

FULLY RESTORED BOUTIQUE 3-STOREY COMMERCIAL MIXED USE BUILDING

FOR SALE
164 LANGSIDE STREET

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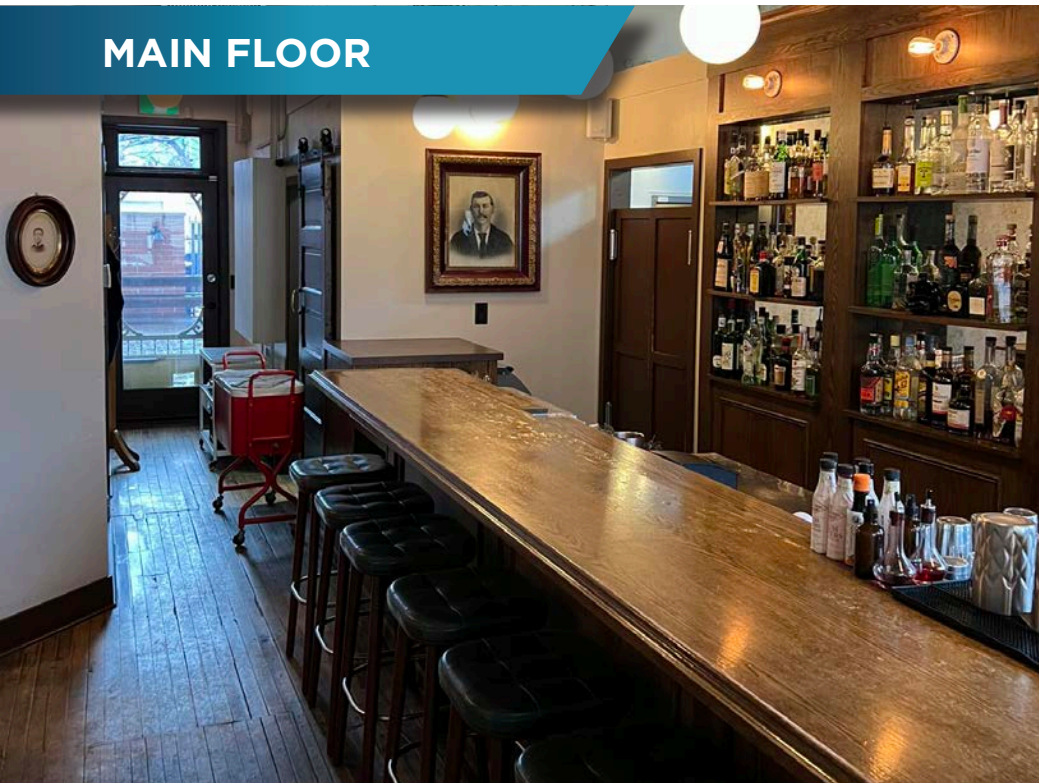
PROPERTY HIGHLIGHTS

- Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patios
- Nestled in the heart of West Broadway on the corner of Langside Street and Sara Avenue
- Main floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name "Langside Grocery"
- 2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery
- 3rd floor features a one bedroom + den residential suite configuration with one bathroom
- Significant renovations completed over the past 10 years
- 4 parking stalls at the rear of the property
- (+/-) 3,021 SF available
- Property taxes: \$8,584.44

SALE PRICE REDUCTION:
~~\$1,200,000~~ \$999,999.00



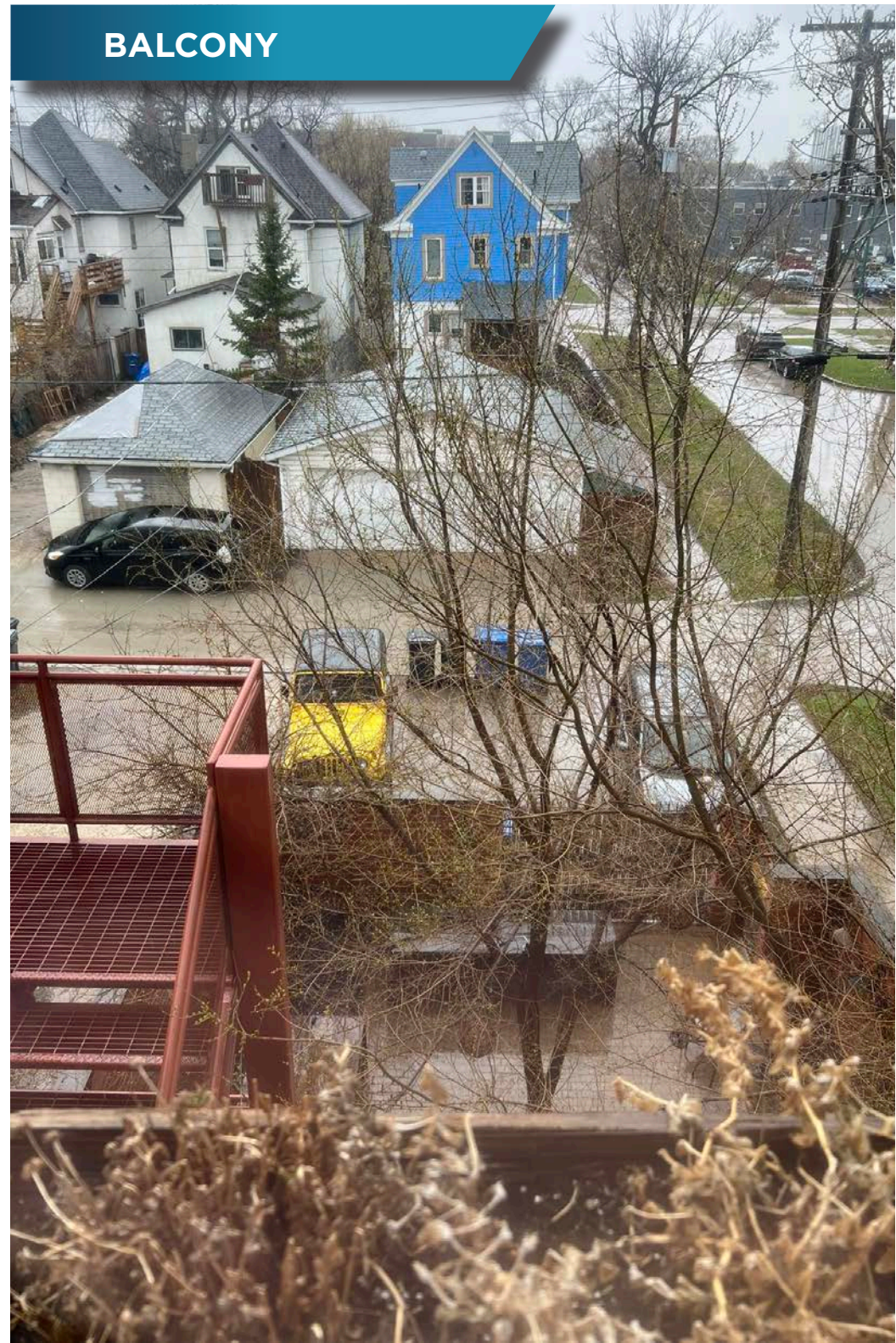
MAIN FLOOR



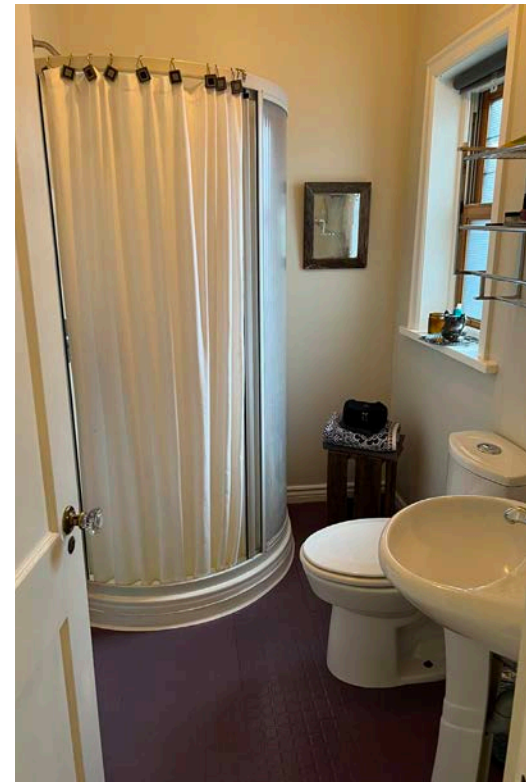
2ND FLOOR



BALCONY



3RD FLOOR



DEMOGRAPHICS



TOTAL HOUSEHOLDS

1 KM • 11,121
3KM • 55,648
5KM • 99,654



TOTAL POPULATION

1 KM • 20,180
3KM • 116,238
5KM • 221,494



MEDIAN AGE

1 KM • 40
3KM • 40
5KM • 40



AVG. HOUSEHOLD INCOME

1 KM • \$66,472
3KM • \$79,509
5KM • \$83,604



164 LANGSIDE ST

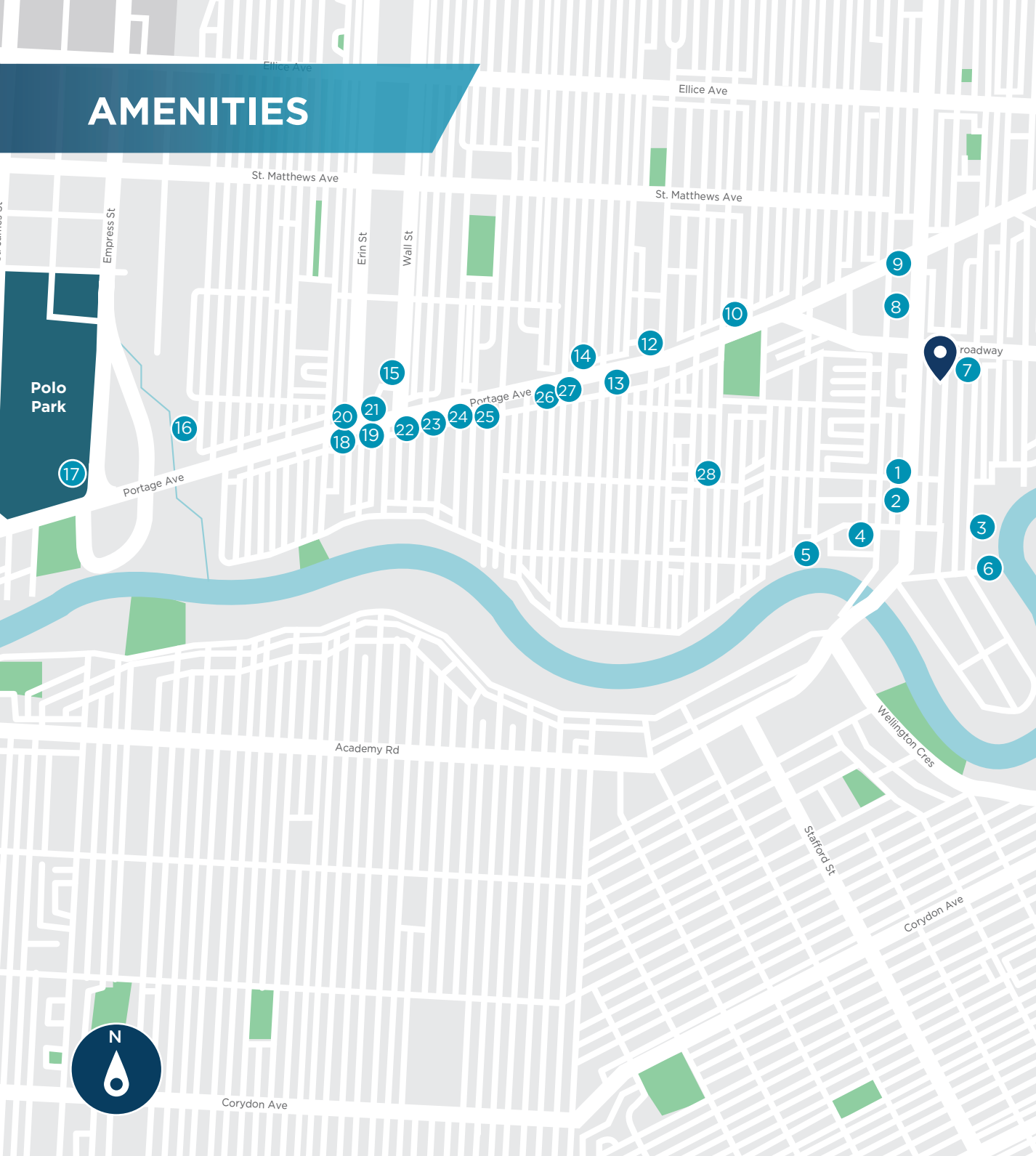
FURBY ST

LANGSIDE ST

YOUNG ST



AMENITIES



LOCAL AMENITIES

- | | |
|----|---------------------------------|
| 1 | SUBWAY |
| 2 | THOM BARGEN COFFEE ROASTERS |
| 3 | BALMORAL HALL SCHOOL |
| 4 | MULVEY SCHOOL |
| 5 | WOLSELEY RIVER PLAZA |
| 6 | THE COLUMNS BED & BREAKFAST |
| 7 | BROADWAY DENTAL CENTRE |
| 8 | TIM HORTONS |
| 9 | MCDONALD'S |
| 10 | ESSO |
| 11 | CLEOCATRA CAFÉ - CAT CAFE |
| 12 | LIQUOR MART |
| 13 | DE LUCA'S |
| 14 | DAIRY QUEEN |
| 15 | A MUSE N GAMES |
| 16 | RAY & JERRY'S STEAK HOUSE |
| 17 | EARLS KITCHEN & BAR |
| 18 | PETRO CANADA |
| 19 | ACCESS CREDIT UNION |
| 20 | KFC |
| 21 | MCDONALD'S |
| 22 | 7-ELEVEN |
| 23 | TIM HORTONS |
| 24 | SUBWAY |
| 25 | LUCKY KOI EXPRESS |
| 26 | PORTAGE DELI & MEATS |
| 27 | DOMINO'S PIZZA |
| 28 | TALL GRASS PRAIRE BREAD COMPANY |



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