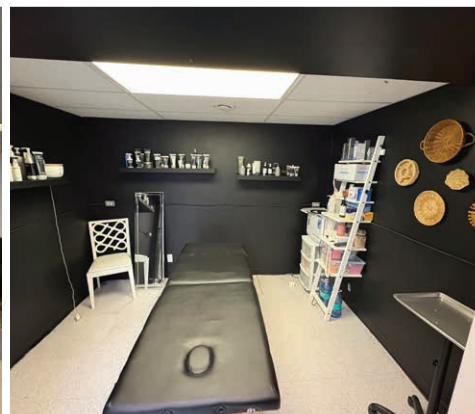
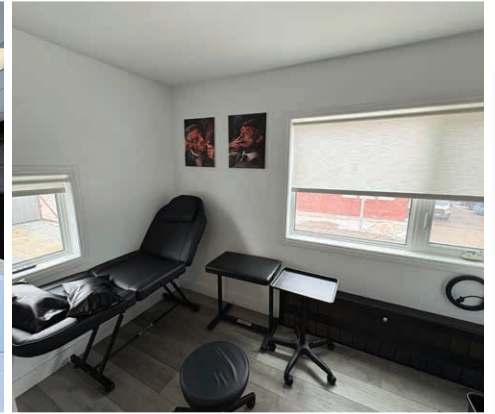


# FLOOR PLAN

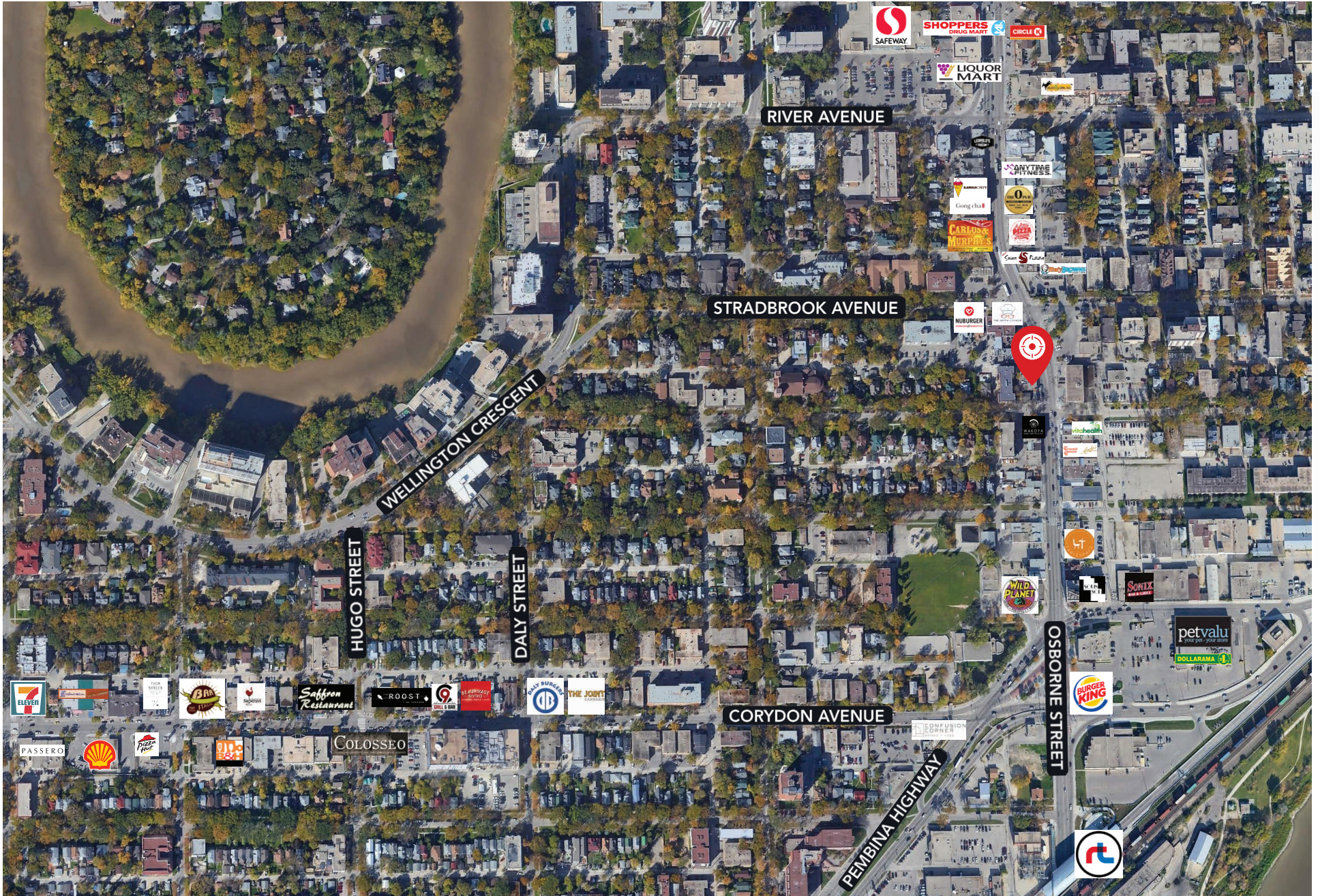
## BASEMENT



# INTERIOR PHOTOGRAPHS



# LOCATION OVERVIEW



# DEMOGRAPHIC ANALYSIS



## POPULATION

Total Population

| 1 km   | 3 km    | 5 km    |
|--------|---------|---------|
| 21,232 | 128,202 | 243,768 |

Projected Population (2030)

|        |         |         |
|--------|---------|---------|
| 22,868 | 134,327 | 253,062 |
|--------|---------|---------|



## MEDIAN AGE

Median Age

| 1 km | 3 km | 5 km |
|------|------|------|
| 34.9 | 36.6 | 37.2 |



## HOUSEHOLD INCOME

Avg. Household Income

| 1 km     | 3 km     | 5 km     |
|----------|----------|----------|
| \$80,253 | \$88,564 | \$94,501 |

Proj. Household Income (2030)

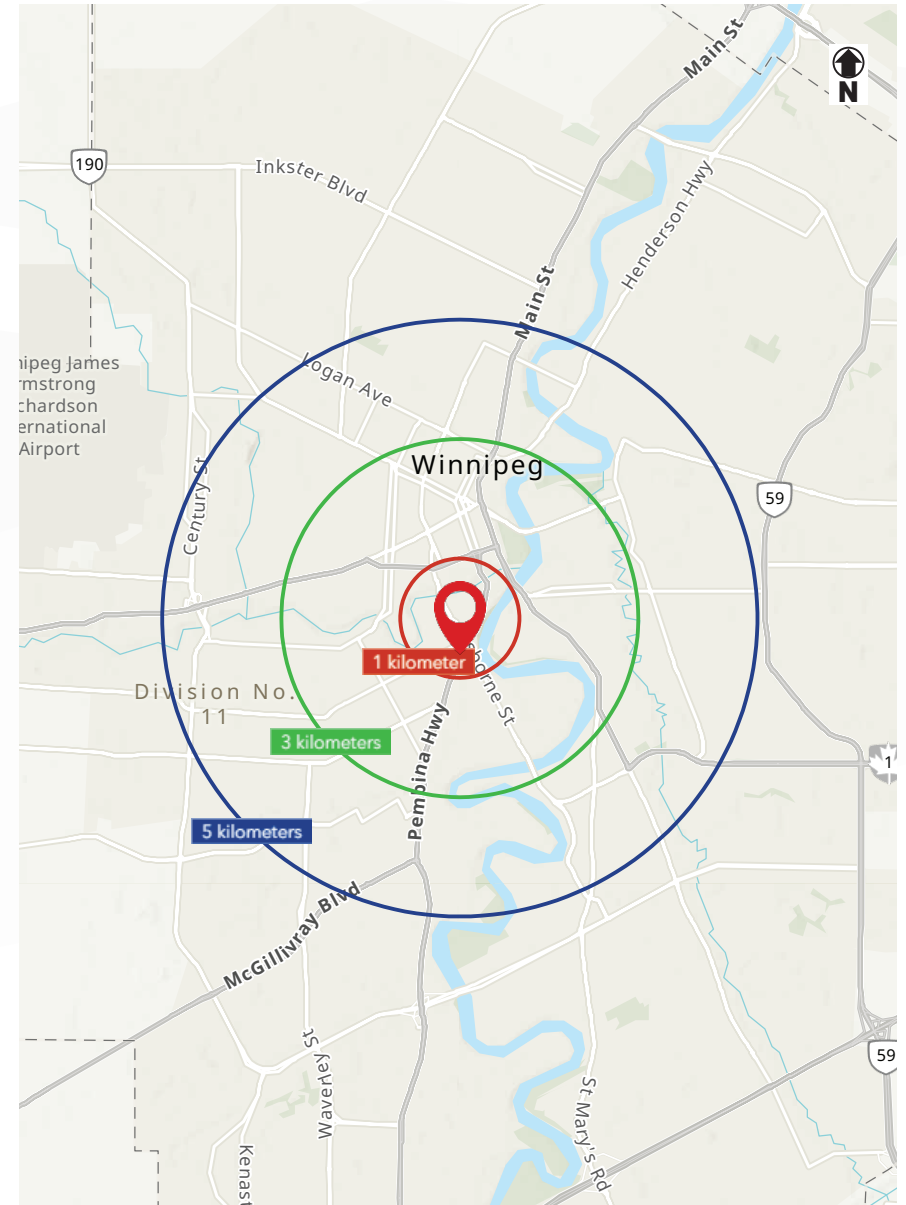
|          |           |           |
|----------|-----------|-----------|
| \$93,164 | \$102,279 | \$109,235 |
|----------|-----------|-----------|



## HOUSEHOLDS

Total Households

| 1 km   | 3 km   | 5 km    |
|--------|--------|---------|
| 12,230 | 60,780 | 107,266 |





COMMERCIAL REAL ESTATE  
SERVICES INC.

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## Contact

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