

WESTEND BIZ

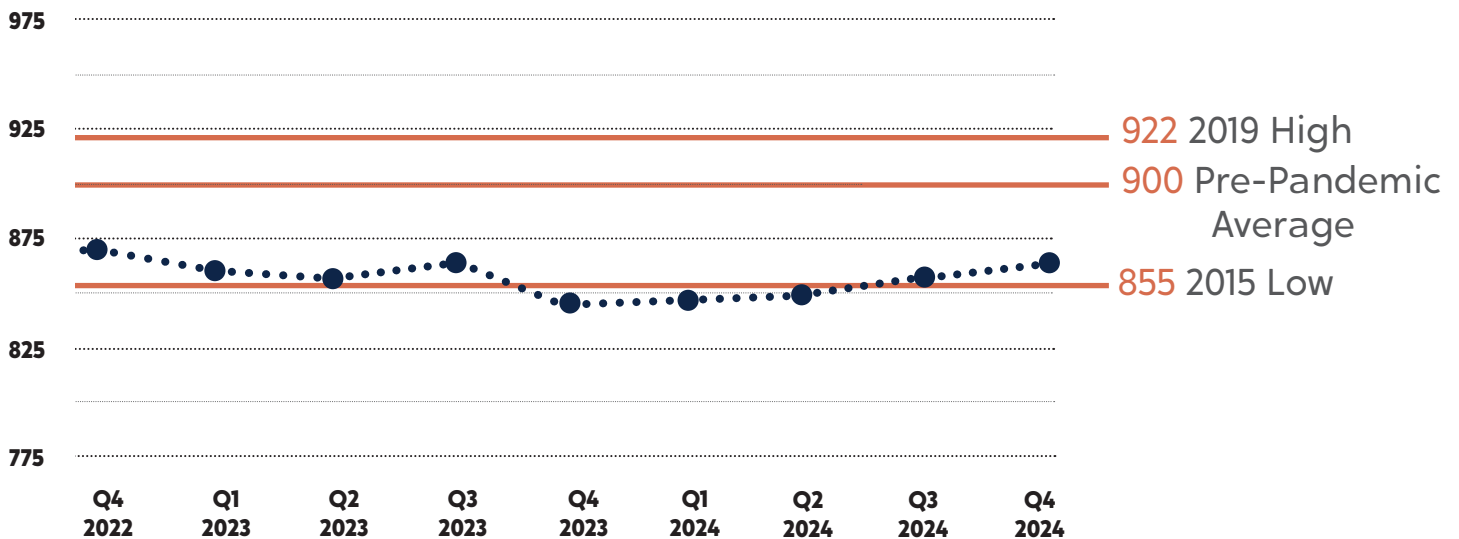
BRIEFING 2024 - Q4

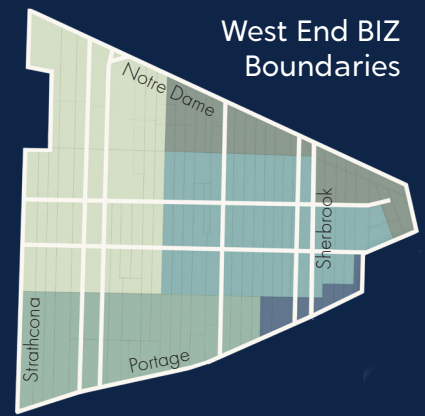
Quarterly Change in Businesses



- Over the fourth quarter, the West End has seen a net gain of **7** businesses.
- **867** businesses are operating at the end of Q4 2024, whereas **860** were reported at the end of Q3 2024. Business count started improving in 2024.

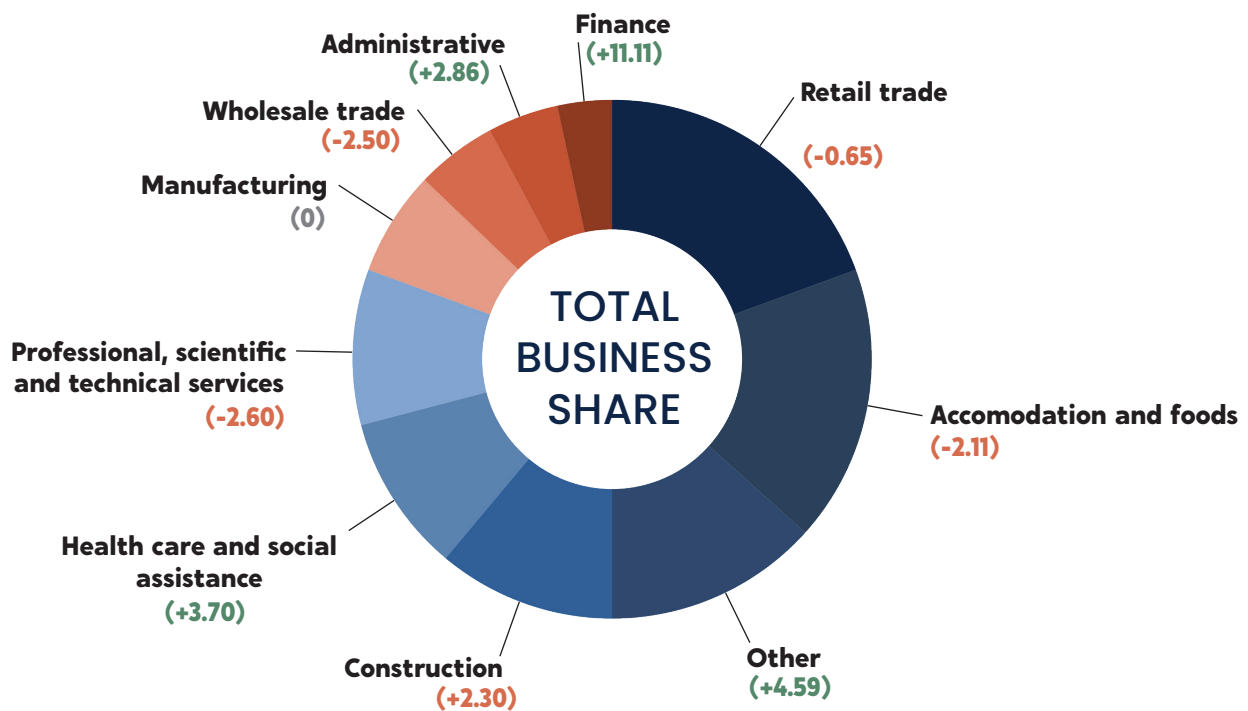
Long Term Gauge of Business Activity





Change in Top 10 Industries (%)

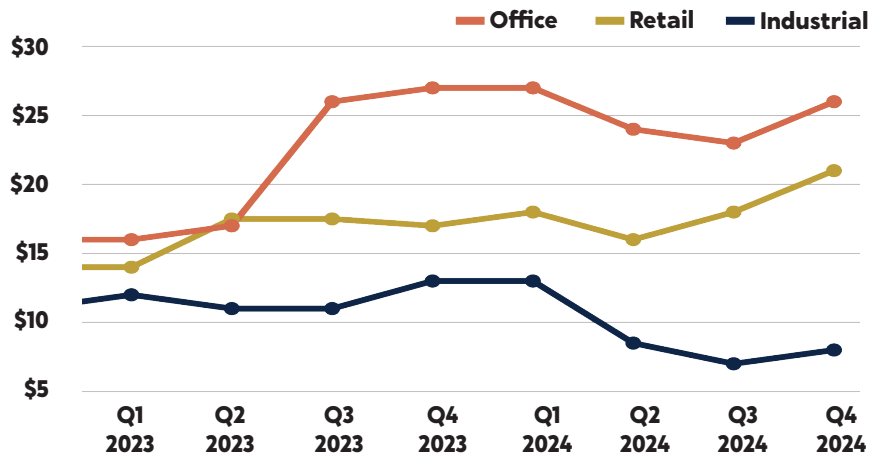
Percent change in number of businesses from last quarter



- Over the fourth quarter, **29** new businesses opened or moved into the West End while **26** businesses closed or moved out. We found **4** more businesses previously thought to be closed or seemingly had frozen operation.
- Total turnover (openings + closings) was **56** in Q4. Most of the turnover occurred in Construction, Healthcare and Social Assistance, and Retail Trade covering for **50%** of overall turnover.
- Of the top **10** industries, **5** gained businesses, **4** lost and others stayed the same. Industries that gained businesses are Construction, Health care and Social Assistance, Administrative and Support, Finance and Insurance, and Other Services.

Average Lease Rates by Space Type

- Lease rates for commercial units in retail spaces trended a bit higher in 2024 compared to 2023. The year end rate for office spaces is almost the same as last year.



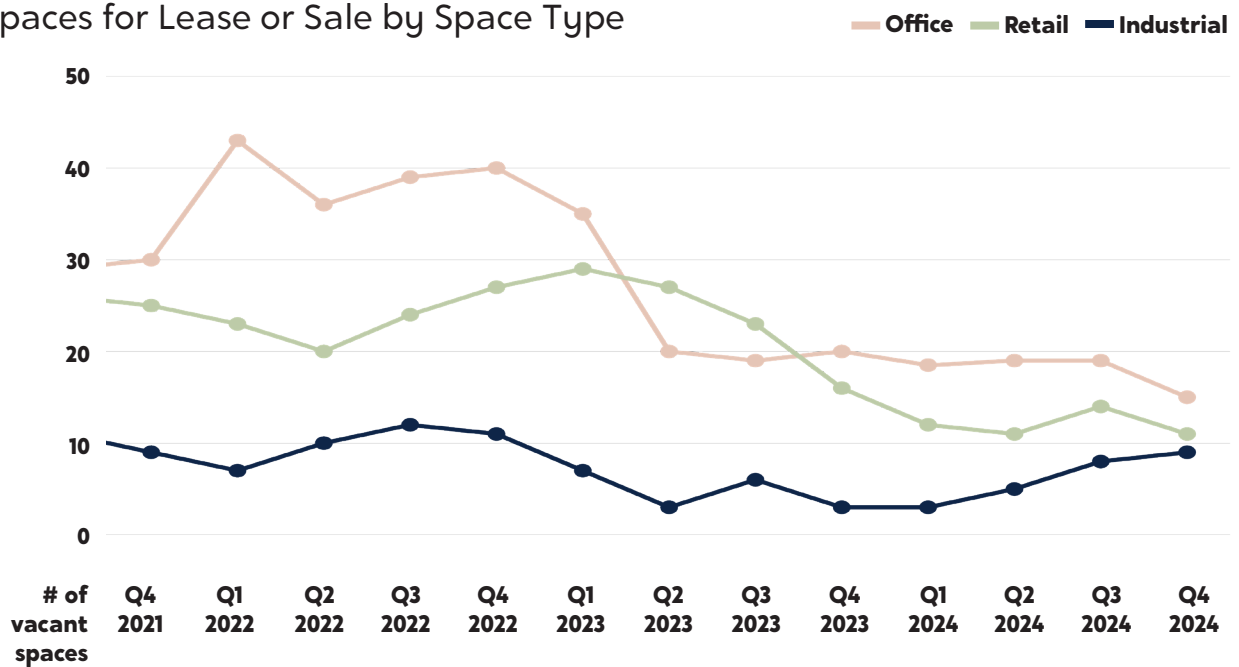
Current Space Use and Vacancy

Current Mix of Uses

Retail	44.67%	Industrial	27.66%	Office	25.96%
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- The distribution of businesses in above spaces is similar from quarter to quarter. Construction services along with Mechanical, Electrical and Plumbing services occupy **25%** of industrial spaces.

Spaces for Lease or Sale by Space Type



New Businesses Opened this Quarter

Abatement Technologies <i>A 1350 Spruce St</i>	Manufacturers	Green Key Builders <i>644 Erin St</i>	Construction Services
AC Security INC <i>204 1317 Portage Ave</i>	Security Services	J169 Dental Design INC <i>59 1079 Wellington Ave</i>	Dental Services
Access Electrical Supply <i>1338 Clifton St</i>	Mechanical, Electrical & Plumbing	Jules Family Services <i>11 595 Clifton St</i>	Counselling
AlarmTek Smart Security <i>11368 Clifton St</i>	Security Services	KS Therapeutics <i>6 595 Clifton St</i>	Alternative Medical Services
Blissfull Healing Therapy <i>17 595 Clifton St</i>	Alternative Medical Services	Lion Star Consulting <i>301-B 960 Portage Ave</i>	Business Services & Consultants
BP Judo <i>9 1000 Notre Dame Ave</i>	Fitness	Manila Express <i>798 Sargent Ave</i>	Currency exchange
Campfire Technology <i>13 600 Clifton St</i>	Computers & Office Systems	Nomad Speakeasy Event Centre <i>834 St. Matthews</i>	Events
Dream Girl <i>464 Sherbrook St</i>	Nail Salons	Platinum Plumbing & Heating <i>1372 Clifton St</i>	Mechanical, Electrical & Plumbing
Duly Records <i>557 Portage Ave</i>	Record Stores	Public Domain <i>633 Portage Ave</i>	Liquor & Beer Stores
DX Convenience and Fashion Store <i>692 Sargent Ave</i>	Convenience Stores	Total Yard <i>791 Erin St</i>	Construction Services
EEP Immigration Services <i>203 883 Notre Dame Ave</i>	Counselling	True Millwork <i>1345 Clifton St</i>	Furniture & Upholstery
Elite Cabinets <i>C 941 Erin St</i>	Furniture & Upholstery	We Love Plumbing <i>1350 Clifton St</i>	Mechanical, Electrical & Plumbing
ERD EXPRESS FINANCIAL SERVICES <i>802 Sargent Ave</i>	Currency exchange	We Wellness Space <i>303 960 Portage Ave</i>	Counselling
Flowmore Pump Services <i>1 1381 Erin St</i>	Mechanical, Electrical & Plumbing	Western Canadian Music <i>2 600 Clifton St</i>	Recording Services
Getachew Addgeh-RMT <i>14 595 Clifton St</i>	Personal Aesthetics		

Quarterly Feature - 2024 Business Openings by Type



Currently Available Properties*

Address	Sq footage	Space Type	Neighborhood	Leasing Details
291 Arlington St	1350	Retail	St. Matthews	Link
547 Notre Dame Ave	7200	Office	West Alexander	Link
6-595 Clifton St	121	Office	Minto	Link
14-595 Clifton St	100	Office	Minto	Link
17-595 Clifton St	143	Office	Minto	Link
626-620 Ellice Ave	763	Retail	St. Matthews	Link
768 Notre Dame Ave	1200	Retail	Daniel McIntyre	Link
A-910 Wall St		Industrial	Minto	Link
104-912 Portage Ave	1565	Office	St. Matthews	Link
968 Wall St	10350	Industrial	Sargent Park	Link

*Not an exhaustive list. View full listings at <https://www.westendbiz.ca/available-space/>

Support the West End BIZ's quarterly report with a listing for your West End commercial property here!

Developments Underway in the West End



488 Sherbrook Street
- 14 Residential units



380 Young Street
- 69 Residential units



258 Burnell Street
- 106 Residential units
- Approx. 2936 sq ft commercial

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621 Erin St, Winnipeg, Manitoba | R3G 2W1
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