

FOR LEASE

MAIN FLOOR RETAIL SPACE WITH FRONTAGE ON SHERBROOK STREET



SHERBROOK FLATS

267 SHERBROOK STREET, WINNIPEG, MB

PROPERTY DETAILS

AREA AVAILABLE

Unit 110: 1,333 sq. ft. (+/-)

Unit 111: 1,494 sq. ft. (+/-)

NET RENTAL RATE

\$20.00 per sq. ft. net

ADDITIONAL RENT (EST. 2019)

\$7.77 per sq. ft. (Inclusive of heat, A/C, water, common area and mgmt fees)
(Hydro is separately metered and paid by the Tenant)

PROPERTY HIGHLIGHTS

- Located walking distance from downtown in the fast growing West Broadway neighbourhood
- Excellent access to public transportation
- Only minutes away from the Health Sciences Centre
- On the main floor of a brand new 6-storey, 71 unit apartment building
- Ideal for Specialty Retail/Office Space
- Available on site bike storage
- 32 underground parking stalls and 20 outdoor parking stalls
- Commercial Tenant has access to one parking stall/unit at \$175/month (indoor heated) or \$100/month (outdoor)
- 2 Peg City car program vehicles on site for use

CONTACT

Mario Posillipo

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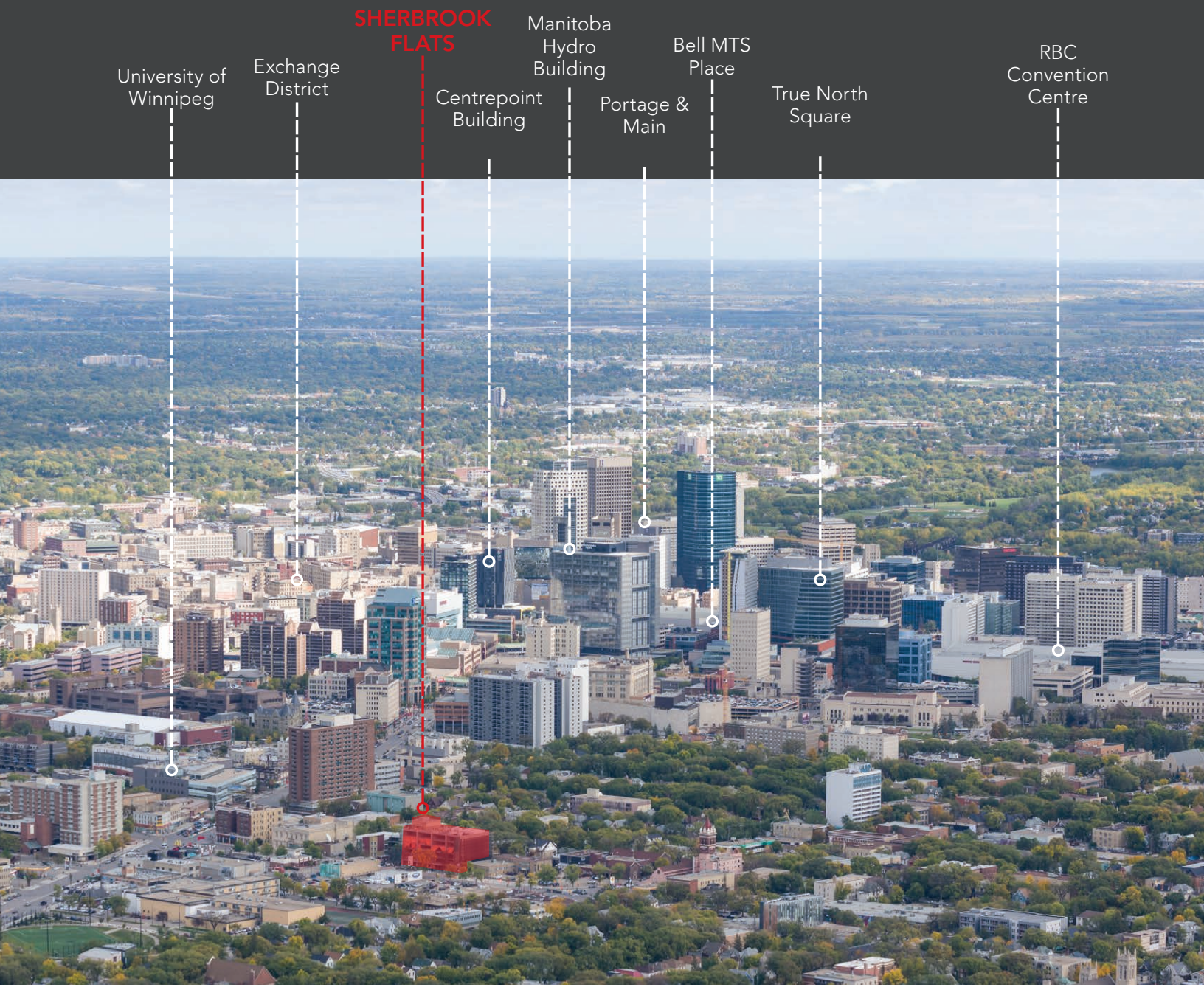
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SHERBROOK FLATS

267 Sherbrook St., Winnipeg, MB

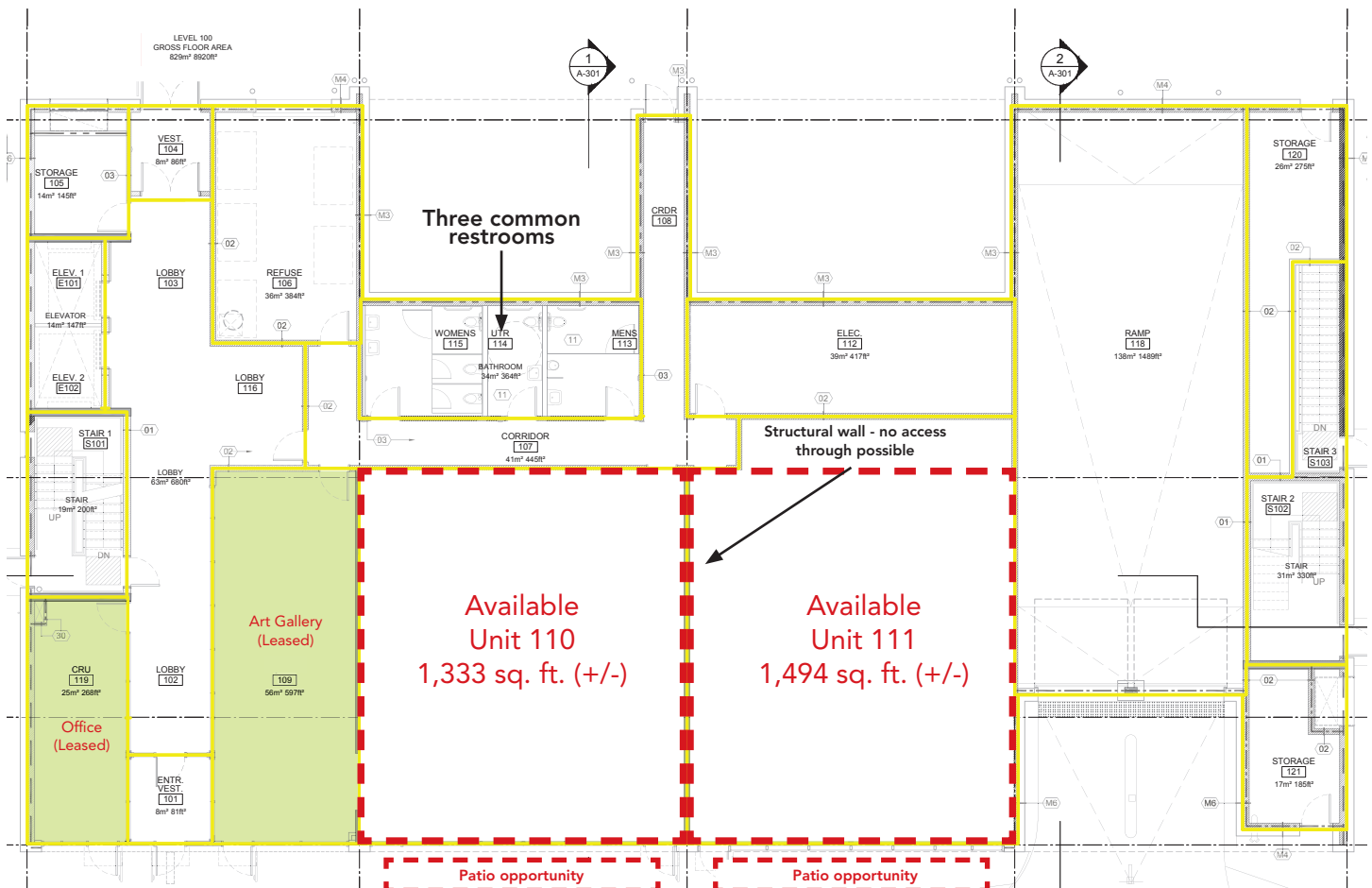


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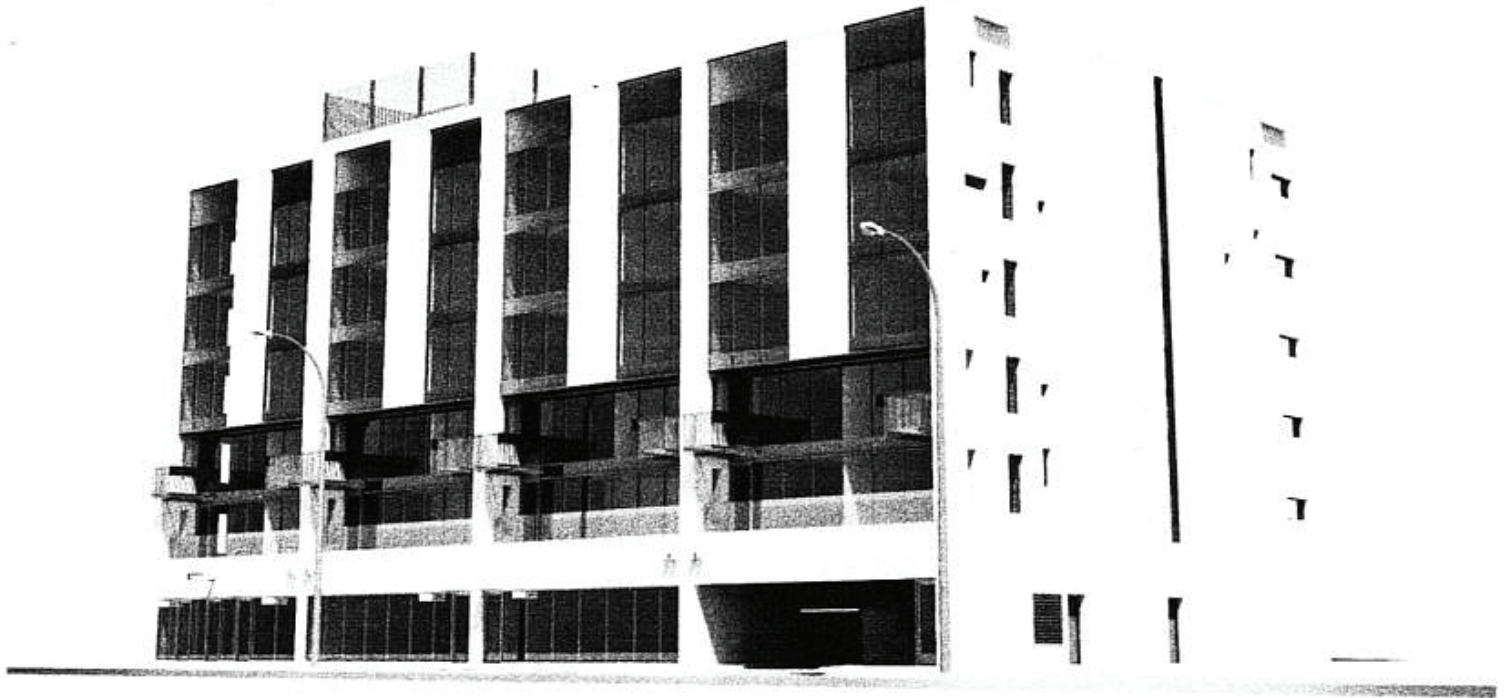
MAIN FLOOR PLAN



SHERBROOK STREET

SHERBROOK FLATS

267 Sherbrook St., Winnipeg, MB



POPULATION



21,896

15 MINUTE WALK RADIUS

GROWTH RATE



1.2%

15 MINUTE WALK RADIUS

Annual growth rate from 2018-2023

MEDIAN AGE



34.0

15 MINUTE WALK RADIUS

WALK SCORE



94

WALKER'S PARADISE

BIKE SCORE



74

VERY BIKEABLE

TRANSIT SCORE



89

EXCELLENT TRANSIT

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