

RETAIL FOR LEASE - FORMER CONVENIENCE STORE
52 OSBORNE STREET



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 1,311 SF AVAILABLE

- Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg
- Surrounded by an abundance of amenities within walking distance
- High levels of vehicle and foot traffic
- On-site parking available
- Building signage opportunities
- New RTU installed in 2025
- Zoning: C2

LEASE RATE: \$28.00 PSF

CAM & TAX: \$14.00 PSF (EST 2026)

PLUS MANAGEMENT FEE



Sherbrook St

Halkin St

Stradbrook St

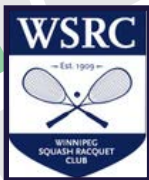
52 OSBORNE STREET



SHOPPERS
DRUG MART

SAFEWAY
Ingredients for life

100
LIQUOR MART



River Ave

Pembina Hwy

York Ave

River Ave



Wellington Crescent

Corydon Ave

Pembina Hwy

Osborne St







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