



478 River Avenue, Winnipeg, Manitoba

Second Floor Office in Osborne Village

For Lease



Property Details

+/- 1,450 sq. ft.

SECOND FLOOR

\$2,500 per month plus hydro

SECOND FLOOR GROSS RENT

C1 - Commercial Neighbourhood

ZONING

Demographics*

235,649

POPULATION

30,600

TRAFFIC COUNT**

37.5

MEDIAN AGE

107,385

TOTAL HOUSEHOLDS

\$92,215

AVG. HOUSEHOLD INCOME

\$86,384

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

**VEHICLES PER DAY AT RIVER AVENUE AND OSBORNE STREET
SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2022

Features

- Move-in ready office units with existing fixtures in place
- Windows on multiple sides providing vast amounts of natural light
- Accessible units with access to handicap lift
- Designated parking stalls available
- Directly adjacent to several shadow anchors including: Safeway, Shoppers Drug Mart, Manitoba Liquor Mart and Leopold's Tavern
- High traffic (both pedestrian and vehicular) at River-Osborne intersection framed by distinct landmark buildings
- Variety of multi-family developments in the immediate area making this location perfect for commuting to work by bus, bike or foot



Highlights



Centrally

LOCATED HIGH PROFILE
BUILDING



Dominant

BUILDING SIGNAGE
OPPORTUNITIES



Excellent Access

TO PUBLIC TRANSIT



Highly Walkable

LOCATION

For Lease



478 River Avenue, Winnipeg, Manitoba
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**LEGEND**

1. Manitoba Legislative Building
2. Safeway
Shoppers Drug Mart
Manitoba Liquor Mart
3. A&W
Subway
4. ZA Pizza
5. Leopold's Tavern
6. Carlos & Murphy's
7. The Happy Cooker
Nuburger
8. Vita Health
9. Dollarama
Pet Valu
Burger King

Connect with us today!

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