

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


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1038

TWO-STOREY OFFICE BUILDING FOR SALE
1038 PORTAGE AVE

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 **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

\$1,250,000.00

PROPERTY TAXES

\$22,682.58 (2024 NET)



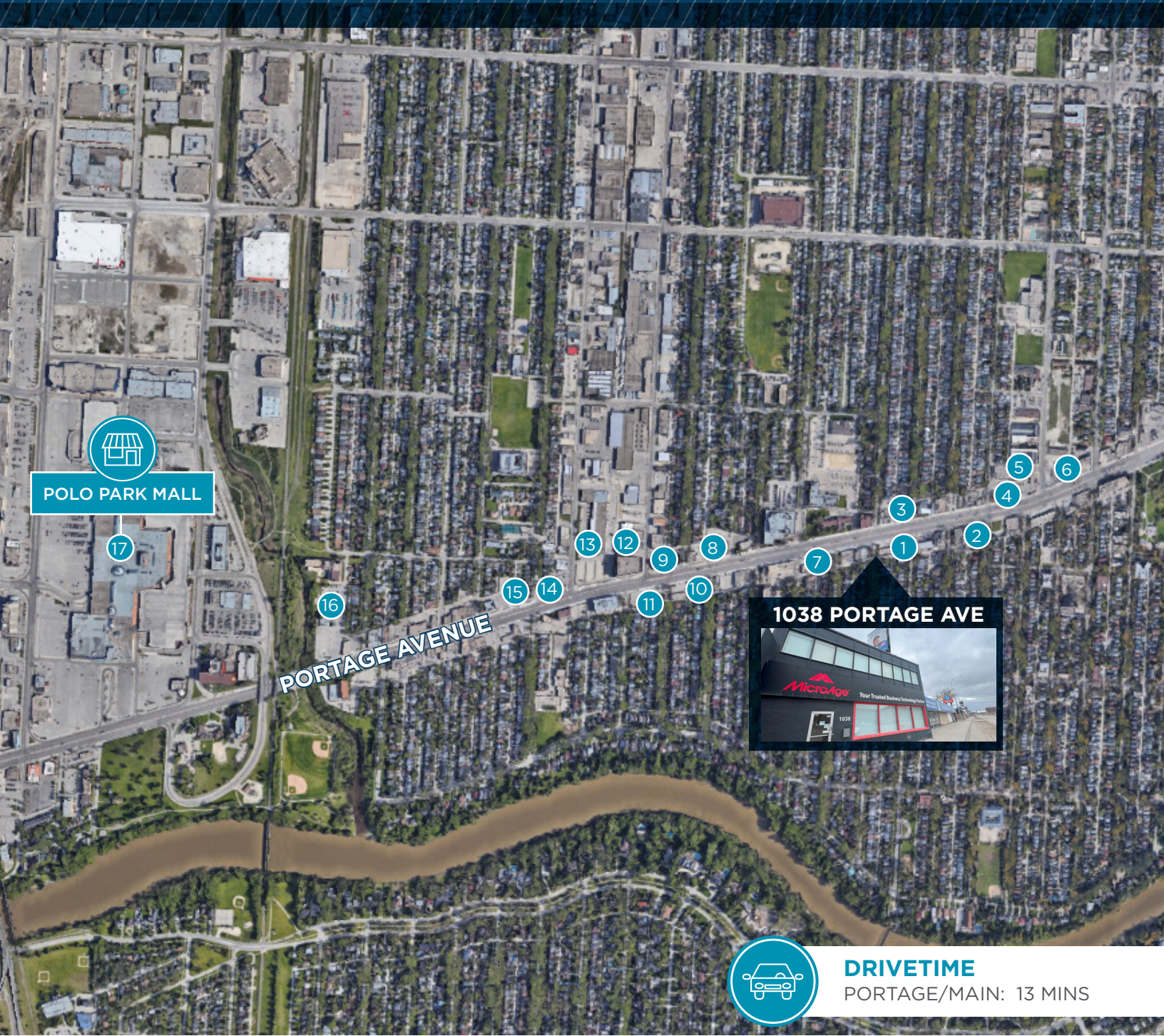
**Excellent visibility
in a high-traffic
location**



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



**Surrounding area
features numerous
retail amenities**




POLO PARK MALL




DRIVETIME
 PORTAGE/MAIN: 13 MINS

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

SCORES

WALK	88
TRANSIT	60
BIKE	81

DEMOGRAPHICS

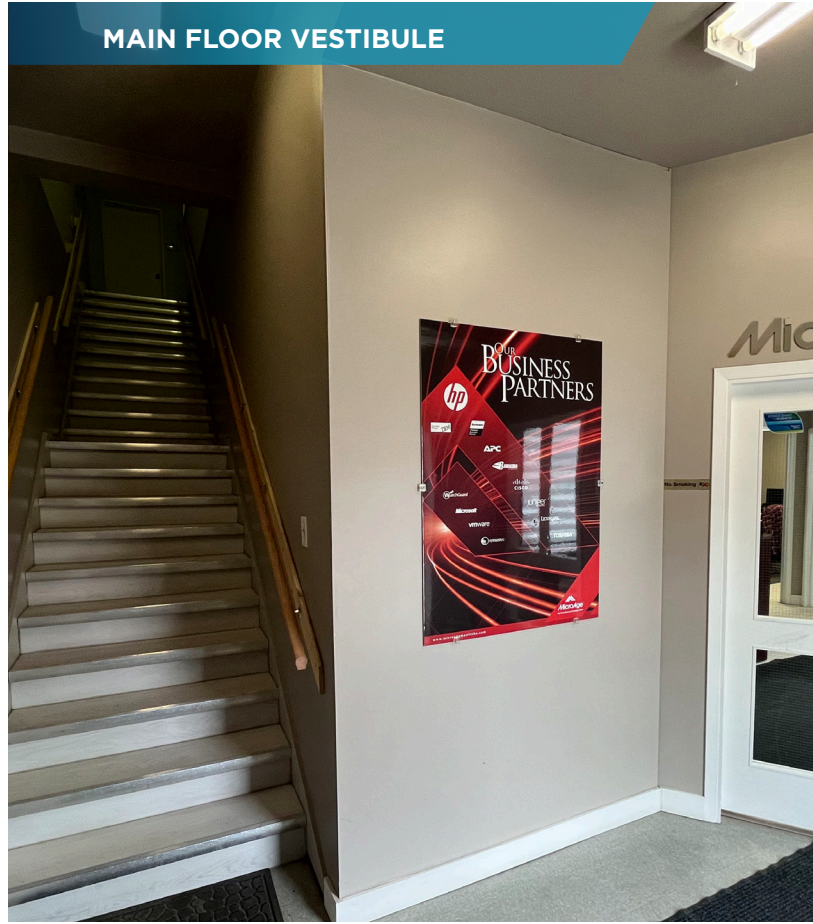
AREA IN KM	1	3	5
TOTAL POPULATION	13,296	109,333	205,603
MEDIAN AGE	38	40	40
AVG HOUSEHOLD INCOME	\$99,258	\$82,972	\$85,715
TOTAL HOUSEHOLDS	5,704	51,656	92,808

IMAGES

MAIN FLOOR OFFICES



MAIN FLOOR VESTIBULE



MAIN FLOOR STORAGE AREA



SECOND FLOOR OPEN OFFICE AREA

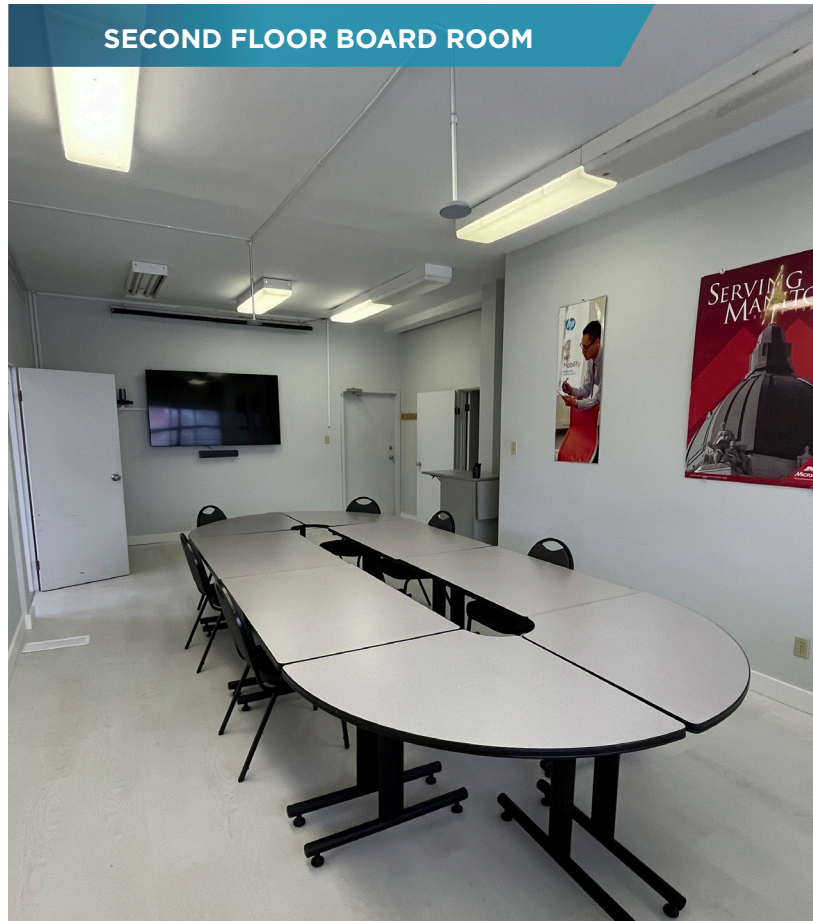


IMAGES

SECOND FLOOR PRIVATE OFFICE



SECOND FLOOR BOARD ROOM



SECOND FLOOR PRIVATE OFFICE

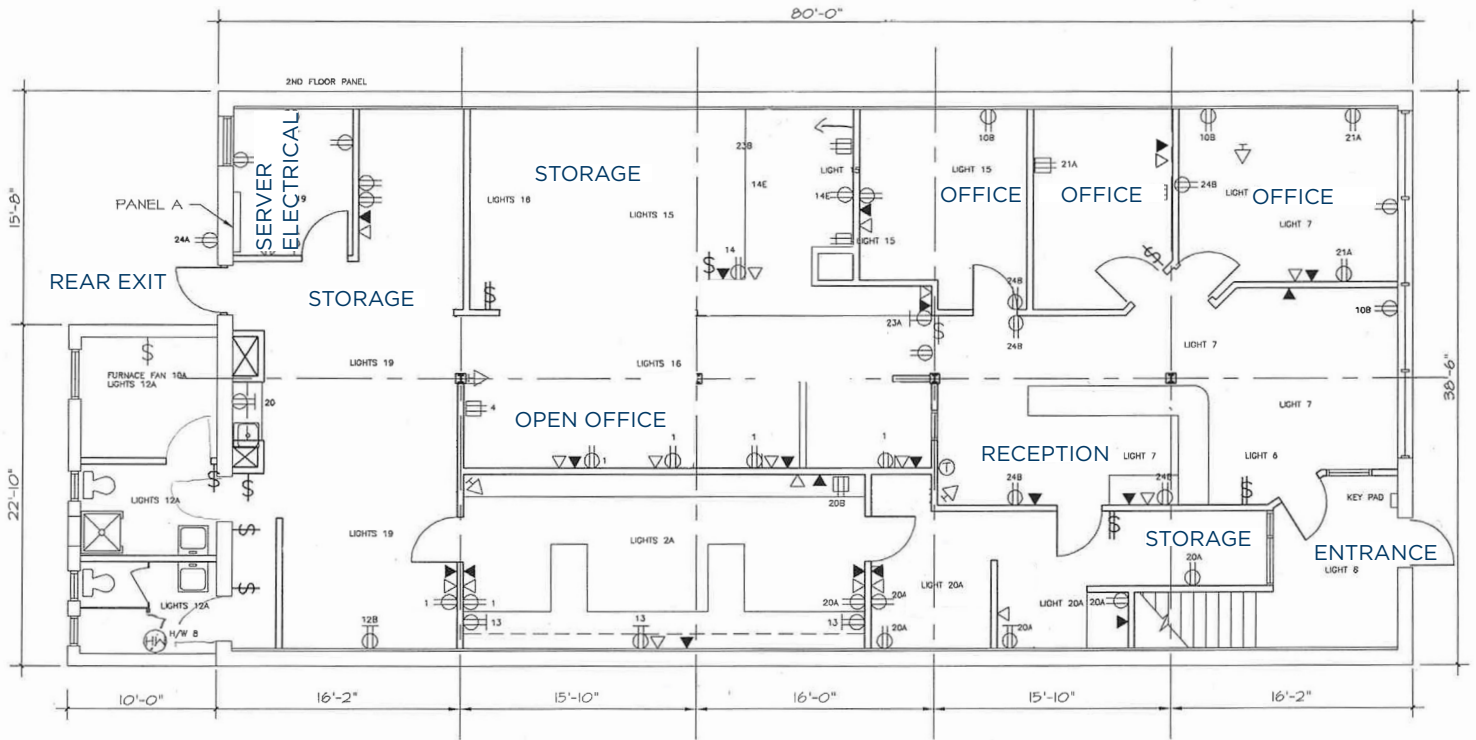


SECOND FLOOR KITCHENETTE & STAFF AREA

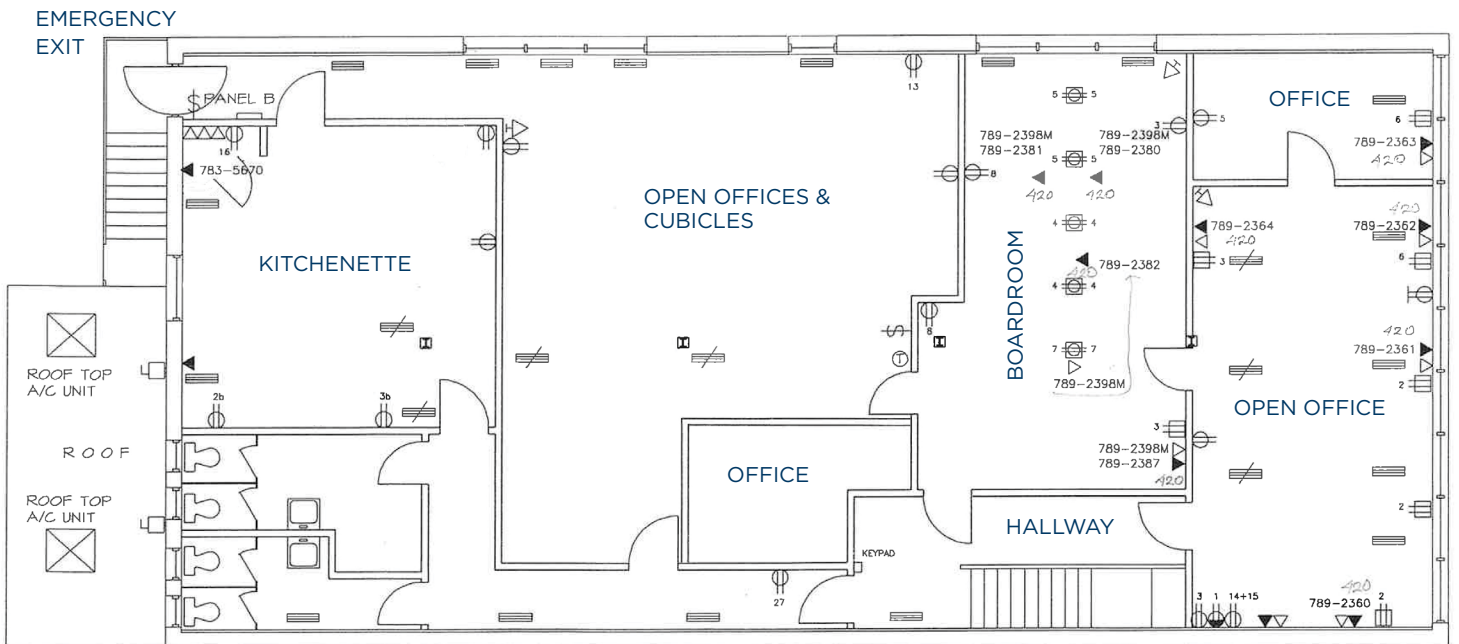


FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





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