

PRIME RETAIL SPACE IN THE ST. JAMES/POLO PARK AREA



# 915 EMPRESS STREET WINNIPEG, MB



# PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 100: 1,541 sq. ft.
NET RENTAL RATE	\$32.00 per sq. ft.
ADDITIONAL RENT	\$12.89 per sq. ft. (est. 2026) plus 5% mgmt. fee of gross rent
ZONING	C-4 Commercial
ELECTRICAL/MECHANICAL	225 Amp, 240 Volt, 3 Phase 6-Ton RTU
AVAILABILITY	Immediately

## HIGHLIGHTS

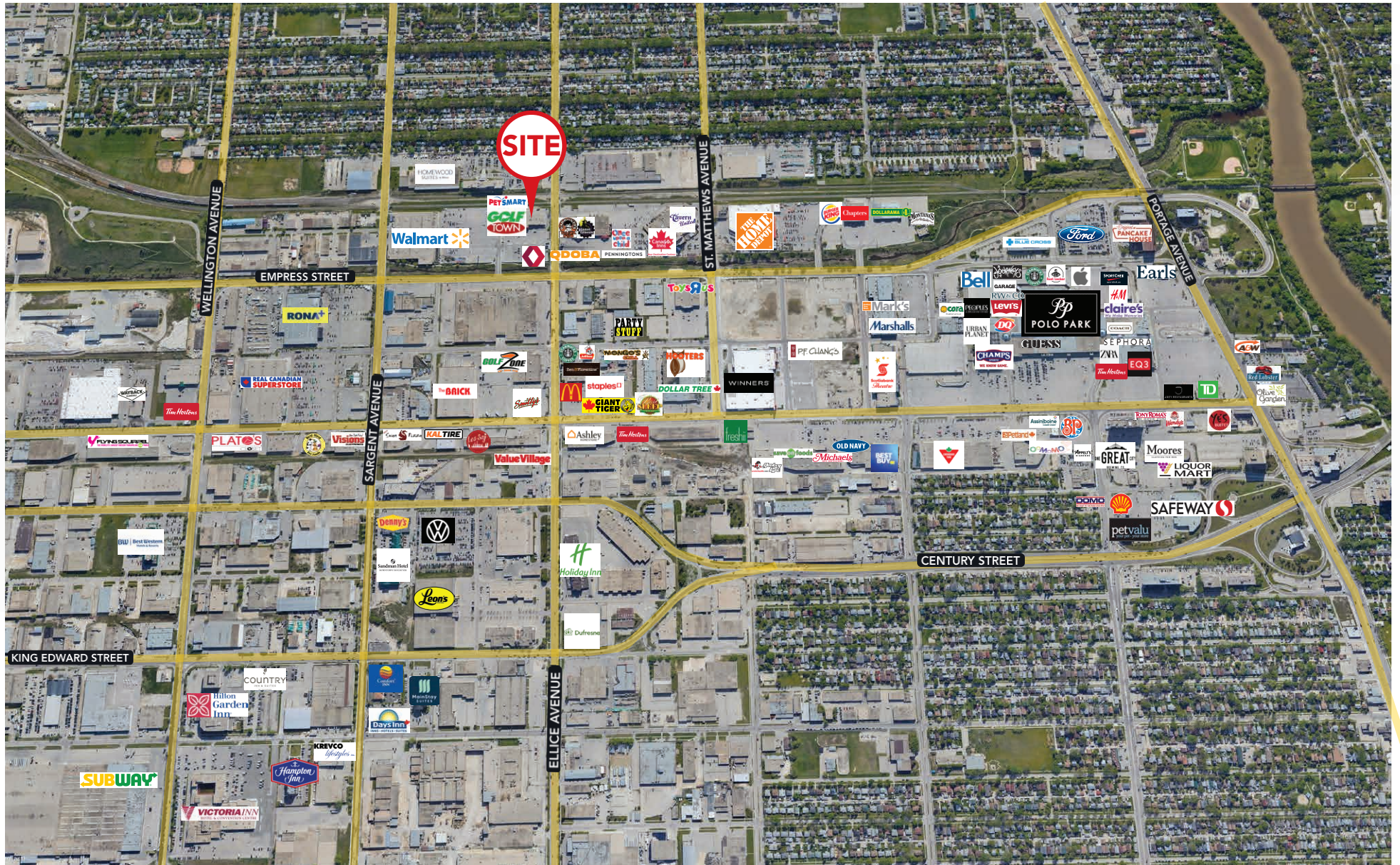
- Prime end cap unit
- Walmart anchored retail centre
- Well located in the St. James retail node
- High-traffic, high-visibility location
- Ample on-site parking
- Signage opportunity on two pylon signs
- 15,200 avg. vehicles per day (2024 City of Winnipeg Traffic Flow Map)



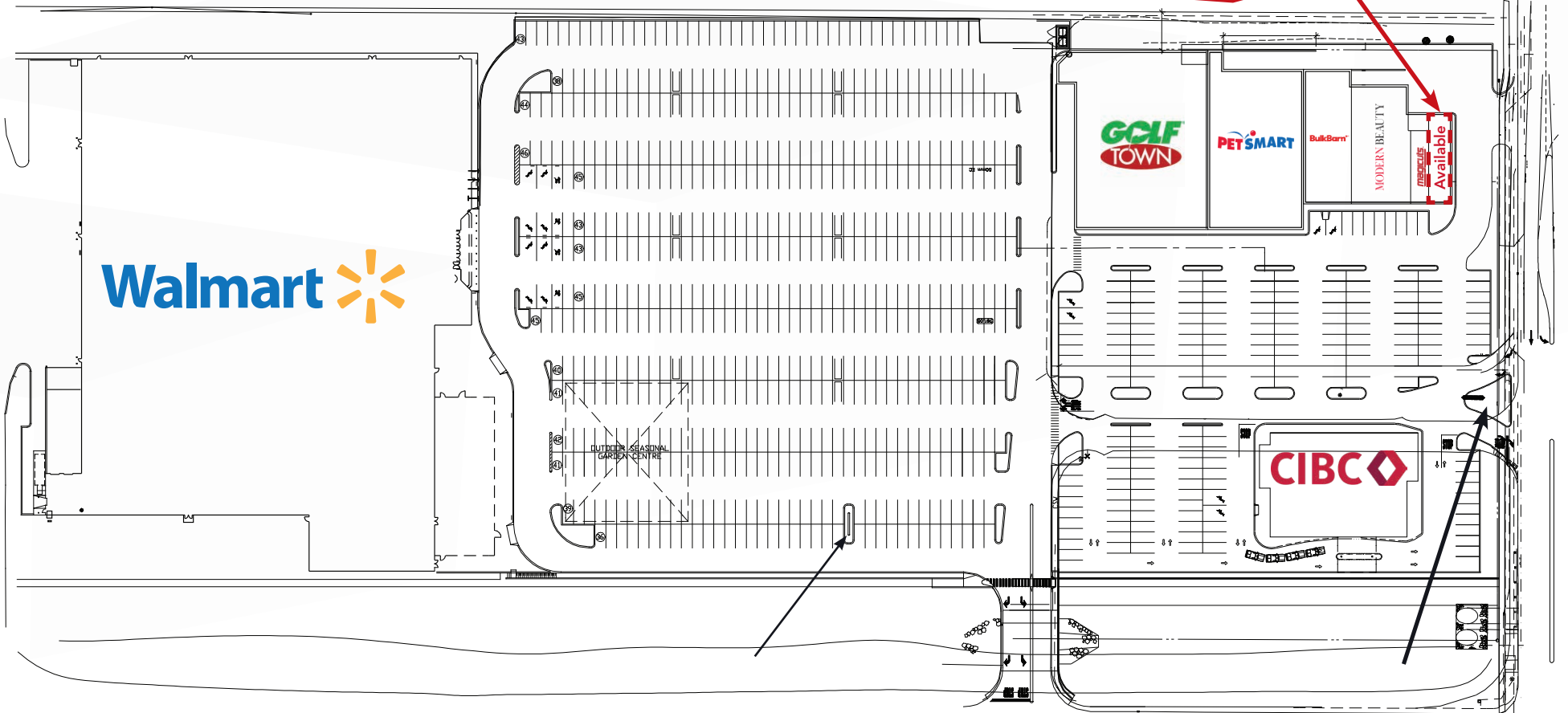
# LOCATION OVERVIEW



# RETAIL AERIAL



# SITE PLAN



# PROPERTY PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

1 km	3 km	5 km
4,829	74,351	201,790

PROJECTED POPULATION (2030)

4,757	76,170	215,204
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## MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
39.6	37.7	37.8



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$94,147	\$97,660	\$93,789

PROJ. HOUSEHOLD INCOME (2030)

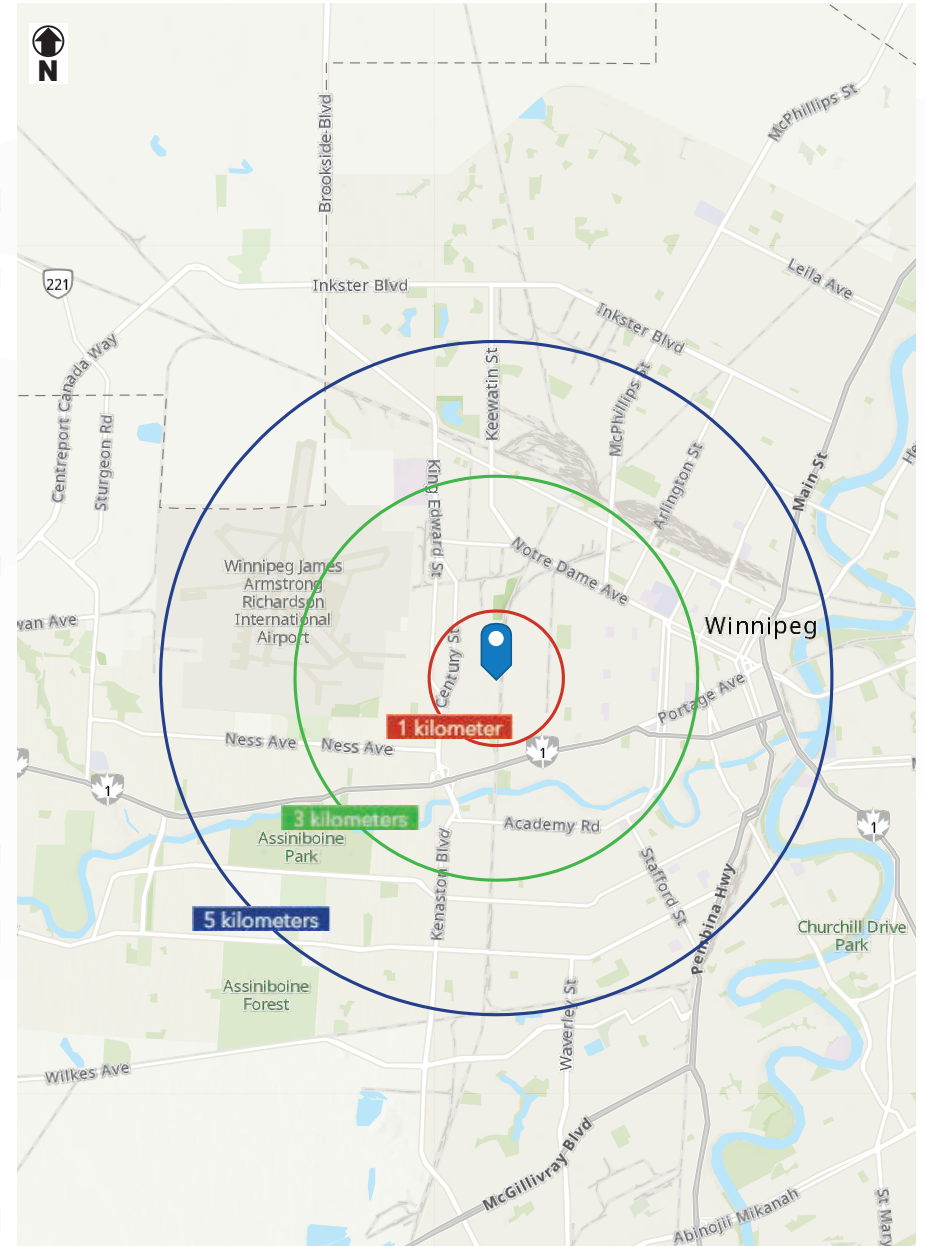
\$110,800	\$115,637	\$109,011
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## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
1,956	30,655	89,652





COMMERCIAL REAL ESTATE  
SERVICES INC.

## CONTACT

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