

SEMI-FURNISHED SUBURBAN OFFICE SPACE



6 ROSLYN ROAD

WINNIPEG, MB

FOR SALE/LEASE



PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	9,177 sq. ft.
LAND AREA (+/-)	10,229 sq. ft.
AREA AVAILABLE (+/-)	Unit 101: 2,709 sq. ft. Unit 201: 253 sq. ft. Unit 202: 253 sq. ft.
GROSS RENT	\$23.00 per sq. ft. (inclusive of common area, maintenance, property tax and utilities)
SALE PRICE	\$1,500,000
PROPERTY TAXES	\$36,742.78 (2026)
STOREYS	4
ZONING	RMFM - Res - Multifamily
YEAR BUILT	1914
ROLL NO.	12032443000
PARKING	21 on-site parking stalls
TRAFFIC COUNT	8,800 (average daily traffic count on Elizabeth Road) (2024 City of Winnipeg Traffic Flow Map)
AVAILABILITY	Immediately

HIGHLIGHTS

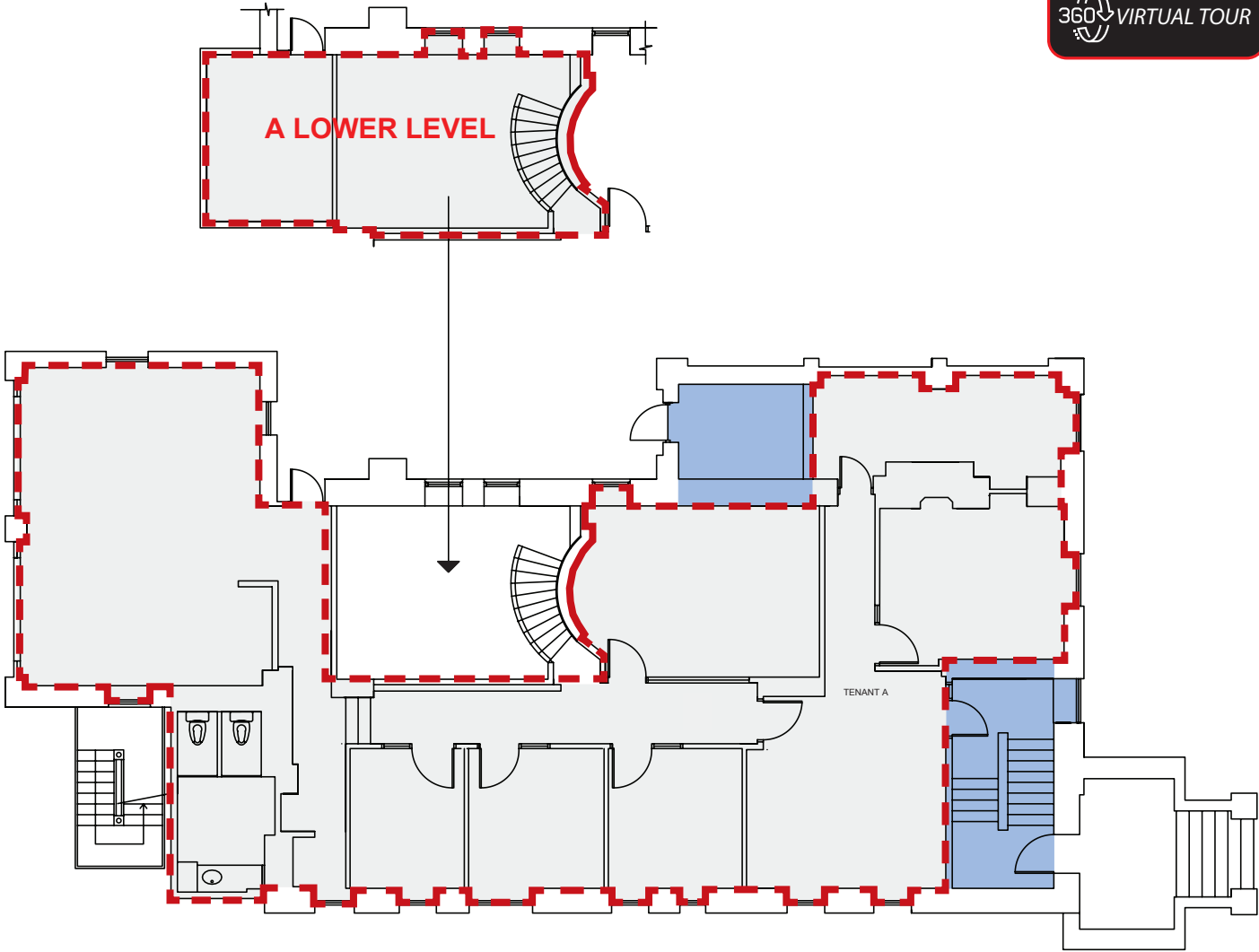
- Opportunity for end user to occupy Unit 101: 2,709 sq. ft.
- Suburban office with build-out improvements in-place
- Steps away from the many shops and restaurants of Osborne Village
- On-site reserved parking for staff and guests; parking revenue in-place
- Stable income with favourable lease terms in-place



FLOOR PLAN

FIRST FLOOR

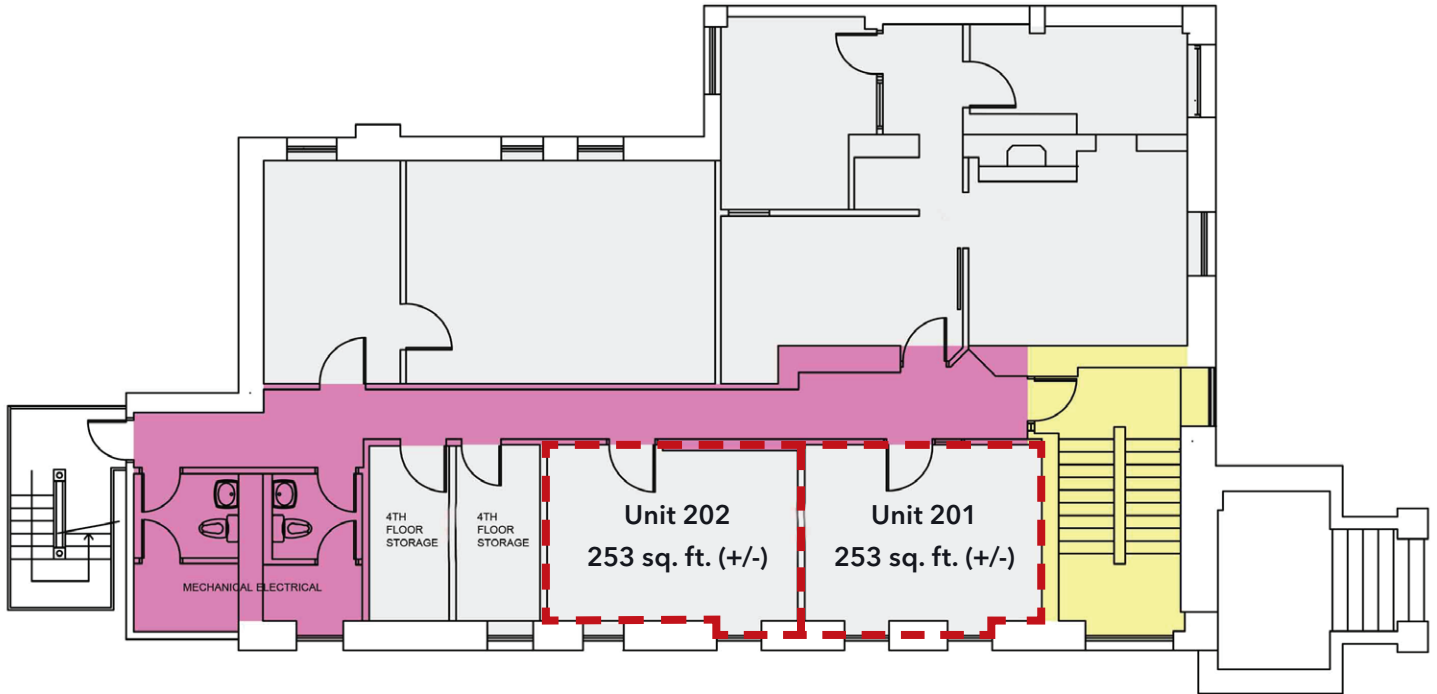
*Area Available for Lease: 2,709 sq. ft.



FLOOR PLAN

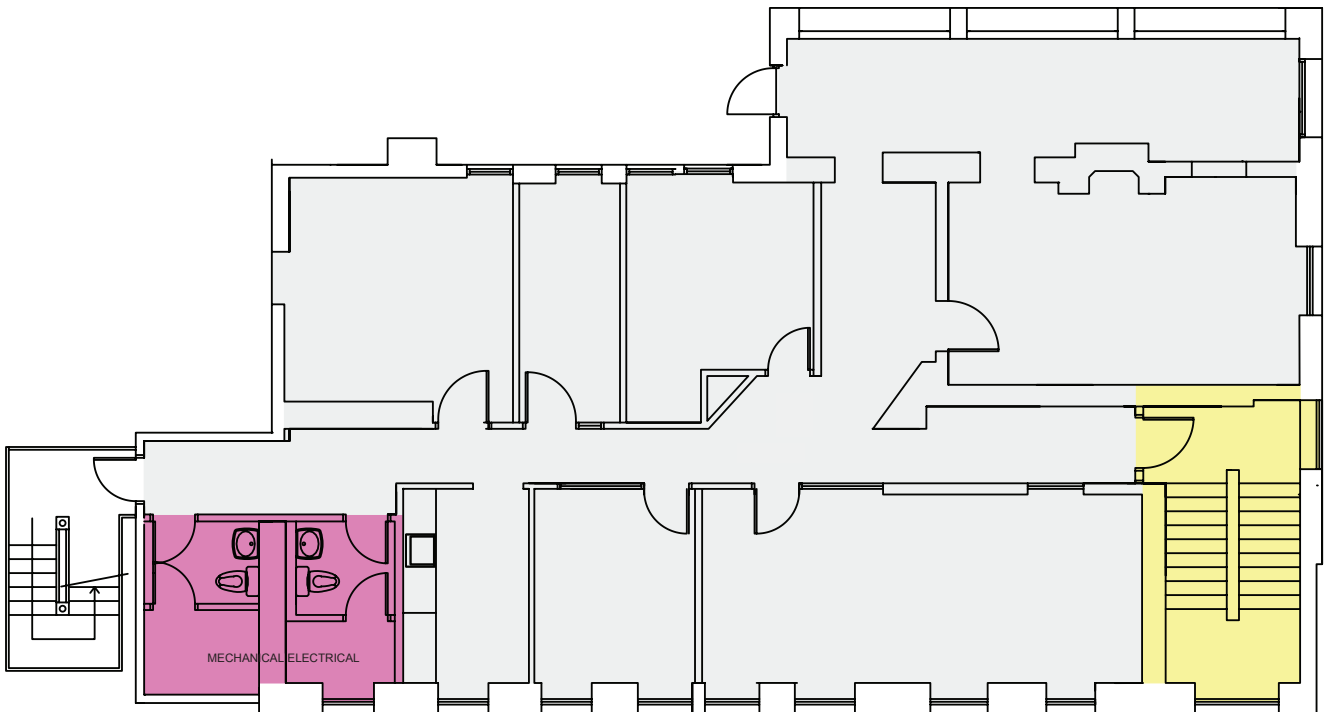
SECOND FLOOR

*Area Available for Lease: Unit 201: 253 sq. ft.; 202: 253 sq. ft.



THIRD FLOOR

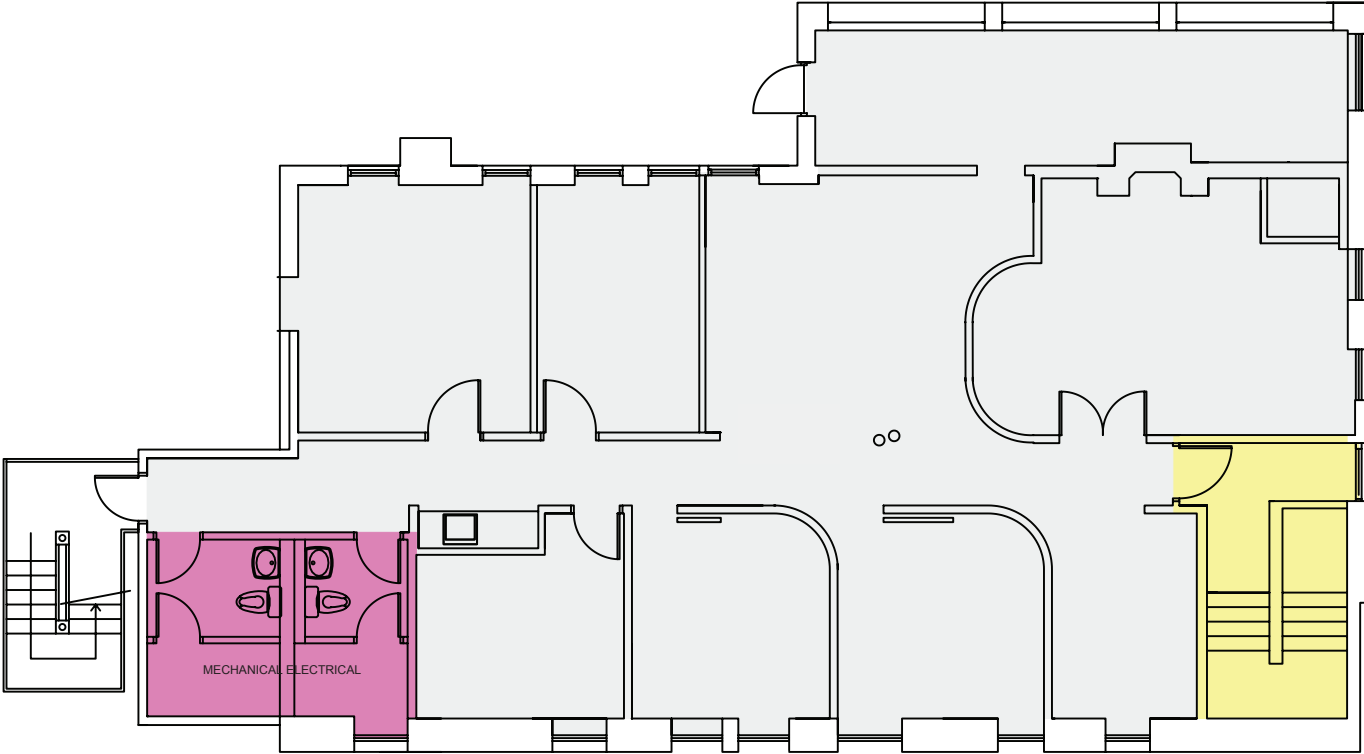
*Fully Leased



FLOOR PLAN

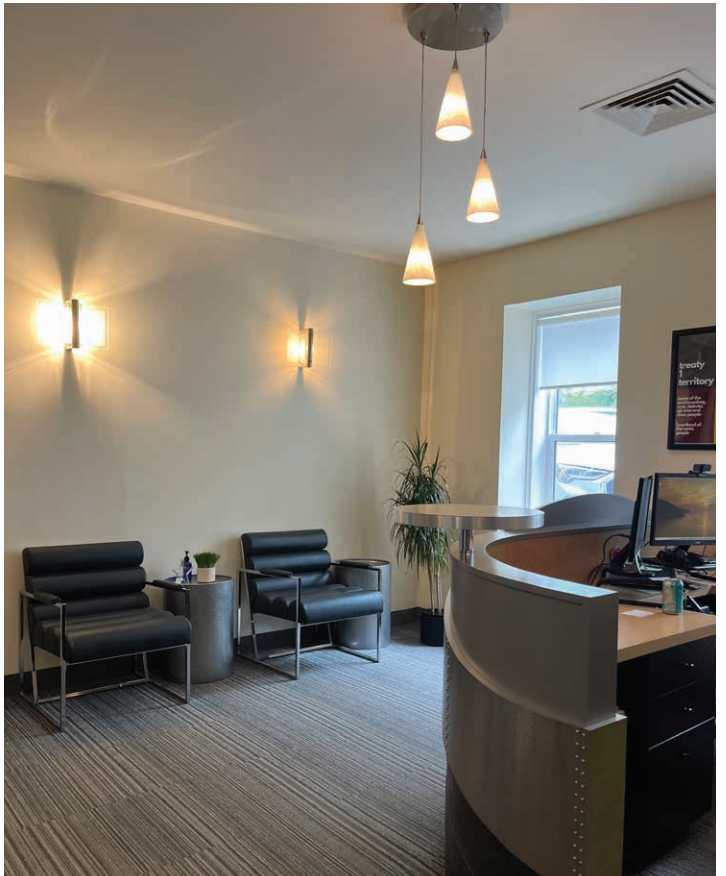
FOURTH FLOOR

**Fully Leased*



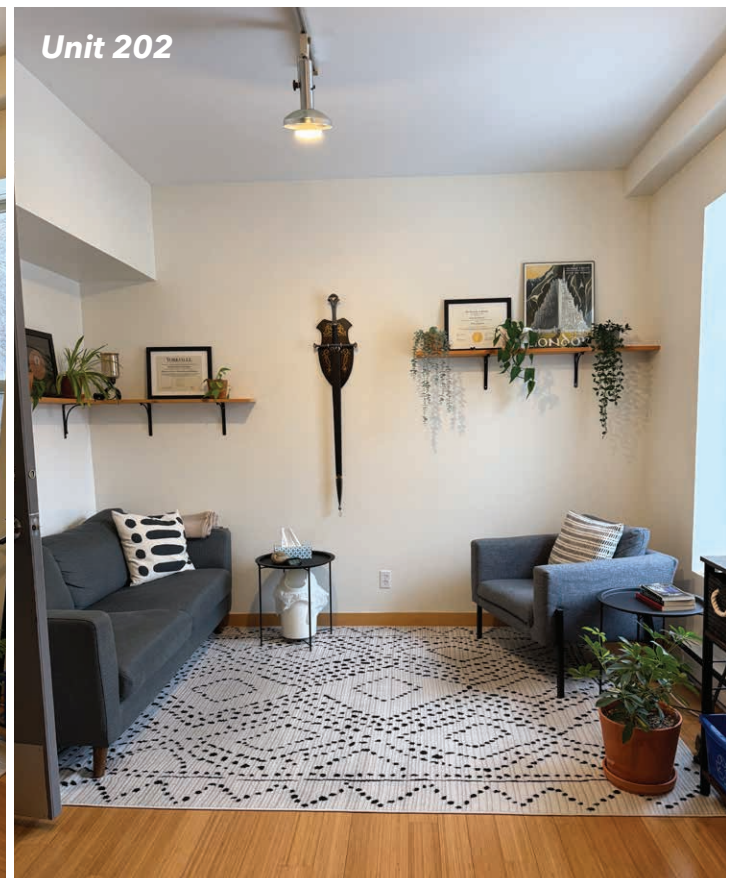
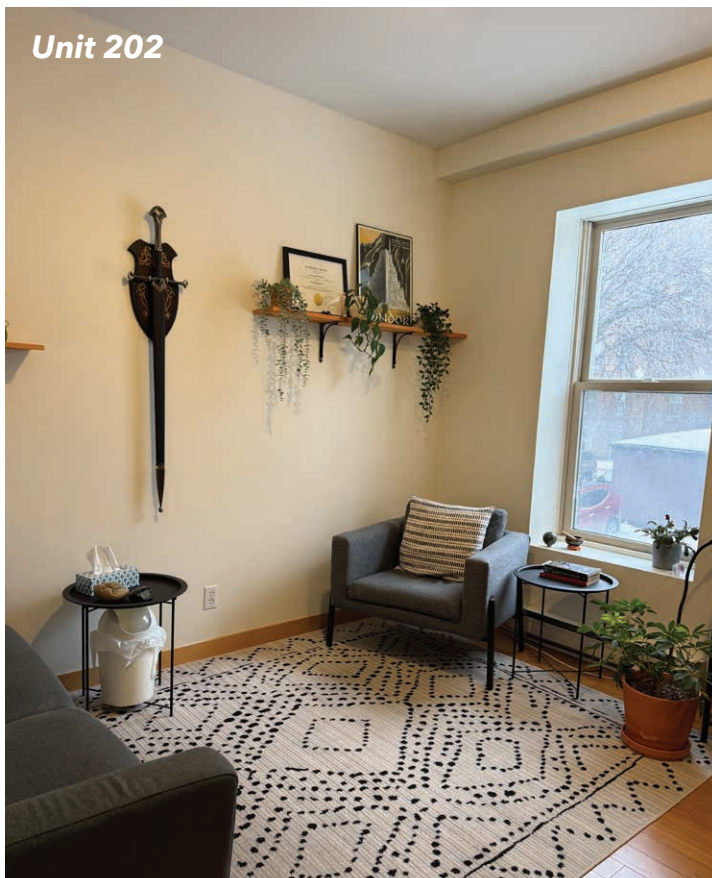
PHOTOS

FIRST FLOOR



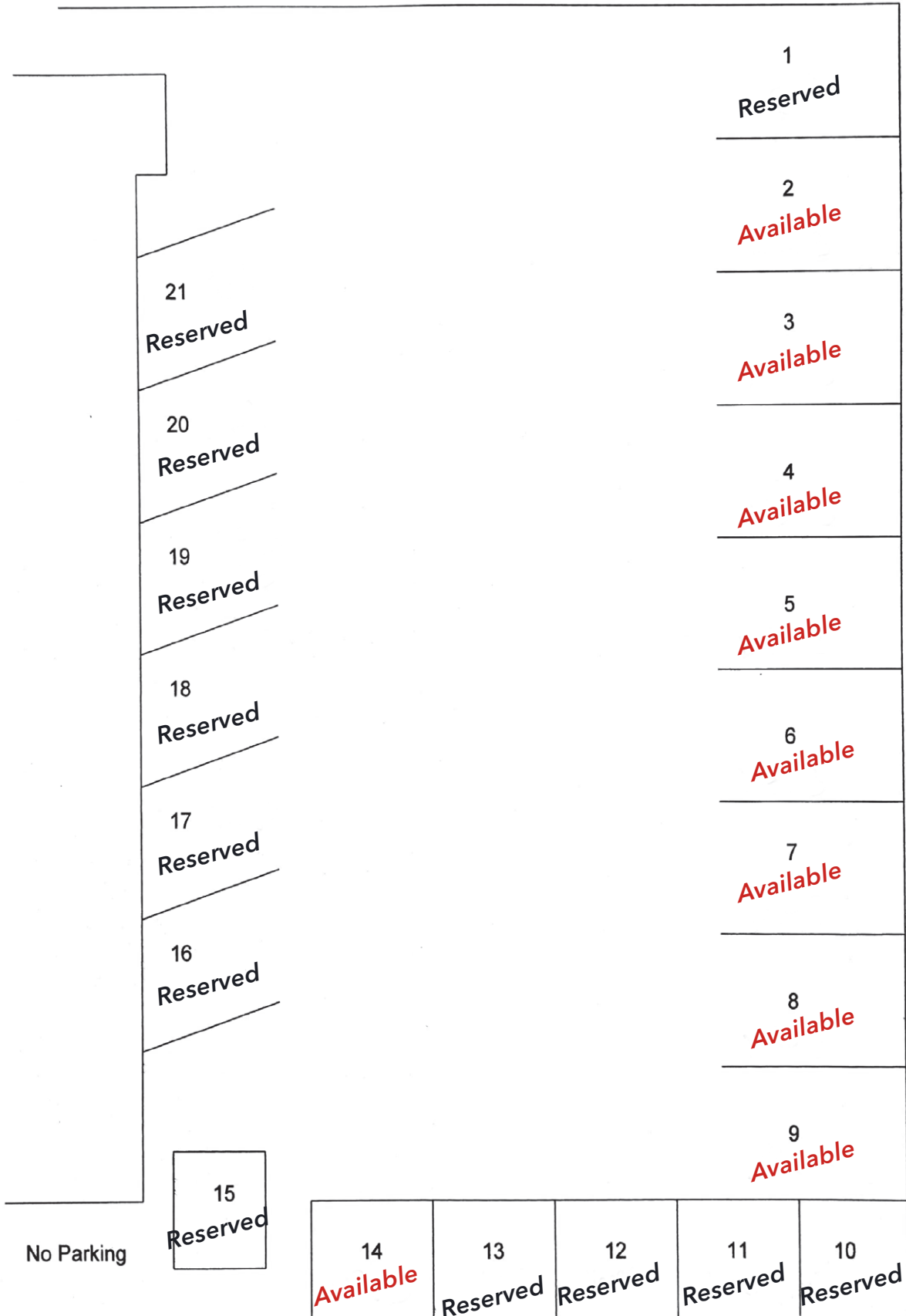
PHOTOS

SECOND FLOOR

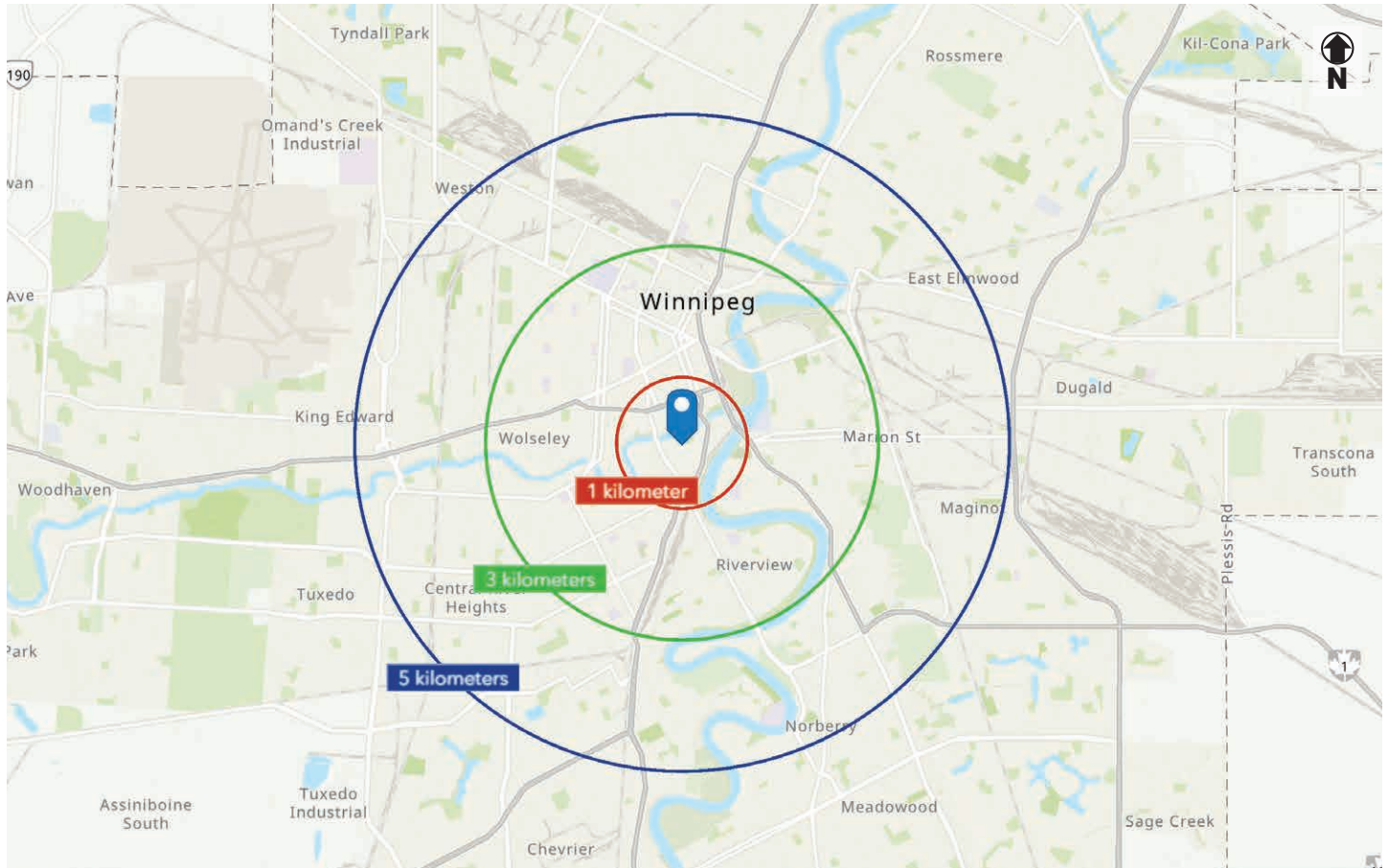


PARKING PLAN

Roslyn Road



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

24,840

3 km

128,563

5 km

247,853

Projected (2030)

26,969

134,673

257,034



HOUSEHOLD INCOME

1 km

\$70,931

3 km

\$86,273

5 km

\$93,186

Projected (2030)

\$82,964

\$99,611

\$107,757



HOUSEHOLDS

1 km

14,713

3 km

60,658

5 km

108,618



MEDIAN AGE

1 km

34.5

3 km

36.4

5 km

37.1

Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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