

**FOR SALE**

# 198-200 Marjorie Street Winnipeg, MB

Mixed-Use Investment or Owner-Occupied Opportunity

**Brett Intrater**

**Senior Vice President**

Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
brett.intrater@cwstevenson.ca

**Shae Halpin**

**Associate**

T 204 560 2536  
C 204 558 6071  
shae.halpin@cwstevenson.ca

**Ryan Munt**

**Senior Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca



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## PROPERTY HIGHLIGHTS

- Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue
- The Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-maintenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possession
- Warehouse space features double-man door access and 20ft clear ceilings
- The 2nd and 3rd floors consist of a turnkey residential unit totalling 1,700 sf with one spacious bedroom, two bathrooms and ability to add two additional bedrooms with minimal adjustments. The unit is to be delivered vacant upon possession, perfect for both owner-occupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental).
- Well appointed and finished improvements with attractive furnishes
- Two stunning 3rd story patios with exceptional 360-degree views
- Private garage off laneway
- Great opportunity for business owners seeking both work and living spaces in the same property
- Zoning: C2 - Community Commercial
- Located less than 50m to nearest Winnipeg Transit bus stop
- Property Taxes: \$ 7,719.33 (2023)

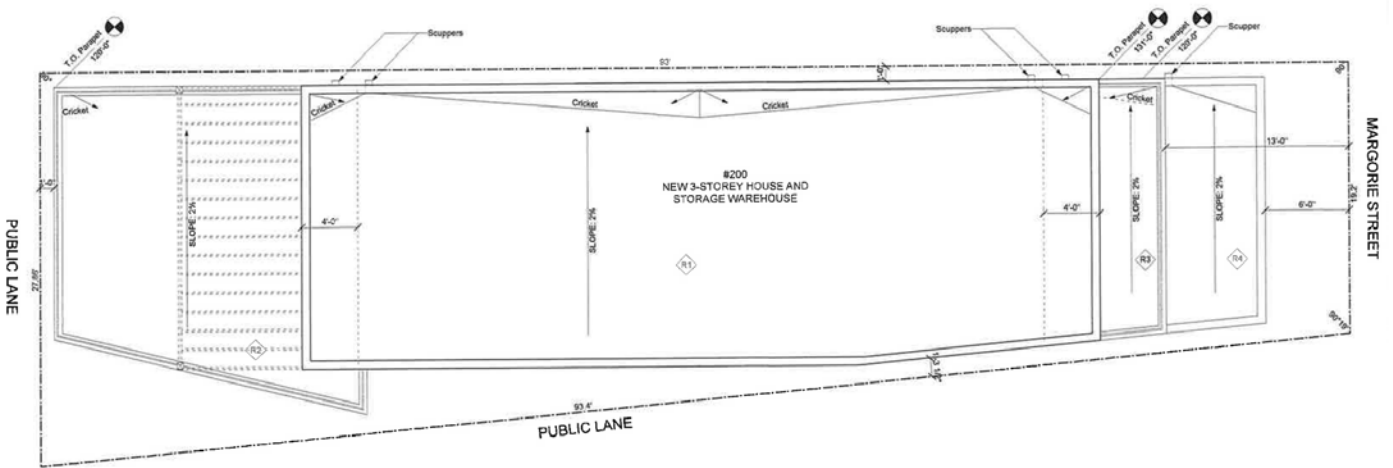
**List Price: \$750,000.00**

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## SITE PLAN

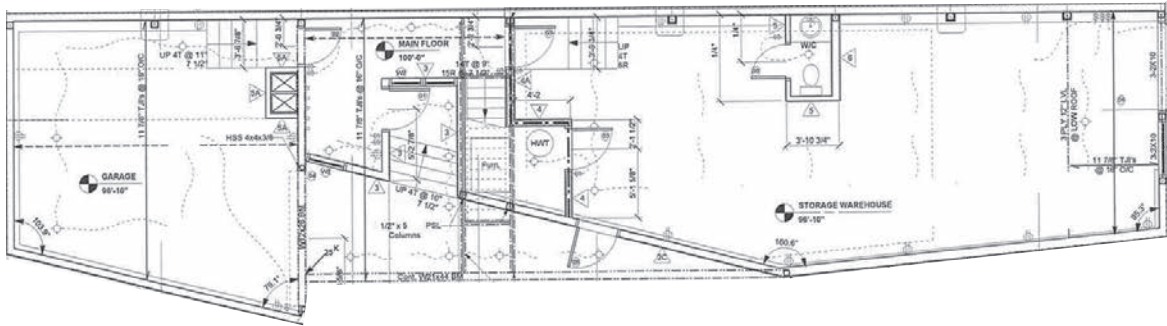


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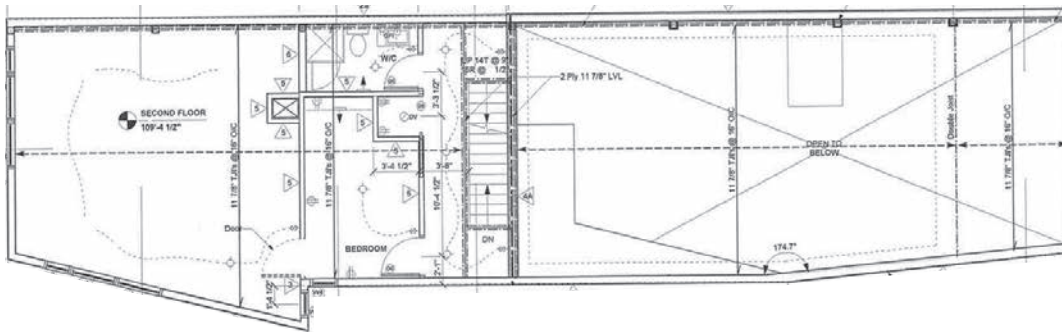
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MAIN FLOOR PLAN



SECOND FLOOR PLAN



\*\*slight modifications made to actual construction\*\*

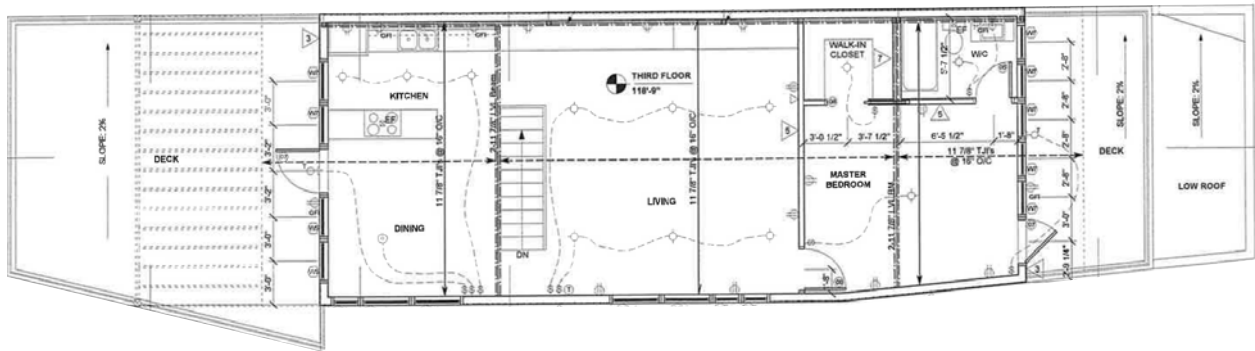


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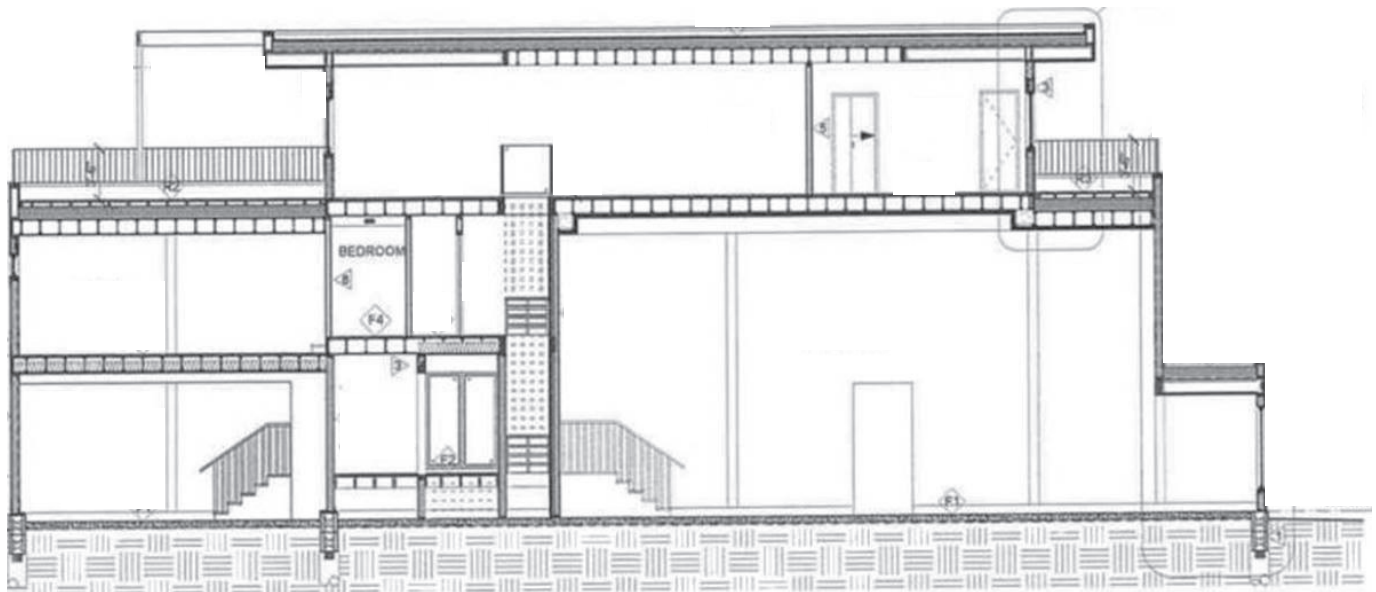
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THIRD FLOOR PLAN



SIDE VIEW PLAN



Winnipeg  
James Armstrong  
Richardson  
International  
Airport



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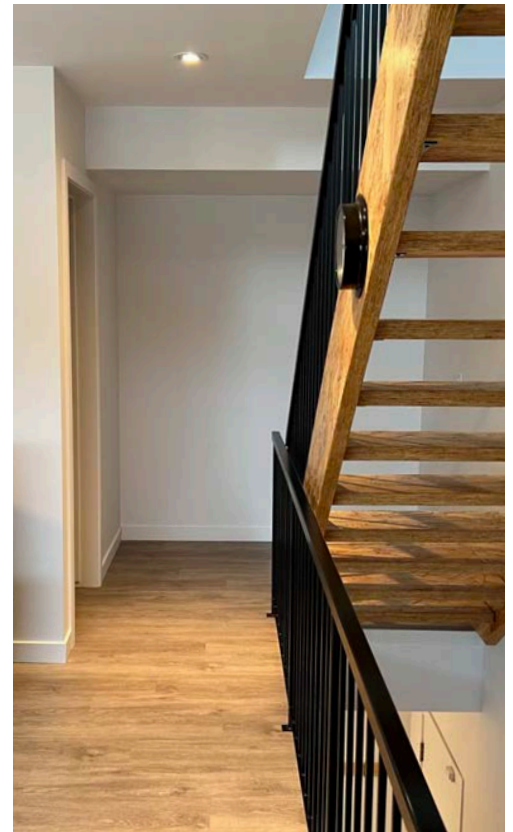
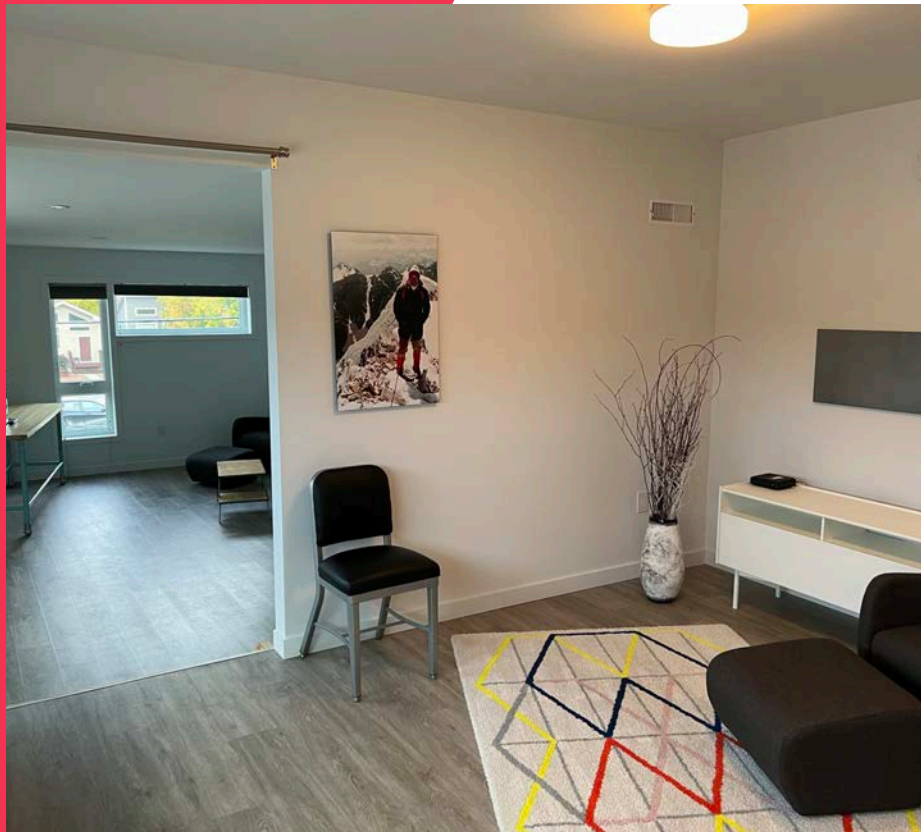
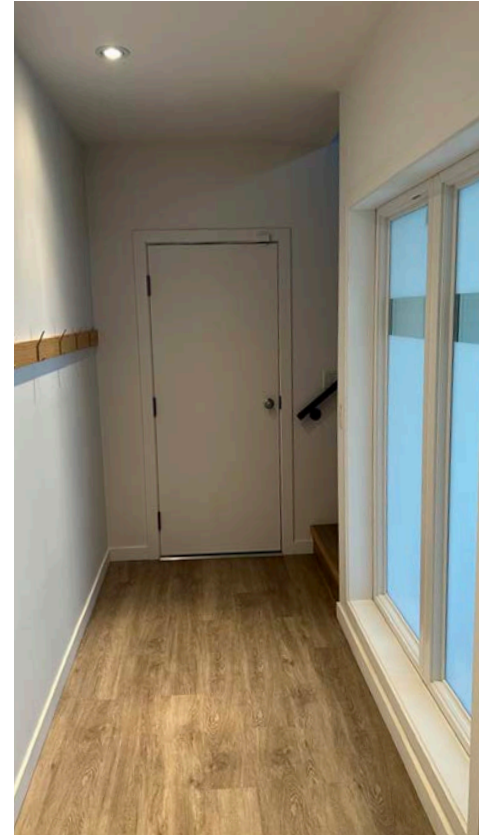
## AERIAL IMAGES



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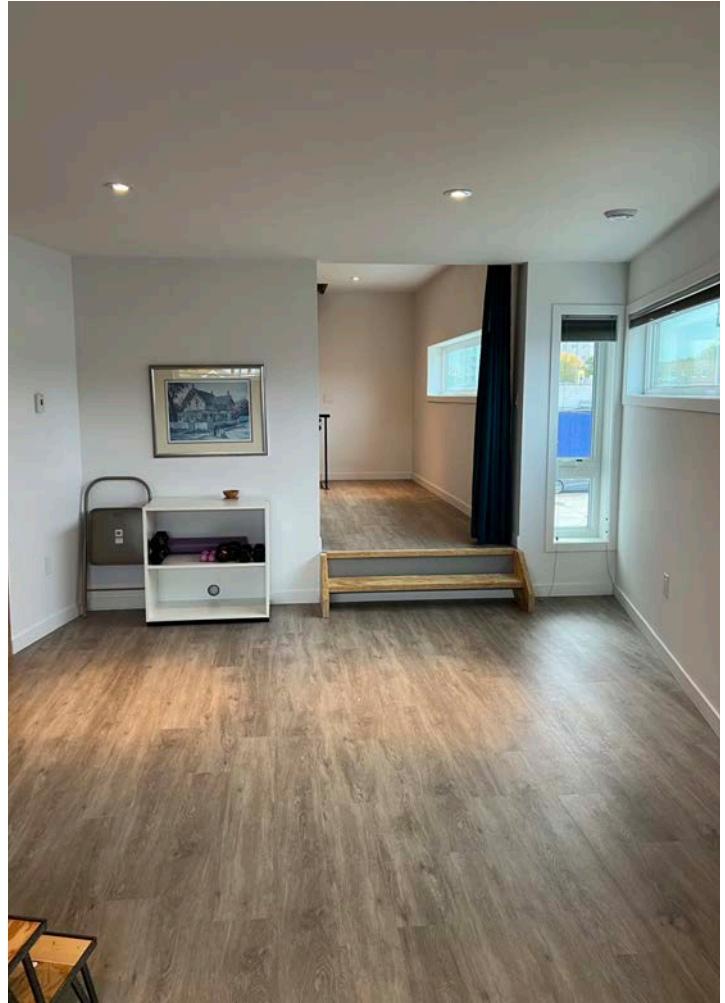
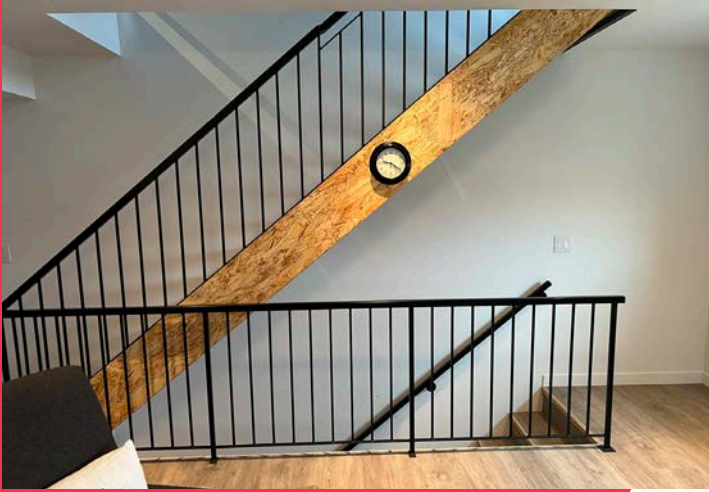


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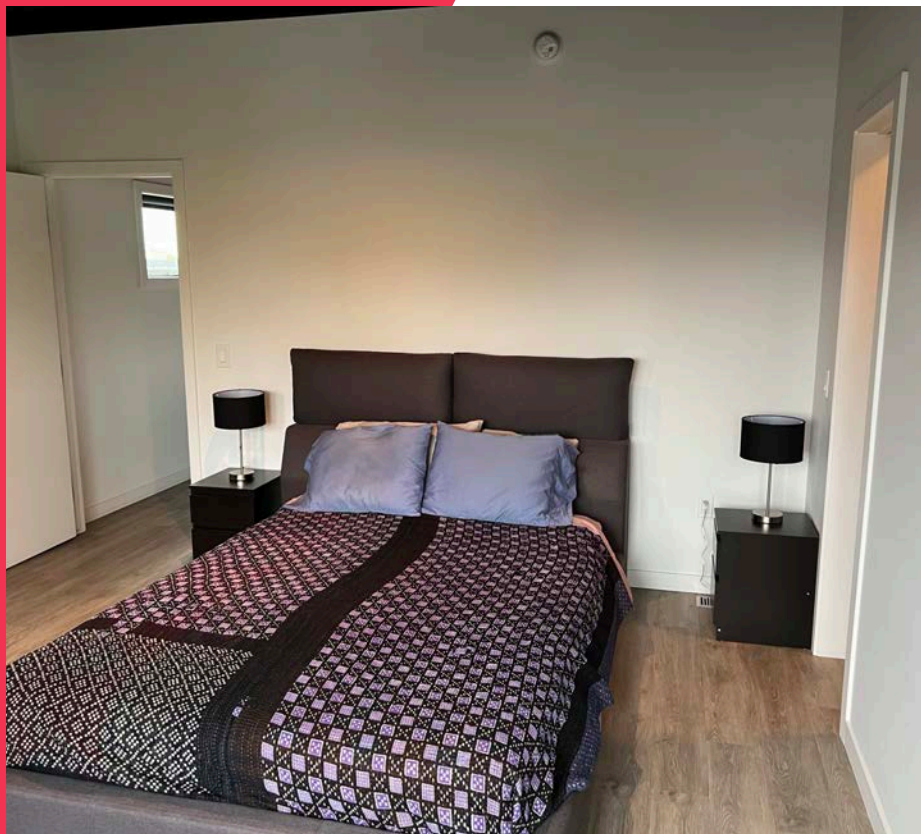
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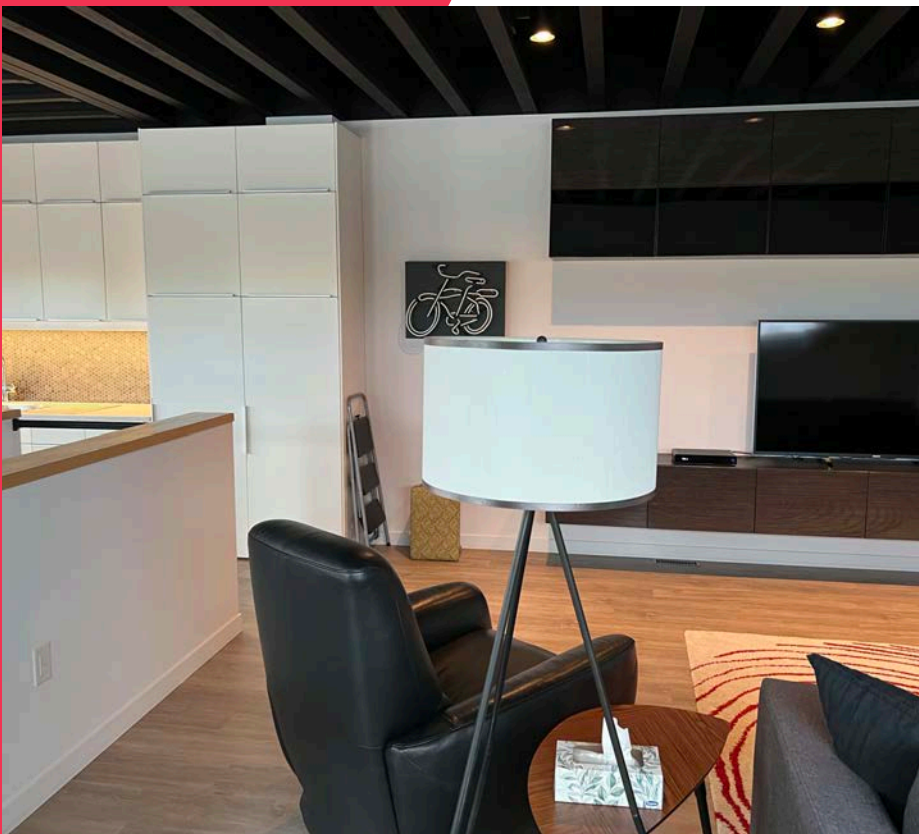
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**Ryan Munt**  
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T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

**Shae Halpin**  
**Associate**

T 204 560 2536  
C 204 558 6071  
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