



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SALE

79 St Anne's
Road



Chris Hourihan
Associate

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca

Cushman & Wakefield | Stevenson

200 - 55 Donald Street

Winnipeg, Manitoba R3C 1L8

T 204 928 5000

www.cwstevenson.ca

FOR SALE

79 St Anne's Road



Main Floor (Restaurant Tenant)	1,565 sf
Main Floor (Retail Tenant)	721 sf
Second Floor (Vacant)	1,565 sf
Total	3,851 sf

PROPERTY HIGHLIGHTS

- High visibility and frontage along St. Anne's Road, a major Winnipeg thoroughfare with over 34,000 cars passing by per day
- Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base
- Ample parking available at the rear of the property for customers and employees
- Two established tenants (Vanxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
- Flexibility to occupy or lease out the second-floor space, offering a range of options for businesses looking to expand or downsize
- Ideal for a variety of businesses, including retail, office, or medical tenants, with flexible space options to suit a range of needs
- Second-floor vacancy has a shared vestibule front entrance with stairway access from the front and rear. Unit build out consists of an open-concept workspace with large windows facing St. Anne's Rd., 4 individual offices, and a washroom. Hardwood floors throughout with ability to install a kitchenette.

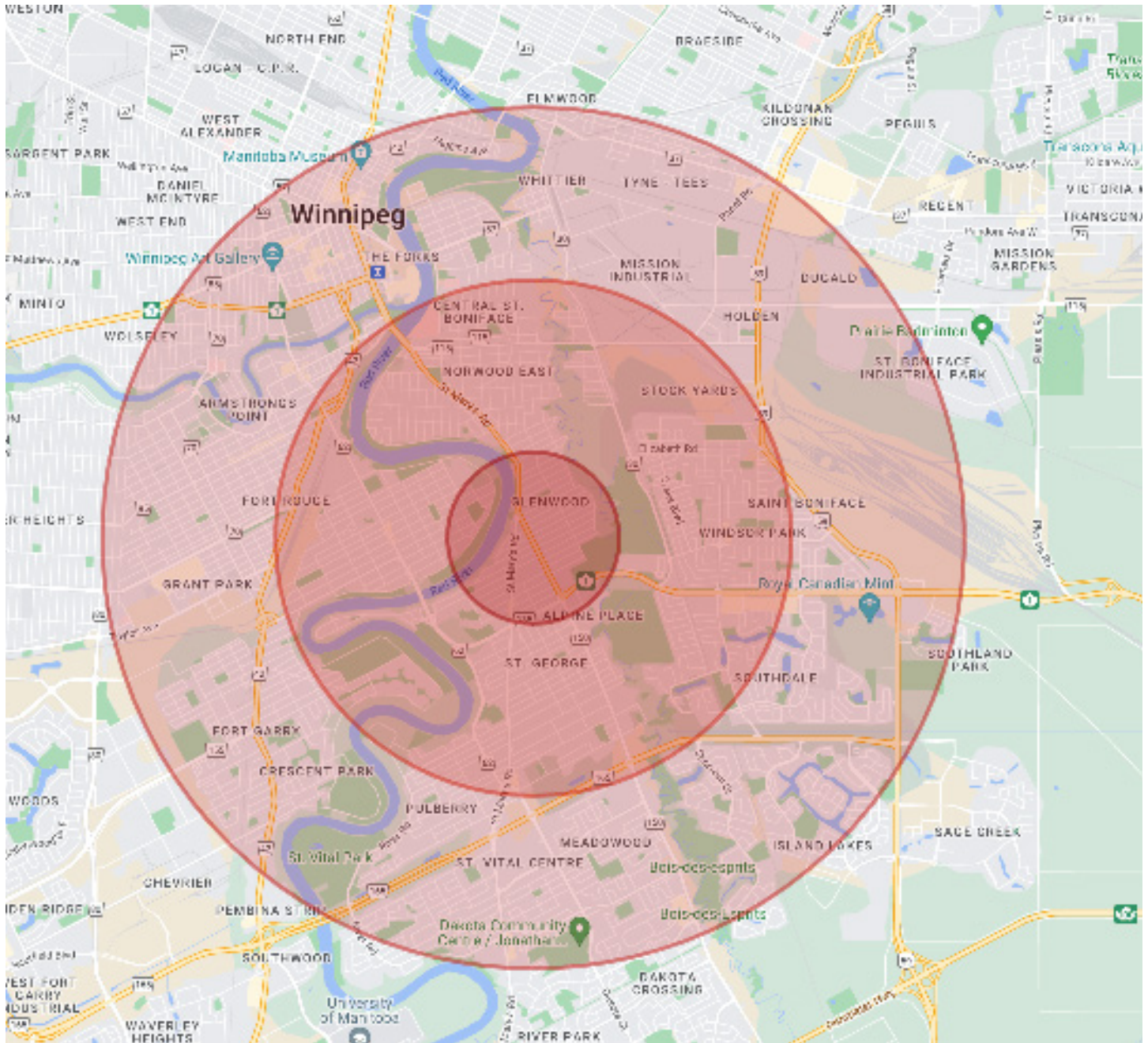
Price Reduction: ~~\$999,900~~ **\$800,000**

Property Taxes: **\$9,723.21 (2022)**

For Sale



79 St Anne's Road



	POPULATION	AVERAGE AGE	AVERAGE HHI	HOUSEHOLD SPENDING	EMPLOYMENT RATE
1KM	7,681	43	\$85,813.18	\$71,672.35	60.57%
3KM	66,311	40	\$86,061.36	\$73,367.59	60.25%
5KM	180,249	41	\$86,726.59	\$73,361.05	60.13%

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

For Sale



79 St Anne's Road



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

**Chris Hourihan
Associate**

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca

Cushman & Wakefield | Stevenson

200 - 55 Donald Street

Winnipeg, Manitoba R3C 1L8

T 204 928 5000

www.cwstevenson.ca

