

STOREFRONT RETAIL SPACE FOR LEASE



216 Osborne Street

WINNIPEG, MB



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Property Details

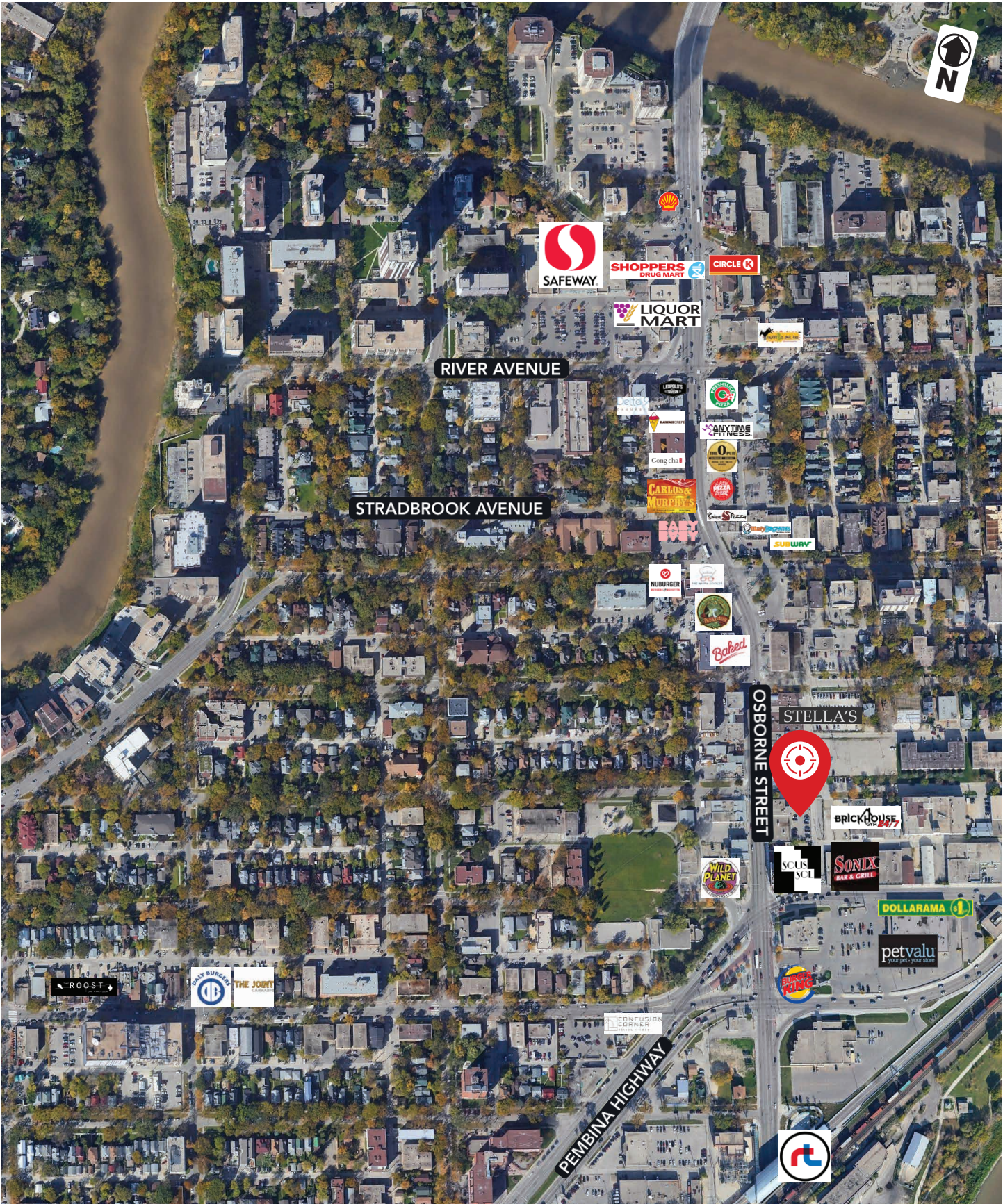
AREA AVAILABLE	1,170 sq. ft. (+/-)
GROSS RENTAL RATE	\$24.00 per sq. ft.
AVAILABILITY	September 1, 2026

HIGHLIGHTS

- Building and reader board signage available
- On-site parking
- Flexible Lease Term
- High foot traffic on Osborne Street in front of the site
- Close proximity to the Osborne Street Rapid Transit Station
- Easy access to the amenities of Osborne Village
- Steps from Confusion Corner
- Within the most densely populated area of the city

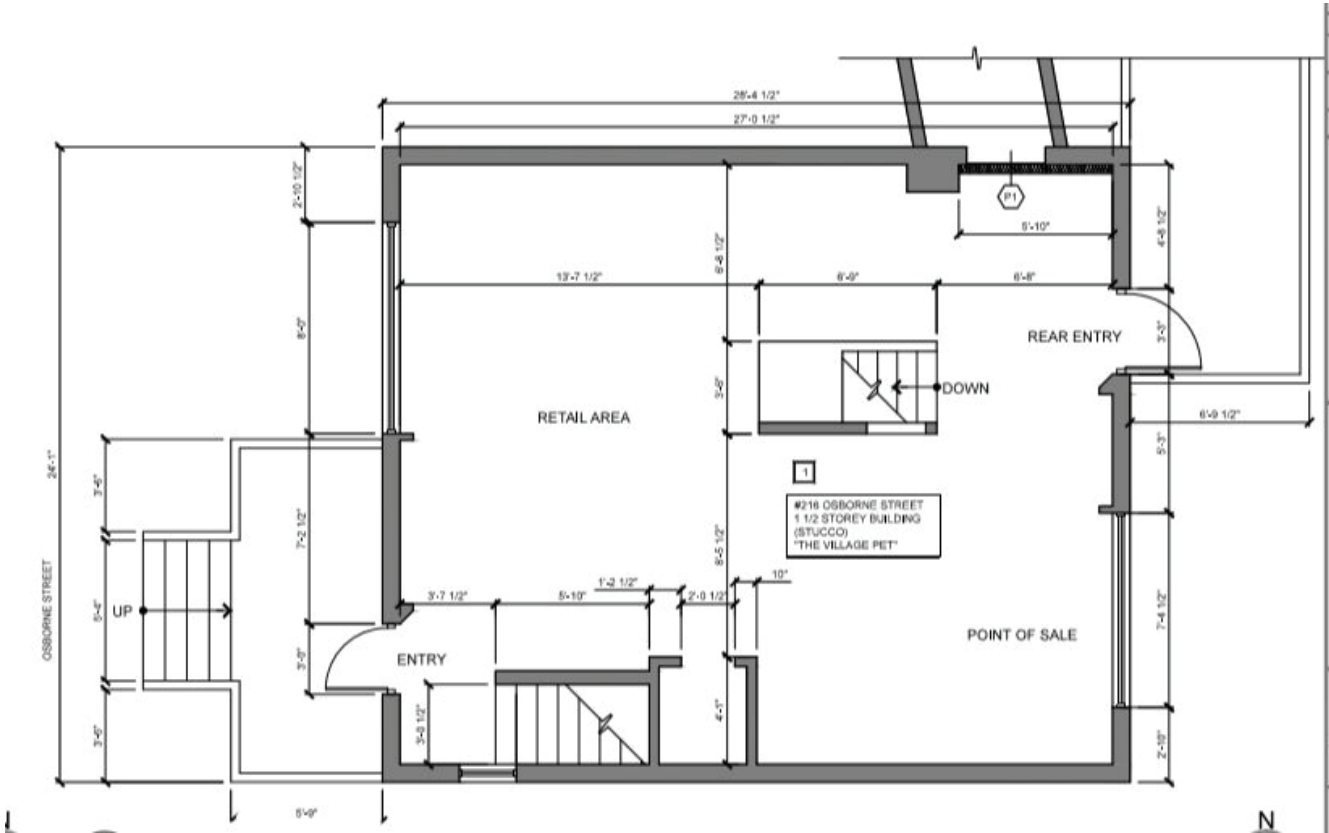


Osborne Retail Aerial

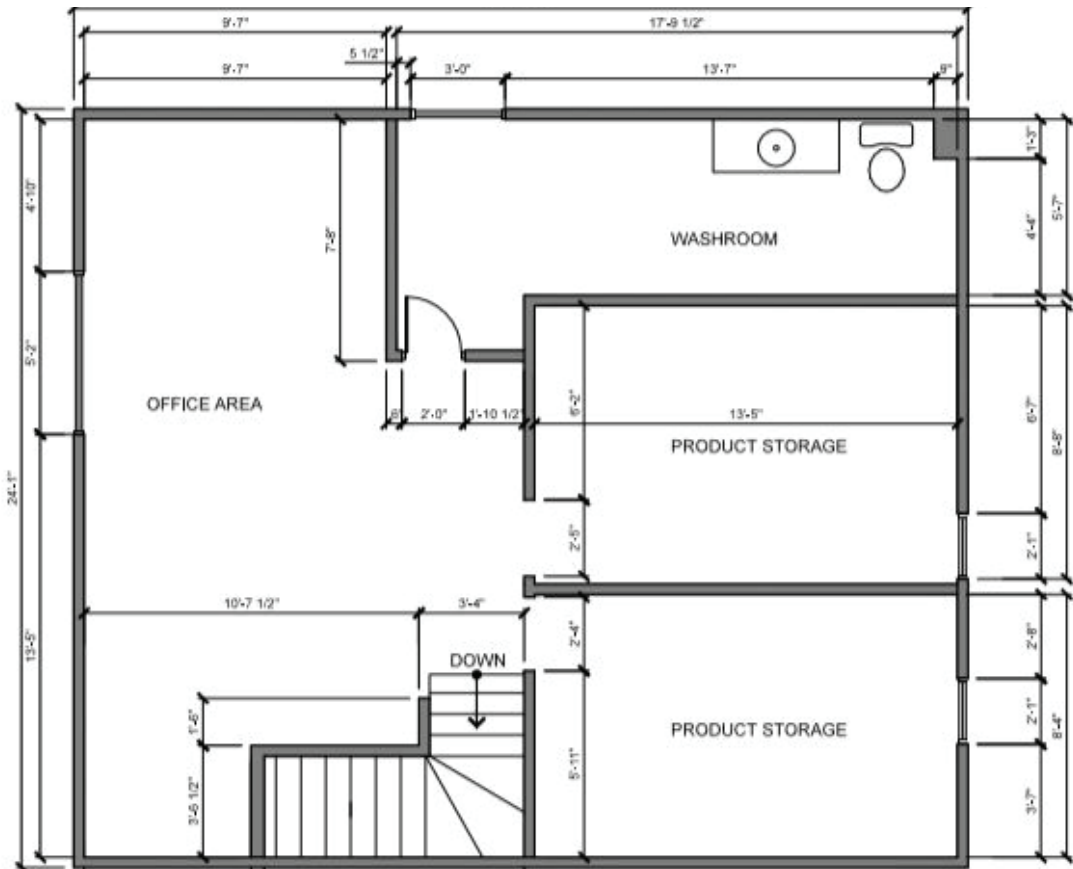


Floor Plan

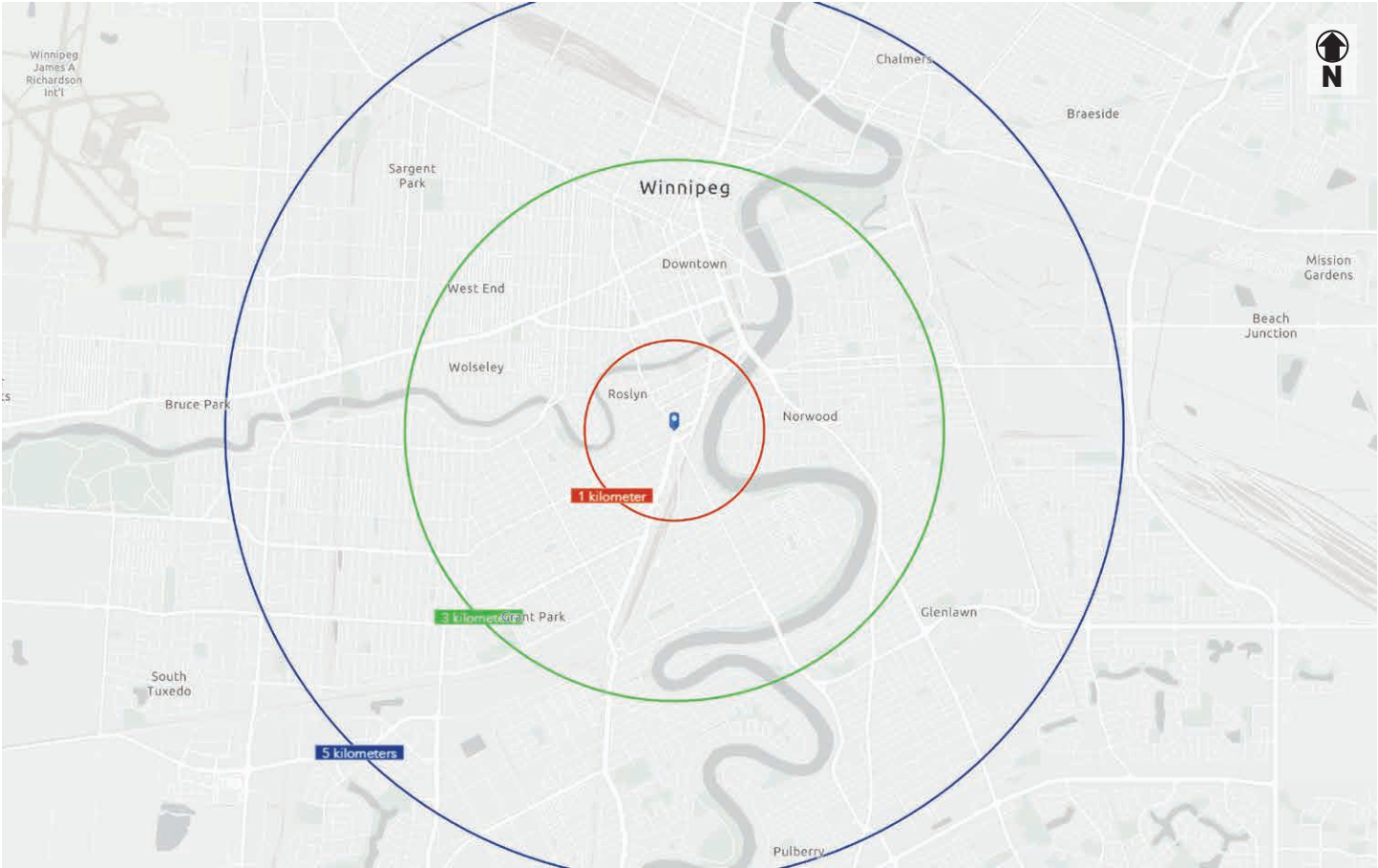
MAIN FLOOR



SECOND FLOOR



Demographic Analysis



POPULATION

1 km

17,739

3 km

120,358

5 km

233,574

Projected (2031)

18,045

123,459

238,422



HOUSEHOLD INCOME

1 km

\$88,073

3 km

\$92,117

5 km

\$98,228

Projected (2031)

\$103,205

\$107,762

\$114,601



HOUSEHOLDS

1 km

10,278

3 km

85,044

5 km

104,325



MEDIAN AGE

1 km

36.0

3 km

37.2

5 km

37.8

Contact

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