

~ Substantial Incentives Available for Qualified Tenants ~



**FOR LEASE**

**437-443 Stradbrook Avenue**

**WINNIPEG, MB**

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

BUILDING AREA (+/-) 15,670 sq. ft.

AREA AVAILABLE (+/-) Unit 437: 2,886 sq. ft.  
Unit 443: 1,100 sq. ft.

NET RENTAL RATE Unit 437: \$30.00 per sq. ft.  
Unit 443: \$34.00 per sq. ft.

ADDITIONAL RENT \$13.60 per sq. ft. (plus 5% mgmt. fee of gross rent)

UTILITIES All utilities separately metered and paid for by tenant

MECHANICAL Unit 437: 7.5-ton, 2007  
Unit 443: 2-ton

ELECTRICAL Unit 443: 100 Amp, 120/240 Volt

ZONING C2 - Commercial

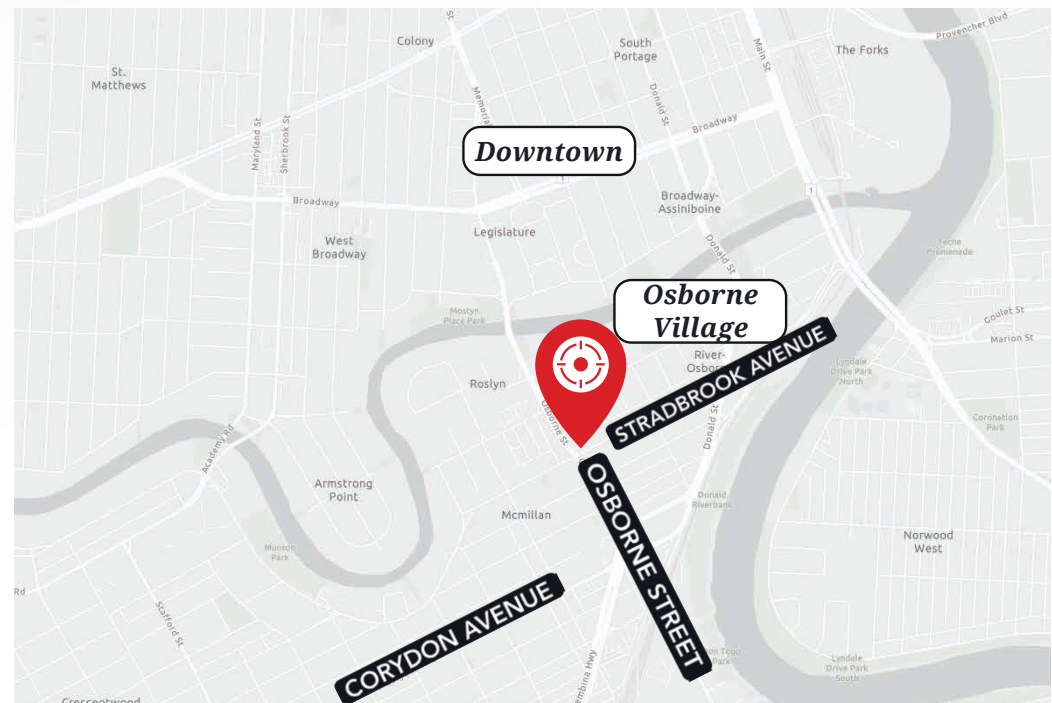
PARKING 52 on-site parking stalls

AVAILABILITY Immediately

TRAFFIC COUNT 28,400 (avg. daily traffic count based on the 2023 City of Winnipeg Traffic Flow Map)

## HIGHLIGHTS

- Ample on-site parking for tenants and customers
- High exposure signage opportunities



# Interior Photos

UNIT 437

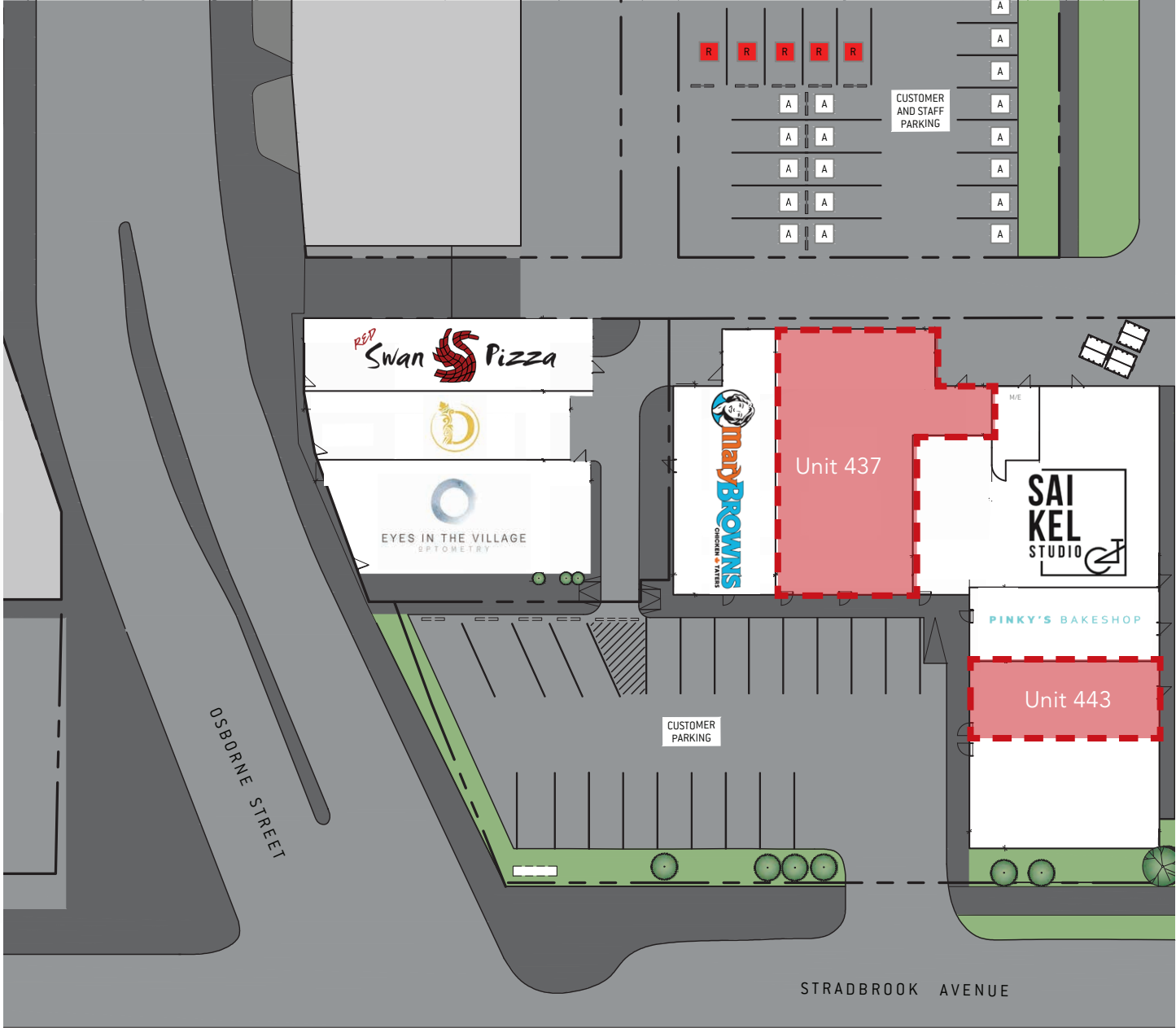


# *Floor Plan*

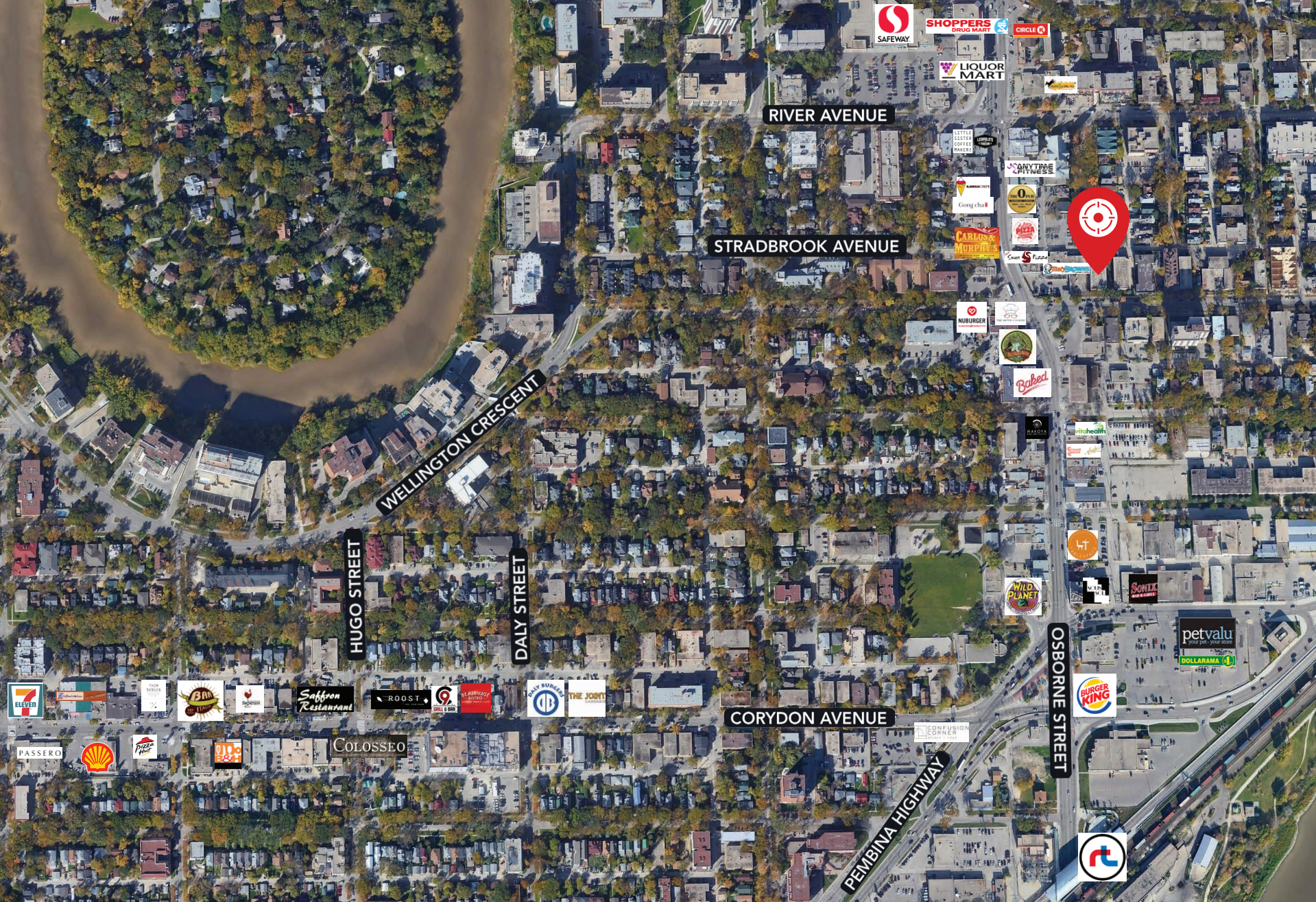
UNIT 443



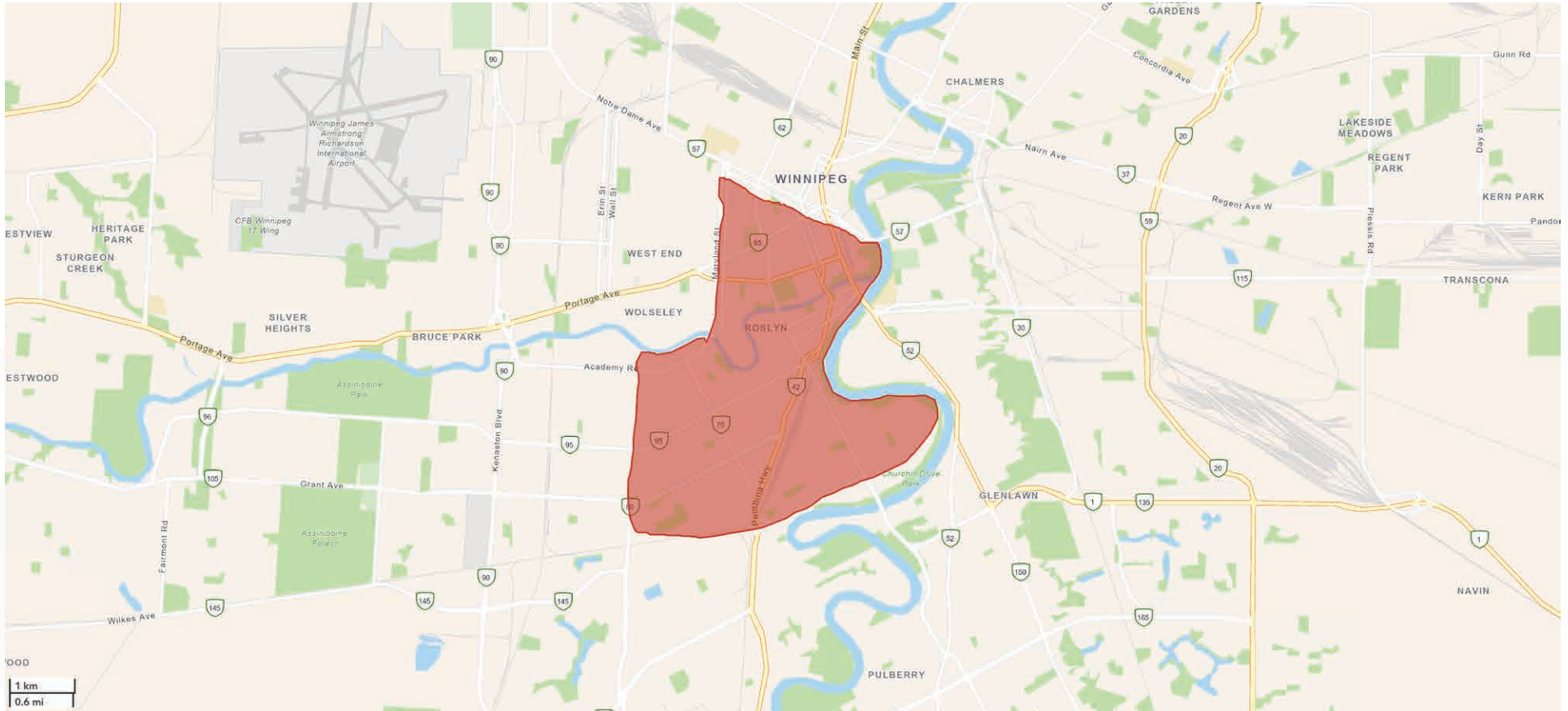
# Site Plan



# Retail Aerial



# Demographic Analysis



TOTAL POPULATION

**66,508**

1.12% annual growth rate (2017-2027)



AVG. HOUSEHOLD INCOME

**\$76,788**

rising to **\$88,380** by 2027



MEDIAN AGE

**37**

rising to **38.5** by 2027



TOTAL HOUSEHOLDS

**34,256**

rising to **39,136** by 2027

## Contact

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