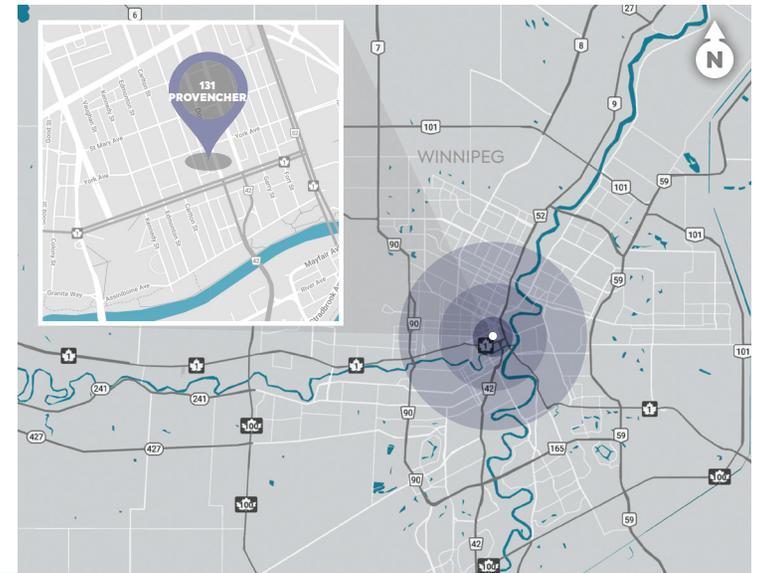


BROADVIEW MANOR

120 DONALD STREET | WINNIPEG, MB

+ RETAIL SPACE FOR LEASE

Broadview Manor is a unique and modern mixed-use space conveniently located in downtown Winnipeg. The tower includes ground floor retail, office space, and several floors of residential rental apartments.



AREA DEMOGRAPHICS +



POPULATION

1 KM

21,754

3 KM

127,328

5 KM

250,874



HOUSEHOLDS

1 KM

12,421

3 KM

59,289

5 KM

107,549



AVERAGE INCOME

1 KM

\$60,883

3 KM

\$78,859

5 KM

\$82,379



VEHICLES PER DAY

Traffic counts currently unavailable.

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

SITE PLAN +

BROADVIEW MANOR

MAIN FLOOR RETAIL



RETAIL SPACE AVAILABLE

1	AVAILABLE	2,146 SF
1A	AVAILABLE	7,355 SF
2	Hat Phan Tailoring	635 SF
3	Downtown Family Foods	8,561 SF
4	Adams Gourmet Company	2,597 SF

OFFICE FULLY LEASED



PROPERTY DETAILS +



SITE AREA
26,706 SF



GROSS BUILDING AREA
26,444 SF



AVAILABILITY
Immediately



RENTAL RATE
Market



ADDITIONAL RENT
Prop Tax: \$3.48/SF
CAM: \$6.73/SF
EST. TOTAL: \$10.21/SF
**Plus admin fee*



PARKING RATIO
Street Parking

+ CONTACT



GREG STAMLER
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QUALICO
PROPERTIES

LISTING AGENT:

PAUL KORNELSEN
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The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.