

Welcome to the Living360 Facility

The beautiful Living360 facility is found within the Grand Marais Community Central Building (GMCC).

The GMCC building is owned by the RM of St. Clements, leased to the East Beaches Regional Complex Inc. who have undertaken the responsibility to provide a complex for health, wellness, and recreation.

The GMCC building architecturally replicates the look and feel of an early 20th century train station on the outer façade, and within the common areas, giving the individual a pleasing view as they approach and move within.

Amenities

The building is currently home to the St. Clements Heritage Museum and Lake Winnipeg Aquatic feature, public spaces including washrooms, free parking, a playground, a WiFi hotspot, and operates a fully serviced RV park on the site during the camping season.

Location

Located on Highway 12 just outside of the entrance to Grand Beach Provincial Park in Grand Marais, the living360 facility is easily accessed during all seasons.



Contact our representatives today!

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**Living360.ca and East Beaches Regional Complex Inc.
Grand Marais Community Central Building
#36058 Hwy. 12 Grand Marais, Manitoba**

What else can I expect in the East Beaches?

Additional opportunities for the wellness professional include:

Instant Access to Nature at your Doorstep:

Our communities find a balance between close neighbours and immersion in the natural environment. You can literally walk out your door and find wildlife exploring the area.

Seasonal Recreation:

Enjoy our many beaches, lake, and trails.

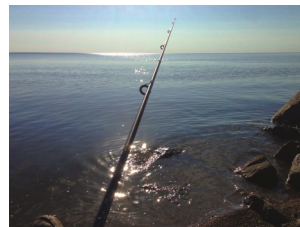
During the summer months the beaches are busy. Take a swim or play in the sand!

Whether you enjoy a quiet ride on your bike or an exhilarating ride on a power sled, we have trail options for you!

With seasonal hunting and fishing, you can find your inner sportsman.

Our Breathtaking Scenery:

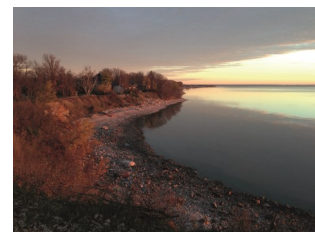
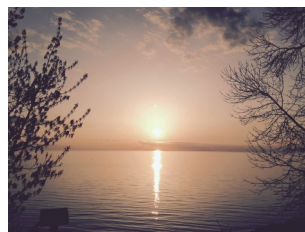
Take a break from movement and let the scenery speak for itself. Enjoy beautiful sunsets, and our wonderful shores.



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Living360 Catchment Area

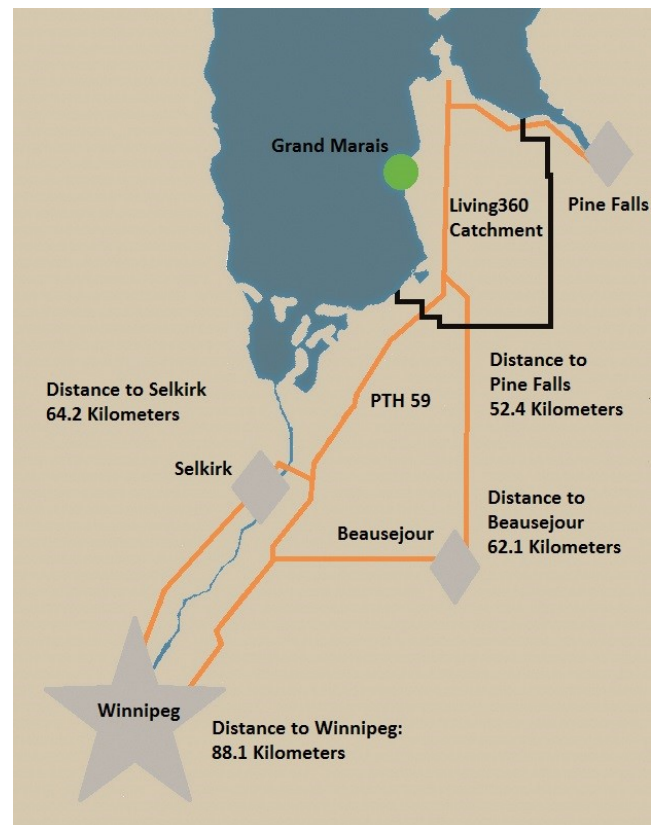
The Living360 Catchment Area covers a large territory. Each of the communities within the East Beaches has its own unique flavour. There are fifteen larger communities plus other associated subdivisions in the catchment area. The larger communities are:

Larger Communities of the East Beaches within the Living360 Catchment Area:

Victoria Beach	Albert Beach	Hillside Beach
Traverse Bay	Belair	Lester Beach
Grand Marais/Grand Beach	White Sands Estates	Lakeshore Heights
Balsam Bay	Beaconia	Patricia Beach
Gull Lake	Stead	Thalberg

The Living360 catchment area considers that distance to wellness resources can be challenging and expensive to our residents.

Centrally located in the catchment, Grand Marais is ideally located to provide a reasonable distance for your clients to travel and seek your business.



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Living360 Catchment Area, Continued

The GMCC Building is located approximately equidistant between the boundaries of the catchment representing the East Beaches.

The Southern Boundary is defined primarily by Provincial Road 92 North, truncated in the West by the Brokenhead Ojibway Nation political boundary.

The Western Boundary is defined geographically. The shoreline of Lake Winnipeg, running between the Brokenhead Ojibway Nation up to the northernmost point of the land in the RM of Victoria Beach.

The Northern Boundary is defined geographically. The shoreline of Lake Winnipeg, running between the northernmost point of land in the RM of Victoria Beach to where the shore is intersected by the Sagkeeng First Nation political boundary.

The Eastern Boundary is defined by the political boundary of the Sagkeeng First Nation, and Provincial Road 49 East.



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Living360 Facility Details

Facility Size

The Living360 facility has been developed specifically with wellness professionals in mind. At present, the building contains 1575 sq. ft. (approximately 25' x 63') of space for clients.

Available Spaces

The current configuration includes a reception area, three (with a possible fourth) privacy/examination areas, and a secure space with the potential to operate as a small pharmacy/dispensary.

Reception: 8.5' x 21.5'

Secure Space: 15' x 20'

Privacy/Examination Rooms:

Room 1: 8' x 12' (with window)

Room 2: 7.5' x 12'

Room 3: 8.5' x 12.5'

Room 4: 7.5' x 12' (off hall)

Included Amenities

Hydro, Sewer & Water, alarmed security.

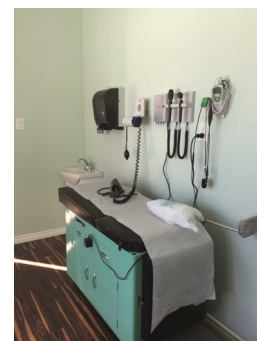
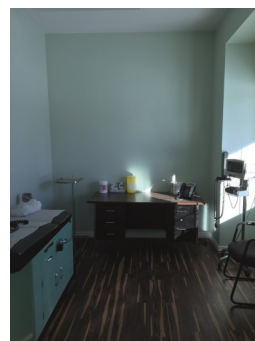
Hours of Operation

Occupancy Hours:

Daily between 8:00 AM and 9:00 PM

Indoor Access

In addition, the facility areas have access to the indoor common area connected to the public washrooms, office spaces, and the St. Clements Heritage Museum.



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Living360 Facility Details, Continued

Included Benefits

- Parking:** Access to the parking area is **free**.
- Signage:** Included signage via the **Electronic Billboard**, and can incorporate your **Logo, Name, Phone, & Hours of Operation**.



Additional Overhead

- Length of Lease:** Typical length of lease is one year.
- Renovations:** Any necessary **renovations must be discussed**. Rooms will be vacant.
- Telephone, Fax Line:** Reception area has telephone / fax line (to be discussed).
- WiFi / Hotspot:** Dedicated WiFi / Internet is the responsibility of the tenant.
- Public Washrooms:** Accessible via connecting hallway.
- Security:** Key to outside & Room Doors
- Storage:** To be contained in rented space.
- Cleaning & Garbage:** Tenant is responsible for the cleaning and removal of garbage from rented space.
- Advertising / Signage:** Community newspapers, billboards, the cottager. Any additional building advertising or other signage must be pre-approved by the landlord



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Living360 Catchment Demographics

The catchment overlaps three different rural municipalities. The RM of St. Clements in the South West, the RM of Alexander in the North East, and the RM of Victoria Beach in the North. Through cooperation with the aforementioned RMs, and through the data provided by the 2011 census, Living360 has been able to provide a picture of population based upon seasonality, and age range.

From the statistics, the following figures have been mathematically derived:

Permanent and Seasonal Residents in the Living360 Catchment Area

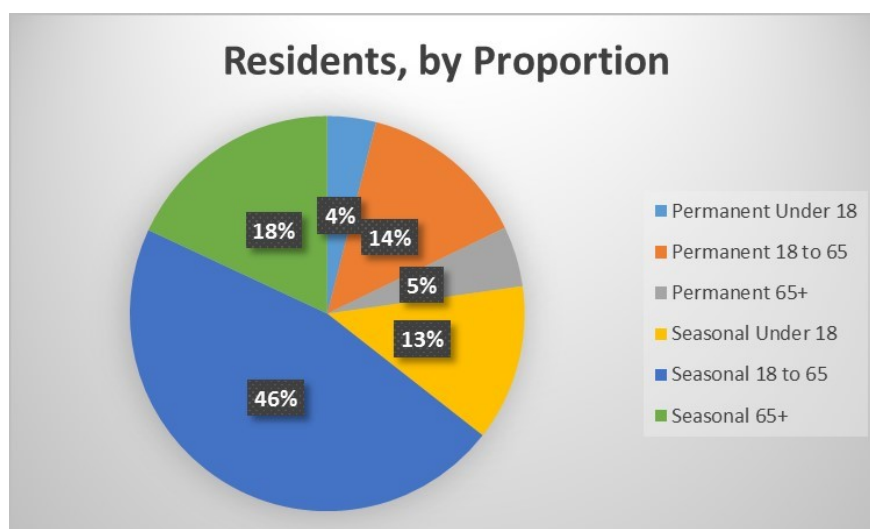
	RM of St. Clements	RM of Alexander	RM of Victoria Beach	Total
Permanent Residents	1038	1180	375	2593
Seasonal Residents	2889	3821	2077	8787

Permanent Residents by Age Demographic

Permanent	RM of St. Clements	RM of Alexander	RM of Victoria Beach	Total
Under 18	238	177	40	455
18 to 65	663	708	205	1576
Individuals over 65	137	295	130	562

Seasonal Residents by Age Demographic

Seasonal	RM of St. Clements	RM of Alexander	RM of Victoria Beach	Total
Under 18	661	573	220	1454
18 to 65	1847	2293	1139	5279
Individuals over 65	381	955	718	2054



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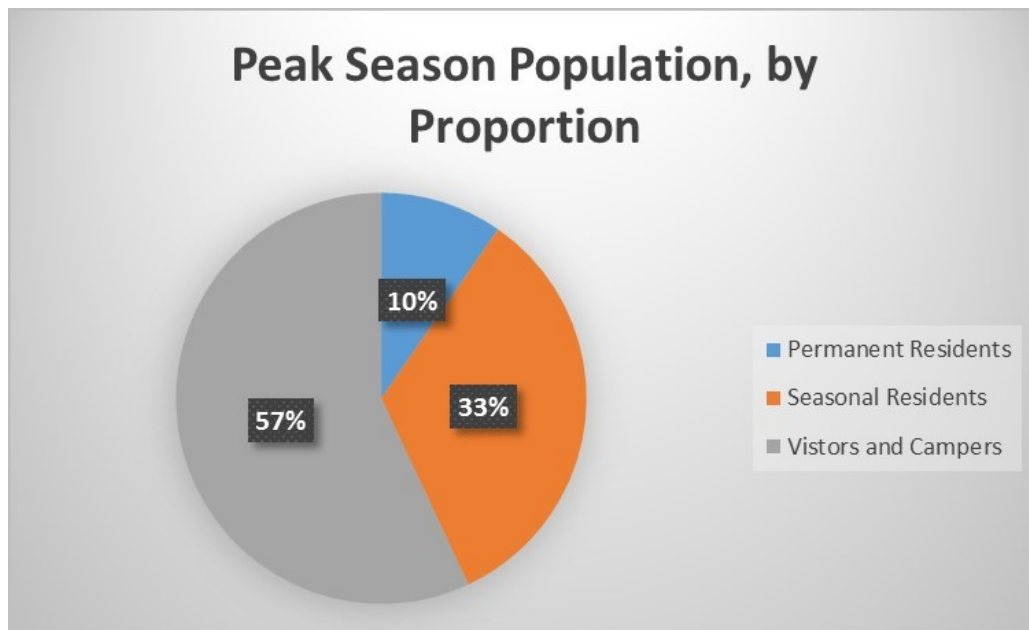
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Living360 Catchment Demographics, Page 2

The population demographics within the East Beaches area varies considerably; with a large population swing from May to October (cottager seasonal residents) and November to April (primarily permanent residents). In addition, there is a large influx of **visitors and campers** averaging between **1000 to over 15000 per day** during the warmer months, depending on the weather.¹

The following chart indicates the proportions of individuals during the peak summer days.



The population demographics have given the catchment area the financial base to develop both year round and seasonal business. Year round businesses includes fuel stations mixed with convenience/hardware, automotive and heavy duty mechanical services, restaurants, motel/bar, grocery, and septic services to name a few. During the May to October season additional restaurants, night-life locations, cottage/room rentals, water sport equipment rentals, water slides, clothing stores, and other store front or home based business also operate.

1. pgs. 3, 4. Grand Beach Provincial Park Management Plan (2002).

https://www.gov.mb.ca/conservation/parks/pdf/planning/grand_beach_color.pdf

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