

# FOR LEASE

Main Floor Opportunity in the Heart of West Broadway

Sherbrook Flats - 267 Sherbrook Street, Winnipeg, MB



**9 TRANSIT**  
ROUTES NEARBY



**WALKERS**  
PARADISE



**33,700+**  
DAYTIME  
POPULATION



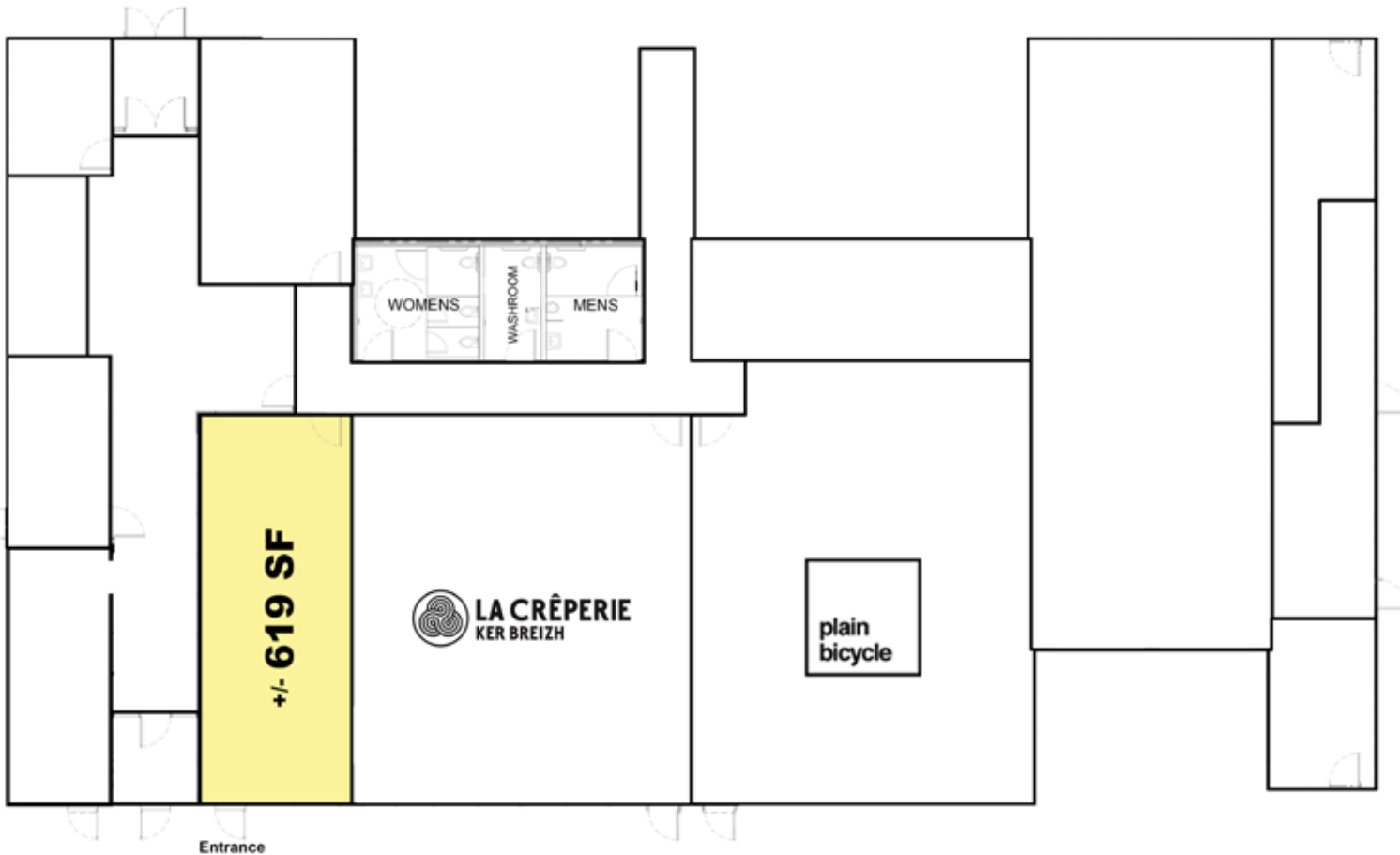
**71 ON-SITE**  
APARTMENTS

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## DEMOGRAPHICS

	<b>1 km. Radius</b>	<b>5 min. Drive Time</b>	<b>10 min. Drive Time</b>
Total Population	21,790	51,395	173,071
Daytime Population	33,717	95,675	283,131
Households	10,887	25,760	80,151
Median Age	35.1	36.1	37.5
Avg. Household Income	\$67,011	\$76,753	\$89,372

Environics Analytics ©2023

204.474.2000

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## PROPERTY SUMMARY

Available	+/- 619 SF
Net Rent	\$14.06/SF
Property Taxes (est.)	\$6.44/SF
CAM* (est.)	\$6.43/SF
Zoning	RMU

\*plus management fee

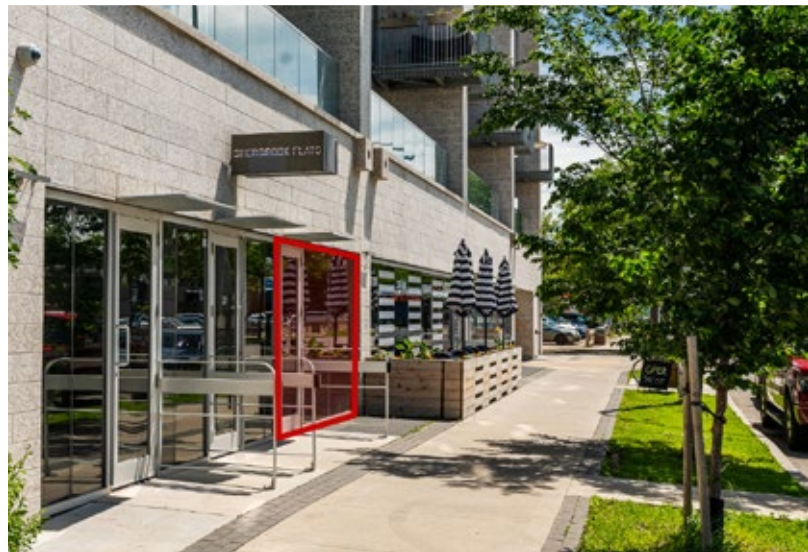
## FEATURES

- Situated within walking distance of downtown in the rapidly growing West Broadway neighborhood.
- Close proximity to amenities such as restaurants, recreational facilities and schools.
- Prime access to public transportation.
- Just minutes from the Health Sciences Centre and The University of Winnipeg.
- Located on the ground floor of a new 6-storey, 71-unit apartment building.
- Ample parking at rear of building.
- Ideally suited for retail, art galleries, and fashion studios.

## TRAFFIC LINKS/ACCESS

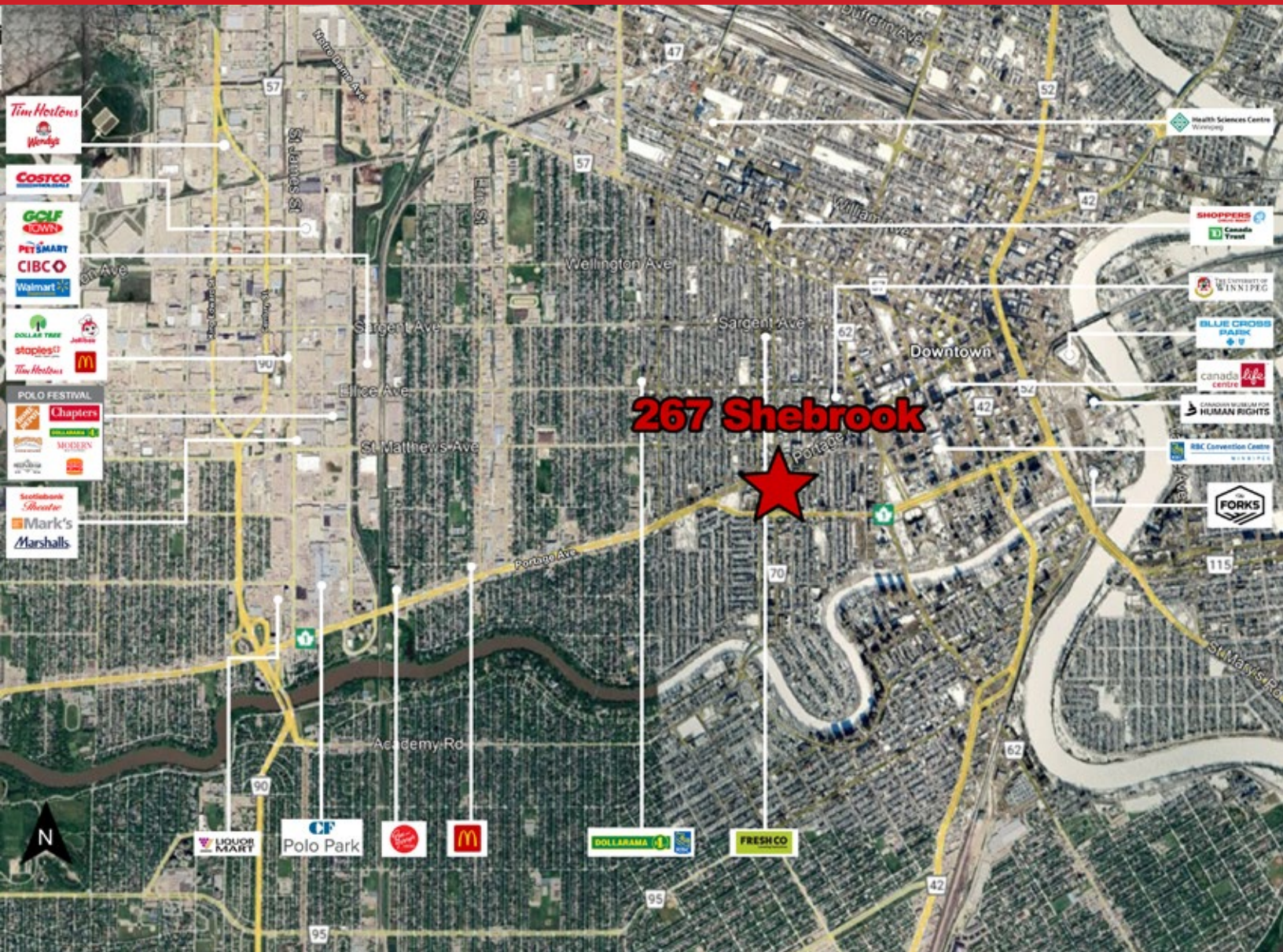
16,200 vehicles per day on Sherbrook Street between Portage Avenue and Broadway.

City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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