



FOR LEASE
197 OSBORNE STREET



PROPERTY HIGHLIGHTS

- Beautifully designed mixed-use building with amazing retail exposure CRU's fronting Osborne Street, filling a market gap in new retail construction in the Osborne Area
- 7 commercial units ready for immediate occupancy, just below 90 newly-constructed residential units
- On site parking for commercial tenants
- Easy deliveries through the rear service corridor, accessed by the newly installed loading bay on Gertrude Avenue
- Units complete with drywalled/taped walls, doorway/entrance, poured concrete floor, roughed in plumbing, electrical panel, and base lighting
- Zoned C2, offering a vast array of opportunities, with numerous commercial uses permitted
- Perfect space for cafe, bakery, specialty retail & grocery, beauty and wellness, apparel and fashion, and professional services


BASE RENT: \$28.00 PSF

ADDITIONAL RENT: \$10.00 PSF (2024 ESTIMATE)


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

Osborne
Terraces






WALK SCORE
96



TRANSIT SCORE
72



BIKE SCORE
96




Walk time: Osborne Station **5 MINS**

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


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

Walk time: The Forks **37 MINS**


3 KM RADIUS




TOTAL POPULATION
108,395



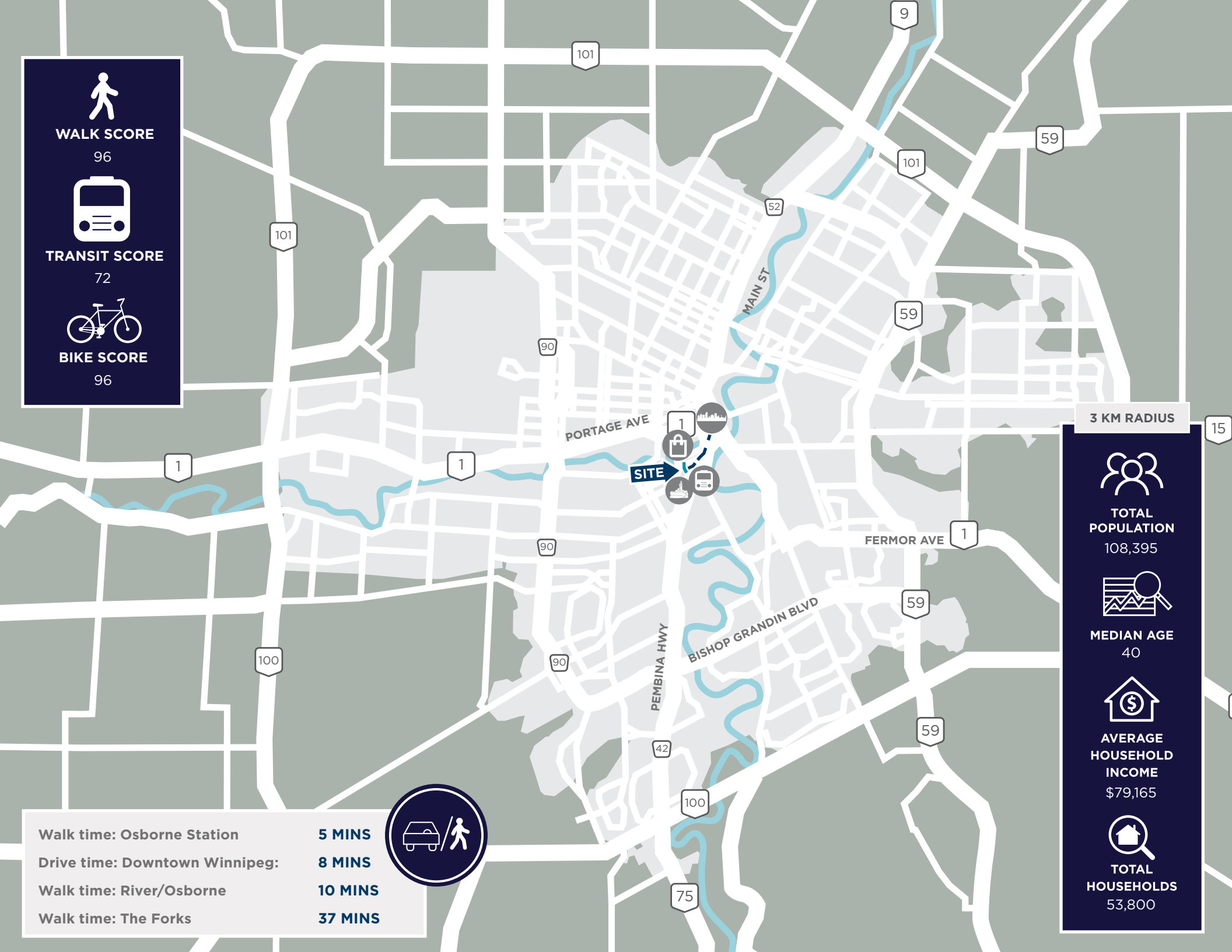
MEDIAN AGE
40



AVERAGE HOUSEHOLD INCOME
\$79,165



TOTAL HOUSEHOLDS
53,800





SHOPPERS
DRUG MART

SAFeway
Ingredients for life

100
LIQUOR MART

Starbucks

LEOPOLDS
Tavern

Phở Hoàng
MODERN VIETNAMESE

CARLOS & MURPHY'S

KAWAII CREPE

Sou's Sol

CONFUSION
CORNER
DRINKS • FOOD

RAMALLAH CAFE

SOOKRAM'S
BREWING CO.

CO-OP

McDonald's

FRIEND
BAKERY & PIZZA

CHAEBAN
ICE CREAM

DOLLARAMA

BURGER KING

petvalu

vitahealth
FRESH MARKET

CRUMB QUEEN

Baked Expectations

WAKOYA

Naru Sushi

Sukhothai
RESTAURANT

PRAIRIE
DONAIR

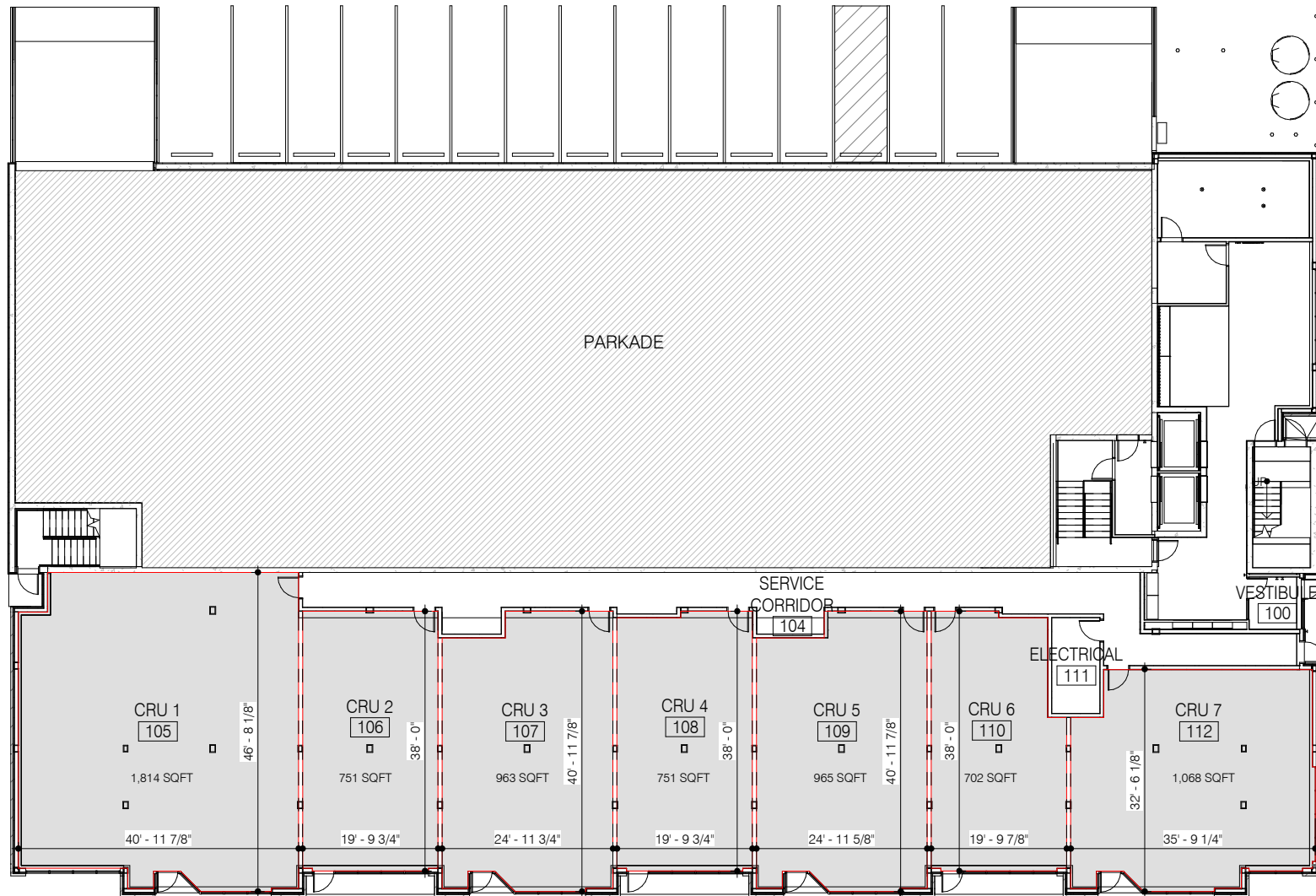
MARY BROWNS
CHICKEN

TOKYO SMOKE

WSRC
WINNIPEG SQUASH RACQUET CLUB

WWC
WINNIPEG WINTER CLUB

FLOOR PLAN



CRU's are conceptual. No demising walls have been constructed.

Osborne
Terraces

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Stevenson



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