

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A photograph of a two-story commercial building with a light-colored horizontal siding and dark trim. The ground floor has large windows and brick pillars. A sign with the number "439" is visible on the left. The building is situated on a street corner under a clear blue sky.

437 McPhillips Street, Winnipeg | MB

Street front retail or flex space **for lease**

Great retail, office or warehouse opportunity on busy McPhillips Street. 437 McPhillips street offers excellent exposure, ample parking and prominent pylon and facade signage opportunities. It has rear loading and is across from McPhillips Street Casino.

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**ROYAL
CANADIAN
PROPERTIES**

Property Overview

Address:	437 McPhillips Street
Zoning:	M1
Parking:	Ample, 170+ stalls
Traffic:	44,000 cars/ 24 hours

Rentable Area:	9,382 SF
Net Rent:	\$12.00 PSF
Additional Rent: (2024 estimate)	CAM: \$3.05 PSF TAX: \$2.31 PSF TOTAL: \$5.36 PSF

10 Minute Drive Time



Total
Population

224,238



Projected
Population

240,907



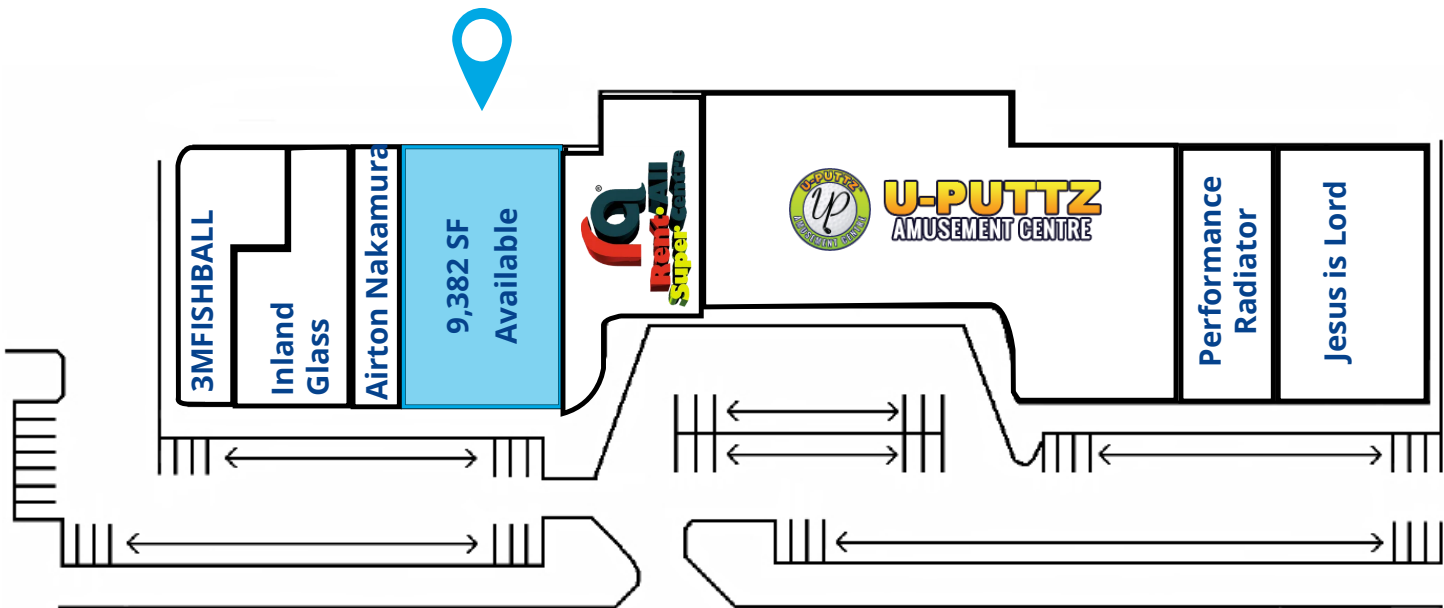
Household
Income

\$77,784



Median
Age

36





McPhillips Street Casino

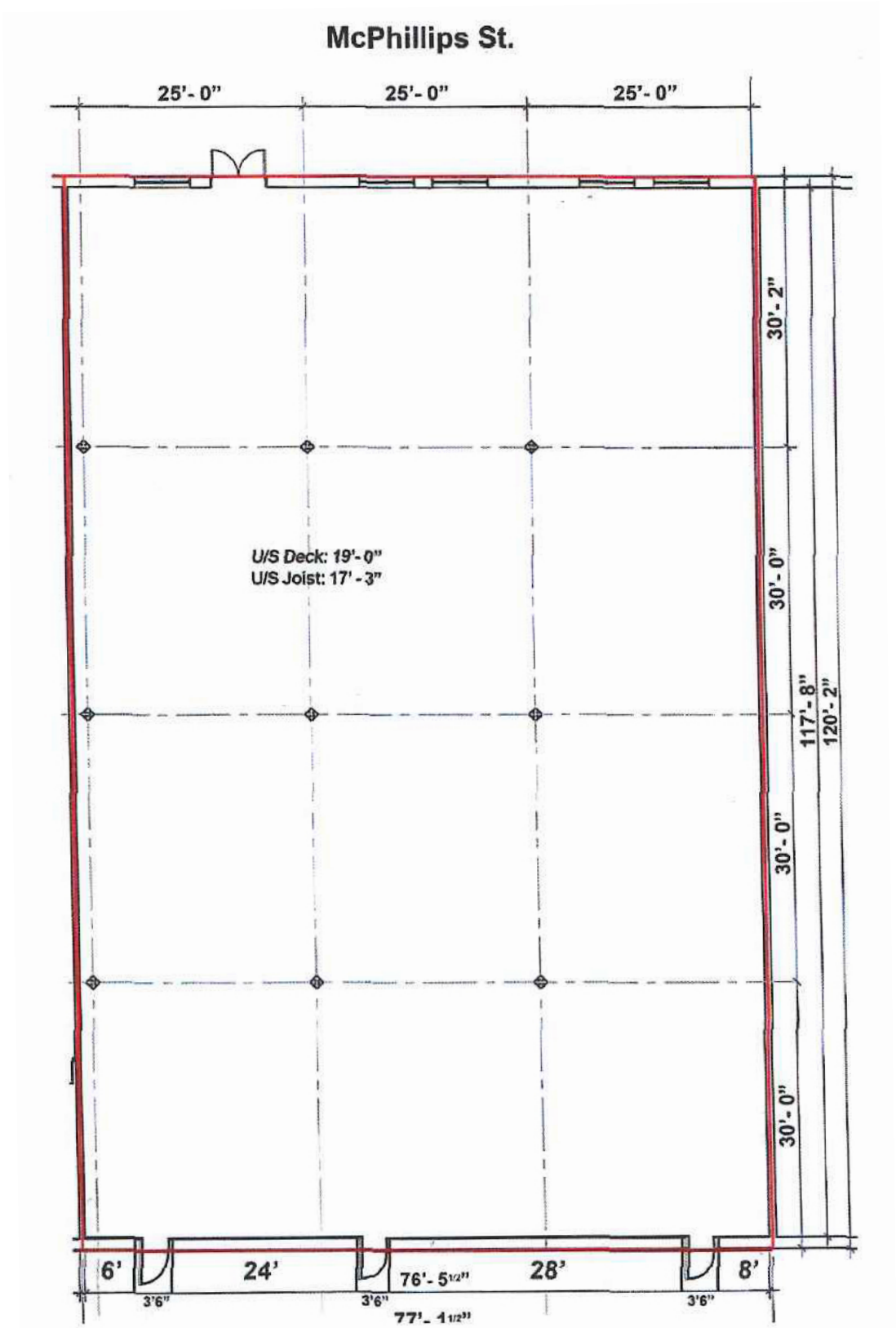
Features

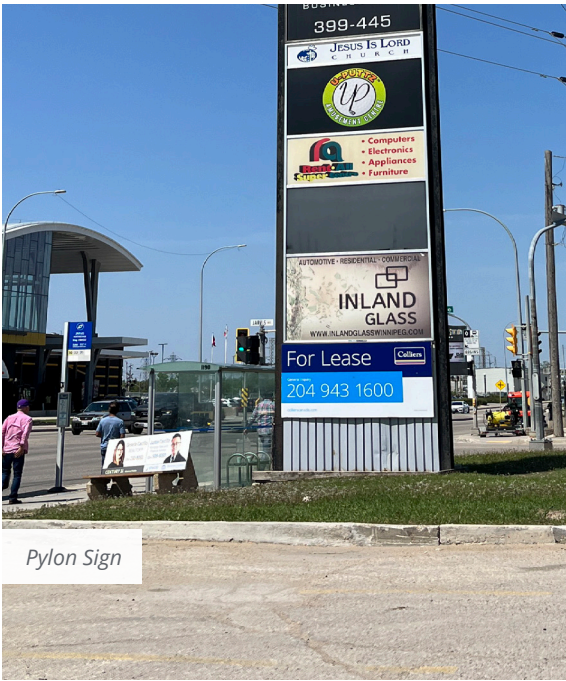
- Across the street from McPhillips Street Casino
- Ample on-site parking
- Large rear loading opportunity allowing for more efficient, safe and convenient loading.
- Marquee signage opportunities to increase visibility, awareness and foot traffic.
- Unit is fully sprinkled for improved safety, security and regulatory benefits.



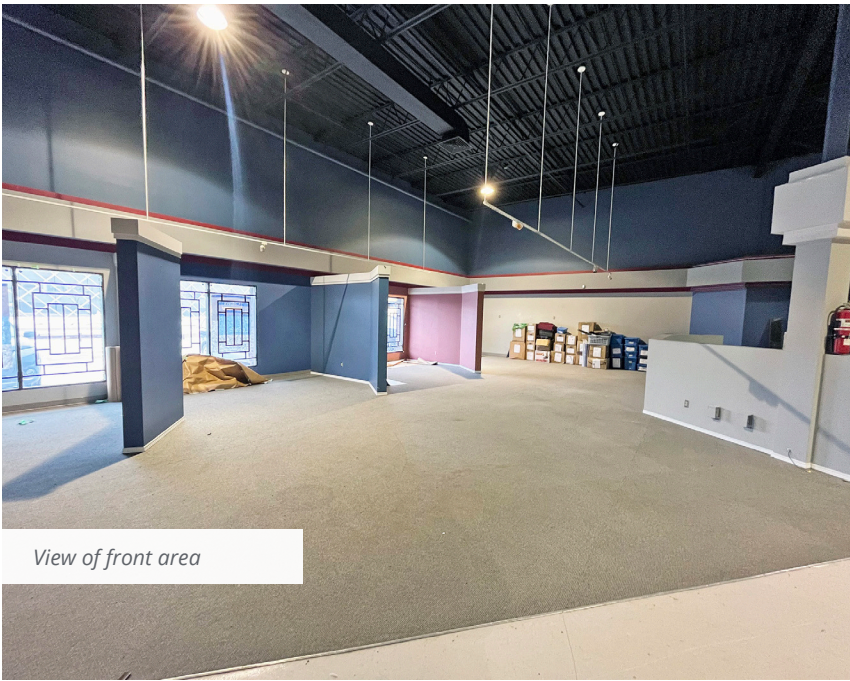
9,382
SF available

Space Plan





Pylon Sign



View of front area



High Ceiling Height



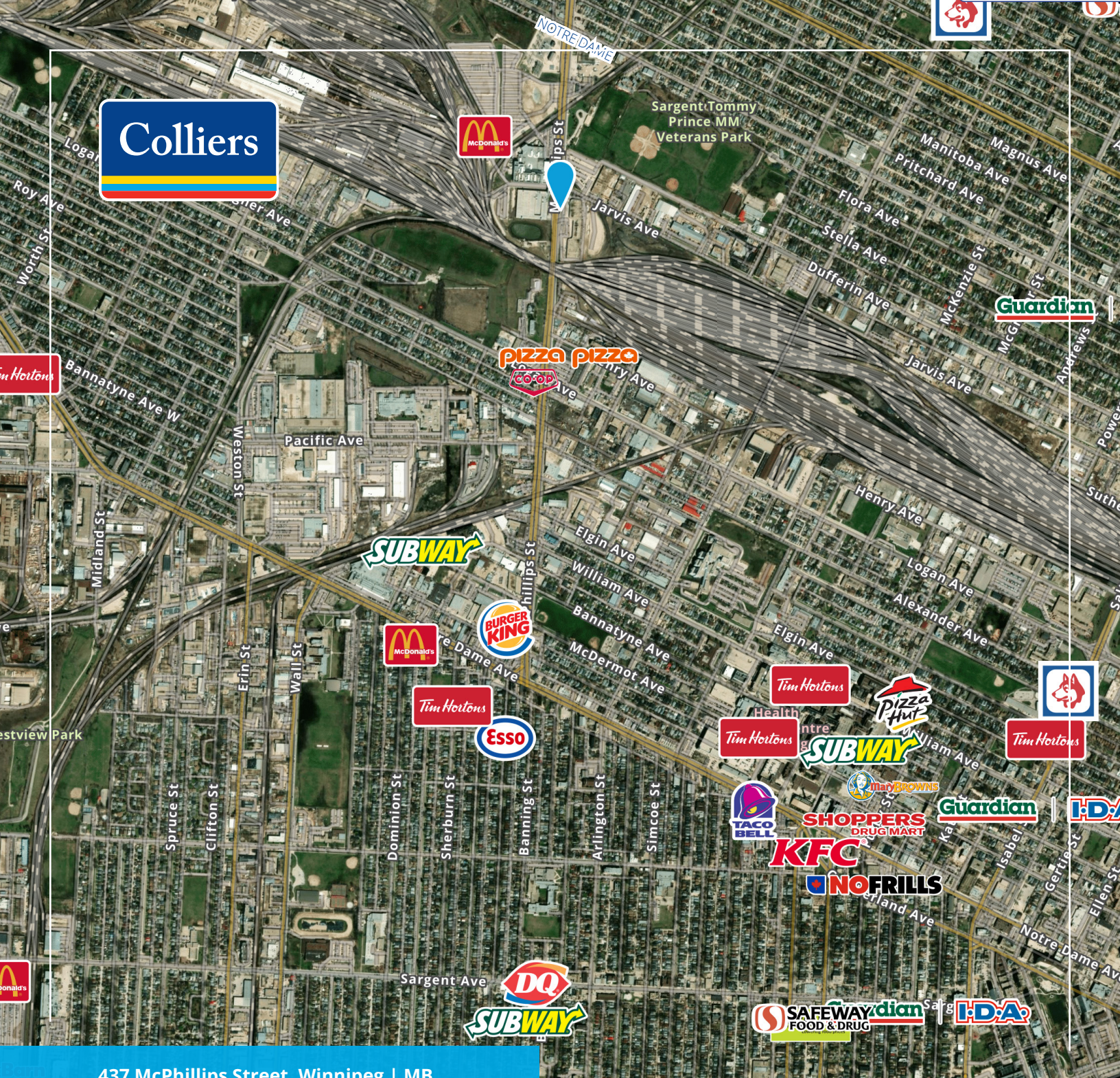
Front Entrance



Front Facade of Unit



Open space



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