

# OWNER-USER OPPORTUNITY WITH IN-PLACE INCOME FROM A FULL FLOOR SALE/LEASEBACK

  
**MicroAge®**

Your Trusted Business Technology Partner

1038

TWO-STOREY OFFICE BUILDING FOR SALE  
**1038 PORTAGE AVE**

**Chris Hourihan**  
**Associate Vice President**

Christopher Hourihan Personal Real Estate Corporation

T 204 934 6215

C 204 995 0225

[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)

 **CUSHMAN & WAKEFIELD**  
Winnipeg

 **Stevenson**





## PROPERTY HIGHLIGHTS

(+/-) 6,850 SQ. FT. BUILDING  
\*(+/-) 3,425 SQ. FT. PER FLOOR\*

- Amazing exposure and building signage opportunities along Portage Avenue
- Full floor sale/leaseback opportunity, allowing a purchaser to have stable in-place income, or flexibility with vacant possession of the entire building
- Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node
- Second floor office space includes new flooring, new ceiling and LED lights
- Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy
- Additional monthly income from billboard signage

**SALE PRICE**  
\$1,100,000

**PROPERTY TAXES**  
\$22,682.58 (2024 NET)



**Excellent visibility  
in a high-traffic  
location**



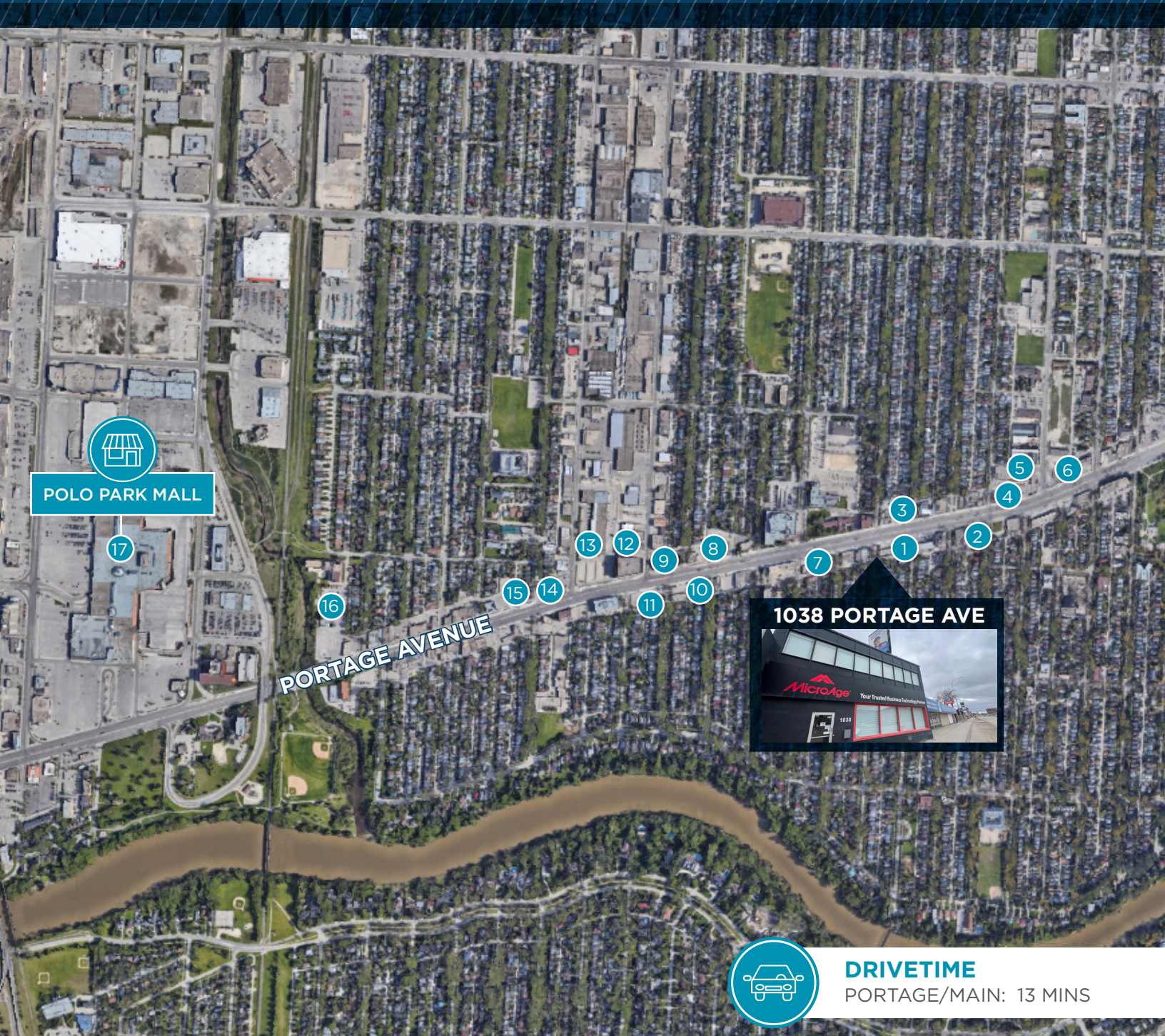
**Stand-out frontage  
located on  
Portage Ave**



**Surrounding area  
features numerous  
retail amenities**







## LOCAL AMENITIES

1	DOMINO'S PIZZA
2	DE LUCA'S
3	DAIRY QUEEN
4	LIQUOR MART
5	SHOPPERS DRUG MART
6	FOODFARE
7	CHANTAL'S BRIDAL
8	FLINT & EMBERS DSP
9	BELGAIN ALLIANCE CREDIT UNION
10	TIM HORTONS
11	7-ELEVEN
12	A-MUSE N GAMES

13	FLEA WHISKEY'S
14	MCDONALD'S
15	KFC
16	RAE & JERRYS STEAK HOUSE
17	POLO PARK

## DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	13,296	109,333	205,603
MEDIAN AGE	38	40	40
AVG HOUSEHOLD INCOME	\$99,258	\$82,972	\$85,715
TOTAL HOUSEHOLDS	5,704	51,656	92,808

## SCORES

WALK	88
TRANSIT	60
BIKE	81

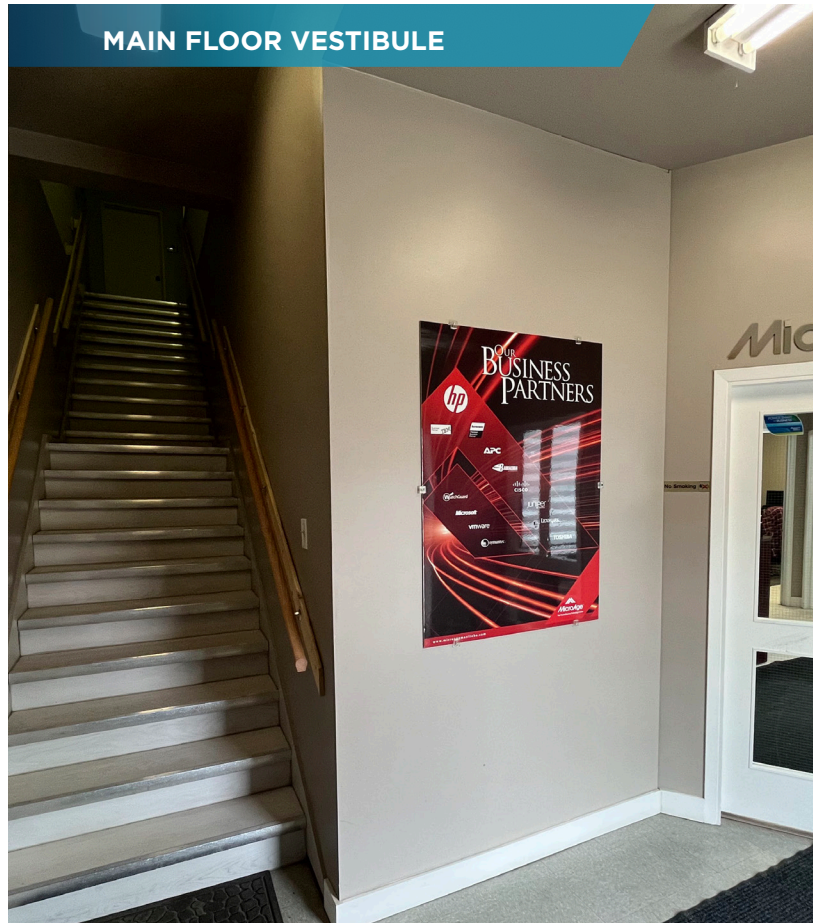


# IMAGES

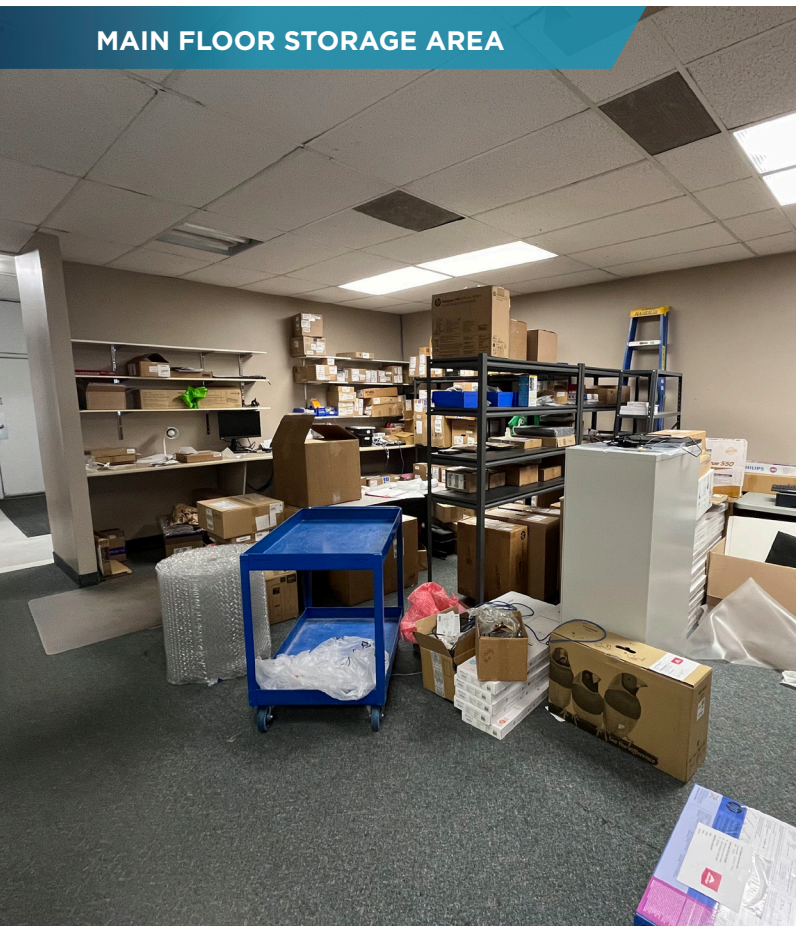
MAIN FLOOR OFFICES



MAIN FLOOR VESTIBULE



MAIN FLOOR STORAGE AREA



SECOND FLOOR OPEN OFFICE AREA



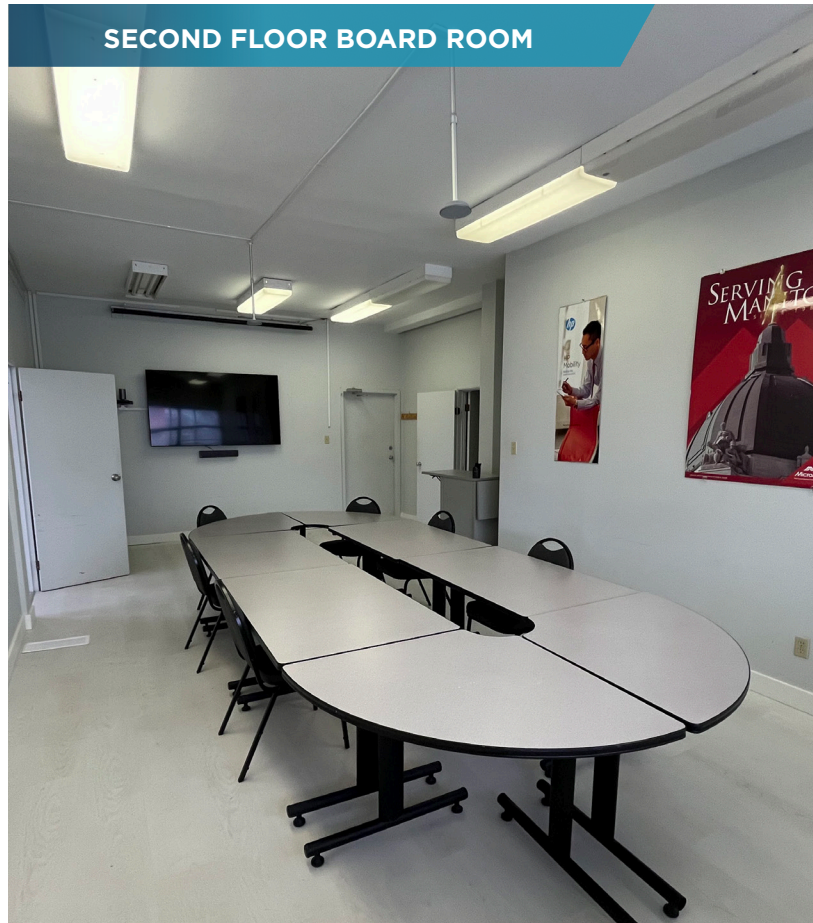


# IMAGES

SECOND FLOOR PRIVATE OFFICE



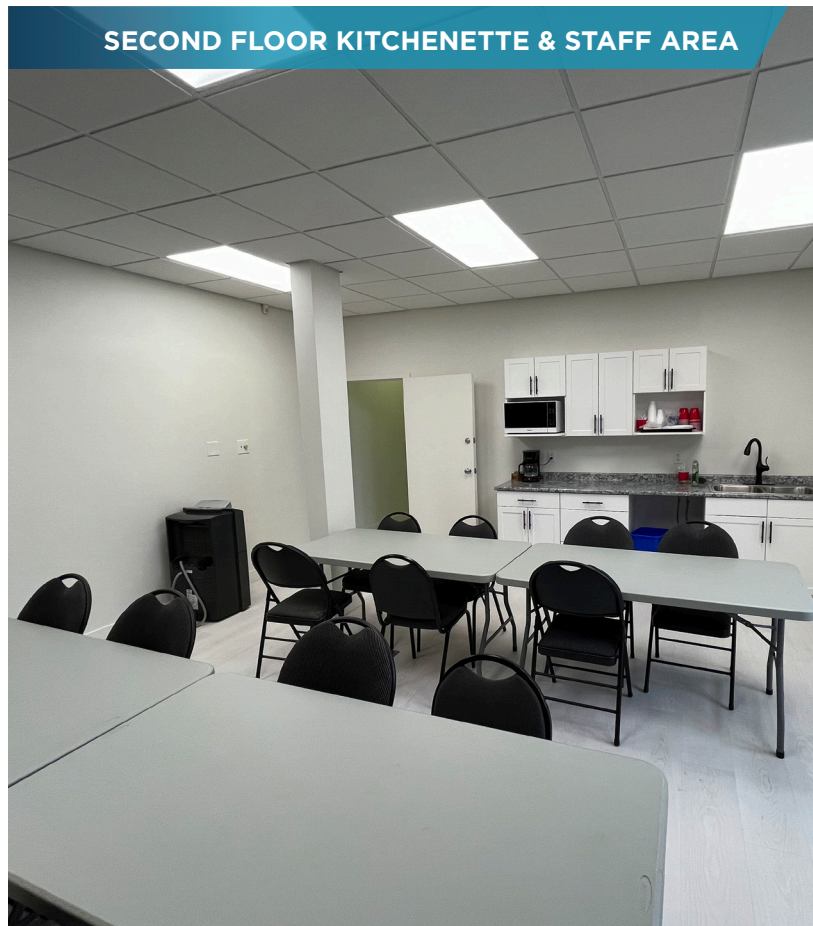
SECOND FLOOR BOARD ROOM



SECOND FLOOR PRIVATE OFFICE



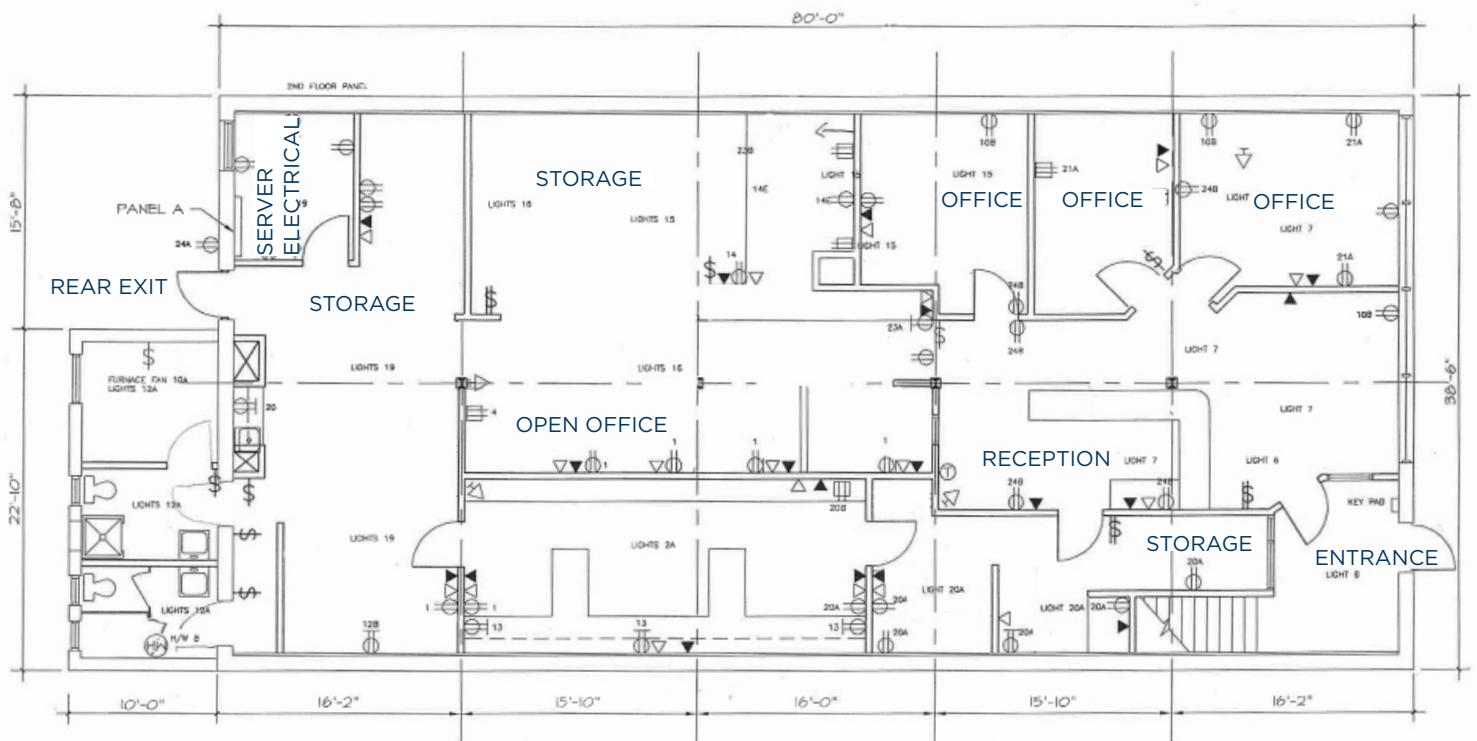
SECOND FLOOR KITCHENETTE & STAFF AREA





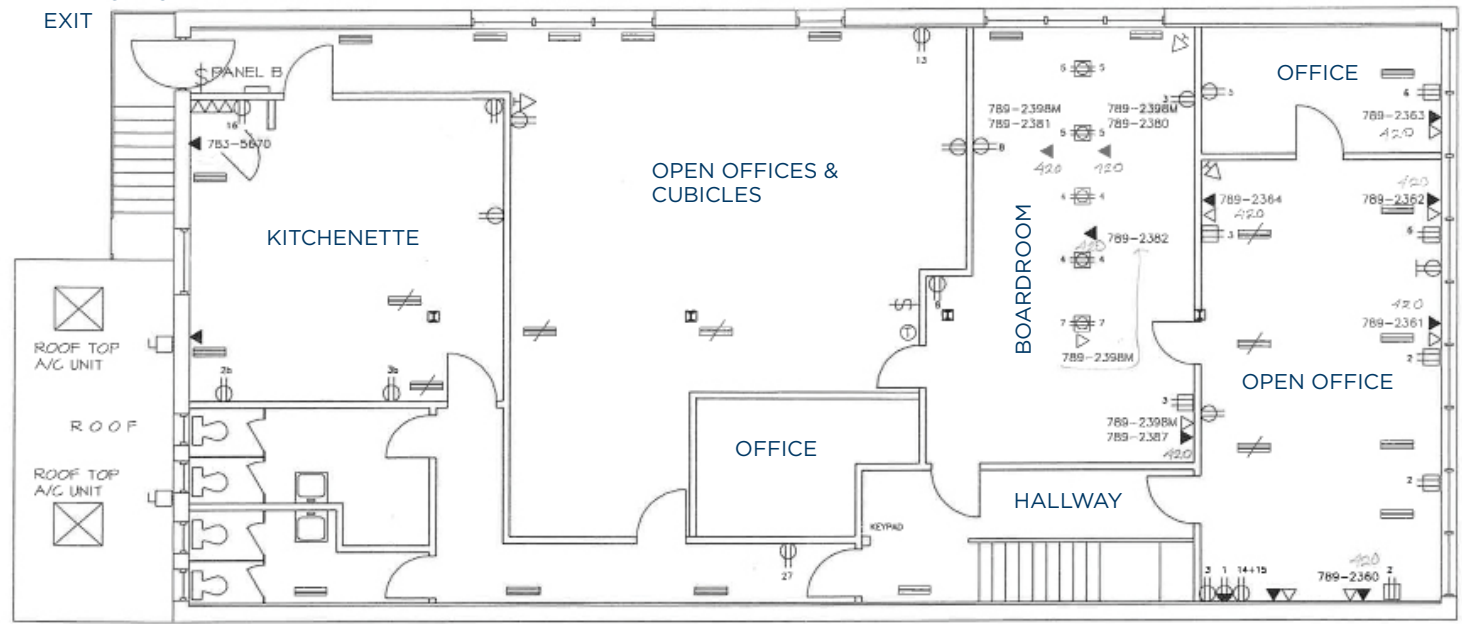
# FLOOR PLANS

## MAIN FLOOR



## SECOND FLOOR

EMERGENCY  
EXIT







**MicroAge®**

**Your Trusted Business Technology Partner**

**CONTACT**

**Chris Hourihan**  
**Associate Vice President**

Christopher Hourihan Personal Real Estate Corporation

T 204 934 6215

C 204 995 0225

[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)

**1038**



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 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.