



## Be part of the exciting Osborne Village

- Part of the River & Osborne corner
- Only steps away from shops, eateries, galleries, Rapid Transit and other professional offices
- Home to over 21,000 residents in a 1km radius
- On a great traffic route with high visibility
- Available underground parking
- Net rent starting at: \$9.95 psf / annum
- Additional rent: \$13.91 psf / annum (2021 est.)
- Rent includes utilities



Unit 1: 1,600 sf to  
2,259 sf



Utilities included



Professionally  
managed



Abundant street  
parking

### Get more information

**Reno Augellone**, Senior Associate  
D 204 560 1507  
C 204 952 6924

**Wes Schollenberg**, Managing Director  
D 204 560 1501  
C 204 955 6860



# Office / Retail Space For Lease

Villa Cabrini Commercial Complex  
433 River Avenue, Winnipeg, MB R3L 2V1

## Unit 1 - Images



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information**

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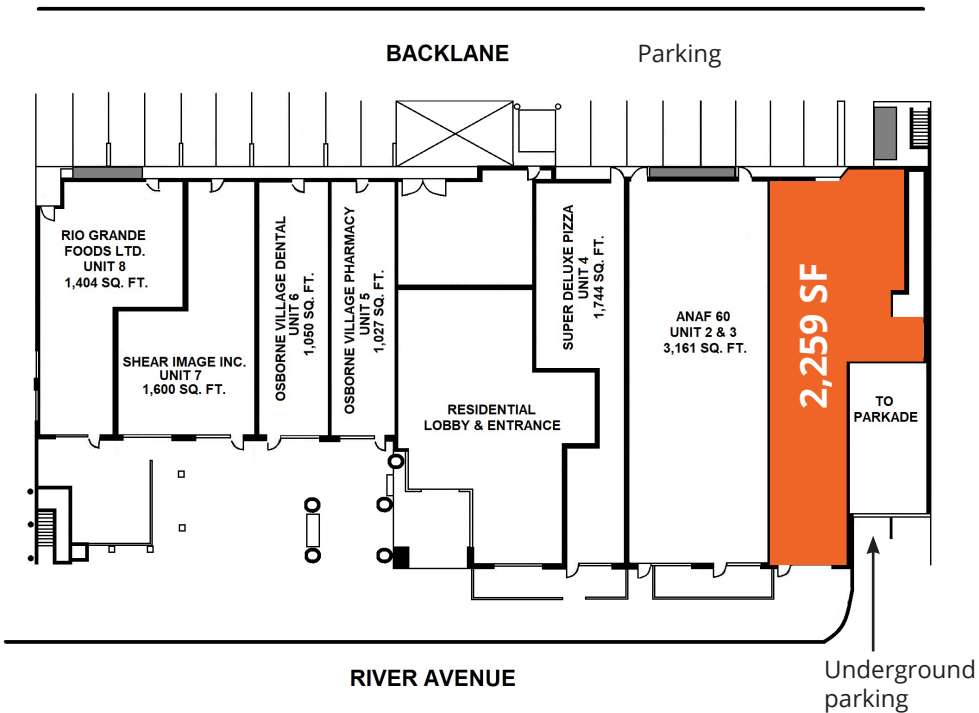
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**AVISON  
YOUNG**



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avisonyoung.com