

FOR SALE

323 PORTAGE AVENUE



 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**

PROPERTY HIGHLIGHTS

- 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale
- Unique Investor or Owner/Occupier Opportunity
- Great potential for conversion to self storage or other alternative uses
- Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg
- (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement
- Zoning: M - Multiple Use

PROPERTY DETAILS

Address	3-Storey Office/Retail/Mixed-Use Commercial Building
Legal Description	LOTS 420 AND 421 BLOCK 3 PLAN 129 WLTO (W DIV) IN RL 1 PARISH OF ST JOHN
Civic Address	323 Portage Avenue
Year Built	1955
Total Rentable Area (sq. ft.)	(+/-) 38,640 Sq. ft. plus (+/-) 11,180 Sq. Ft. Basement
Typical Floor Plate	(+/-) 10,586 Sq. ft.
Occupancy	Vacant
Zoning	M - Multiple Use
Number of Storeys	3
Site Area	11,362 Sq. Ft.
Property Taxes (2023)	\$72,313.50

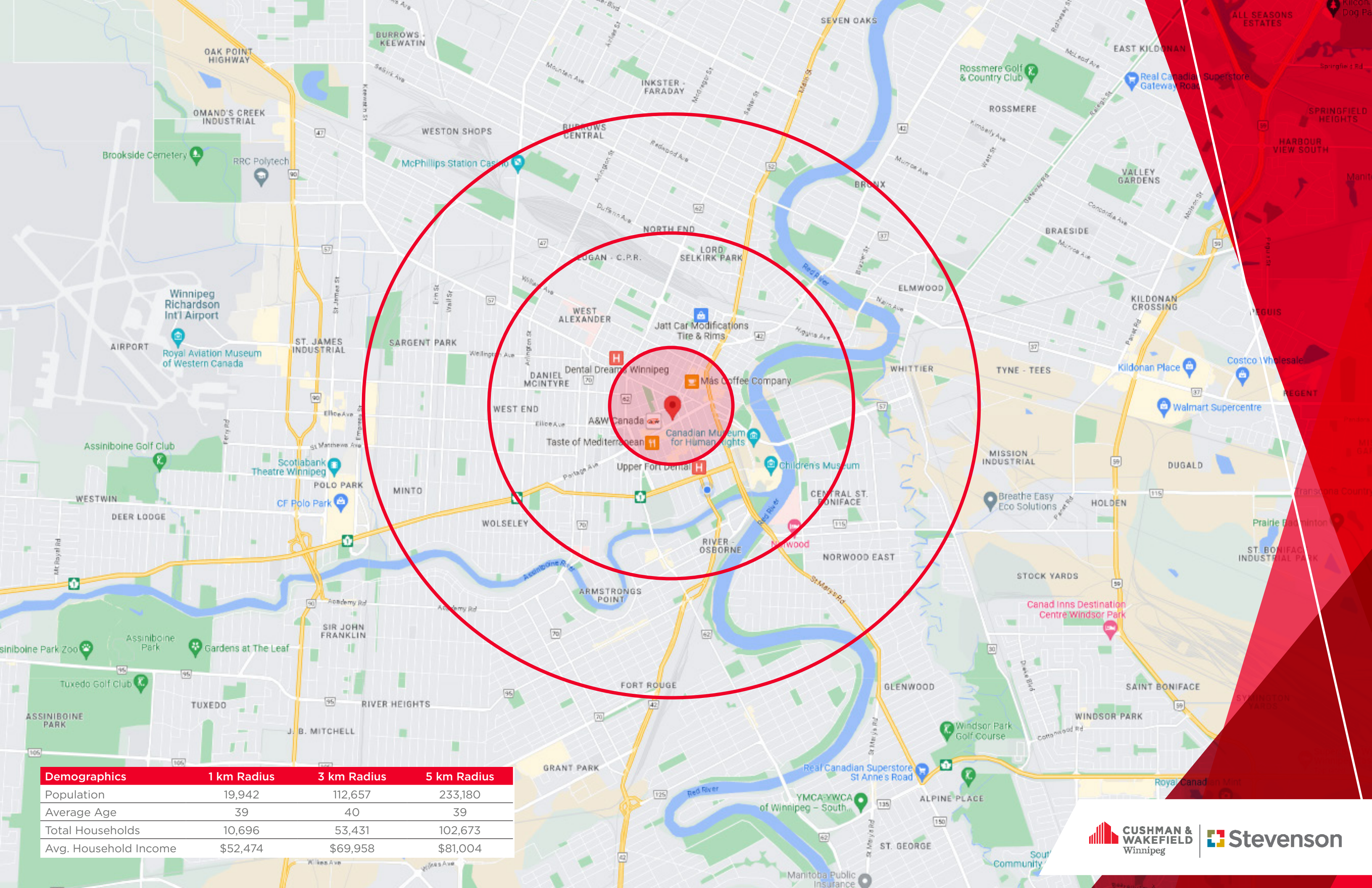
List Price: \$2,650,000





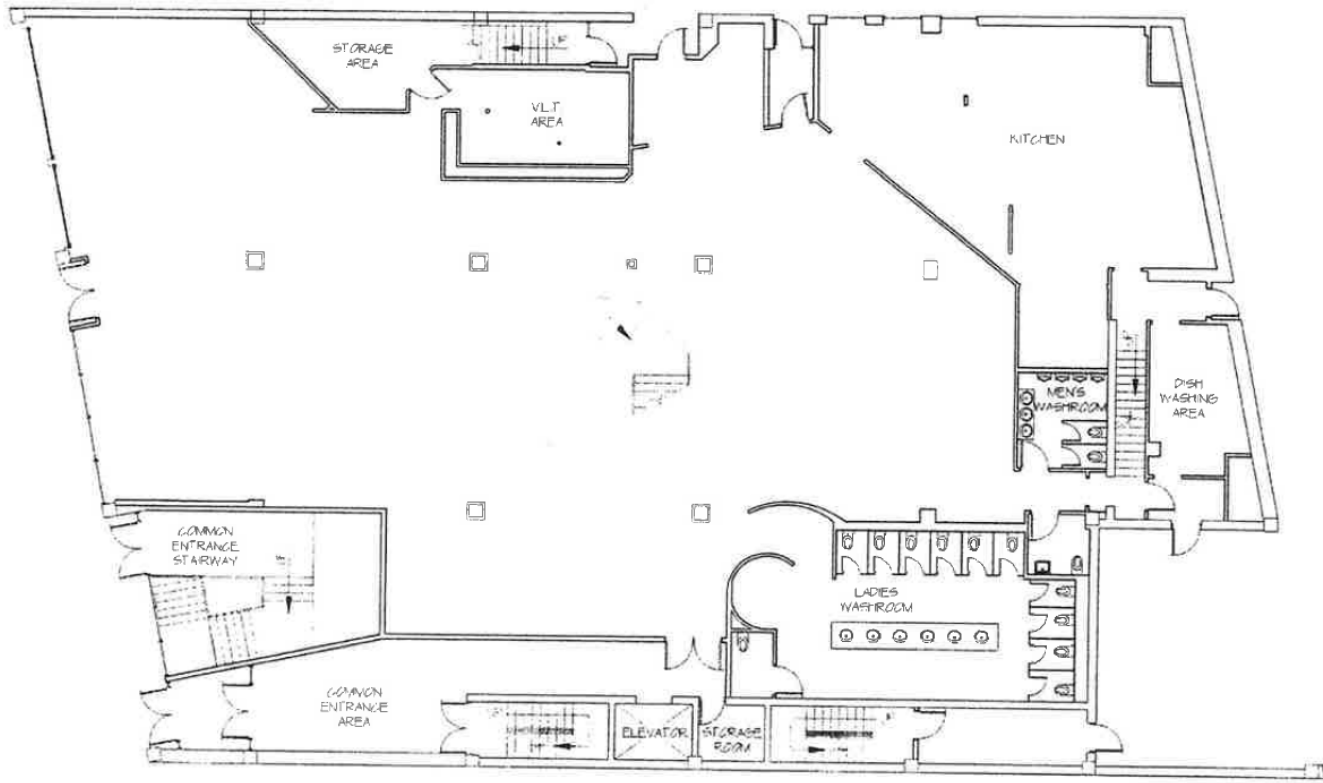
WALK SCORE
100
TRANSIT SCORE
88
BIKE SCORE
90



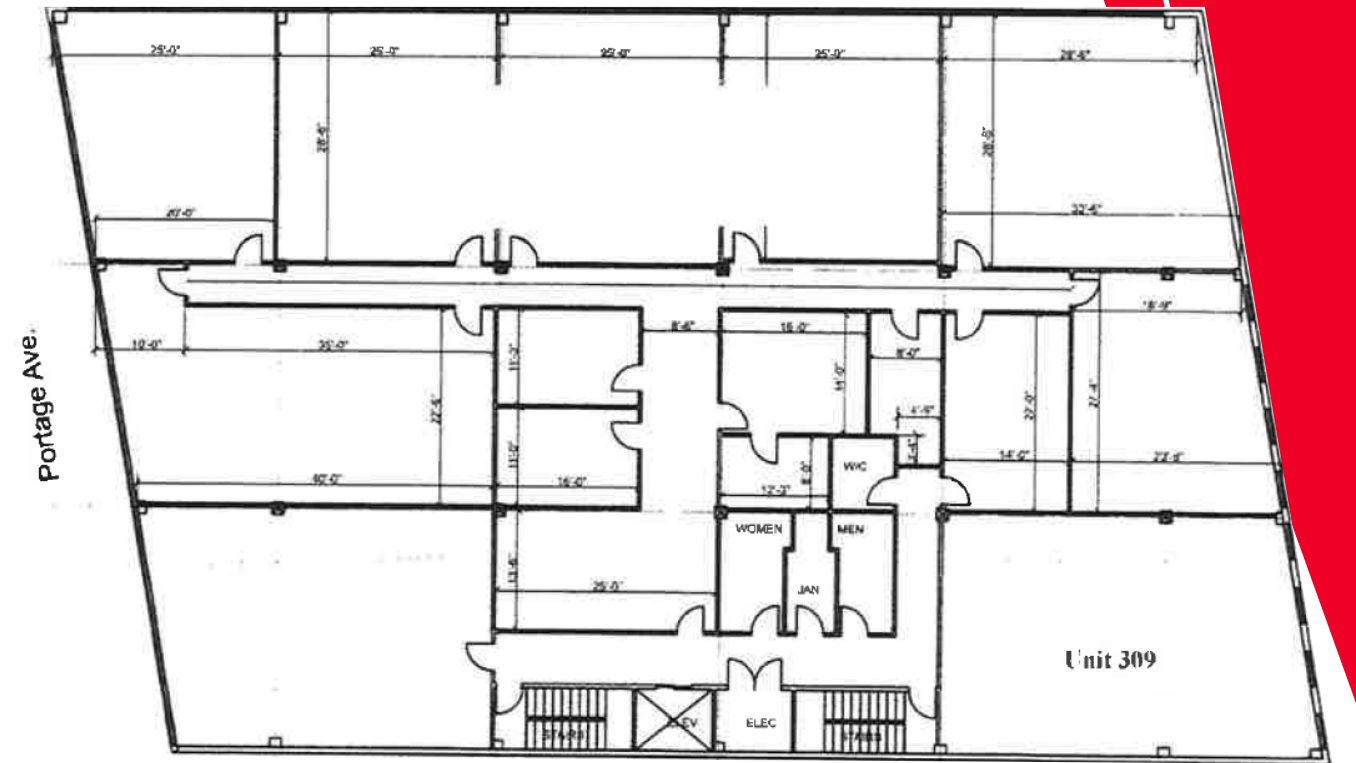


Demographics	1 km Radius	3 km Radius	5 km Radius
Population	19,942	112,657	233,180
Average Age	39	40	39
Total Households	10,696	53,431	102,673
Avg. Household Income	\$52,474	\$69,958	\$81,004

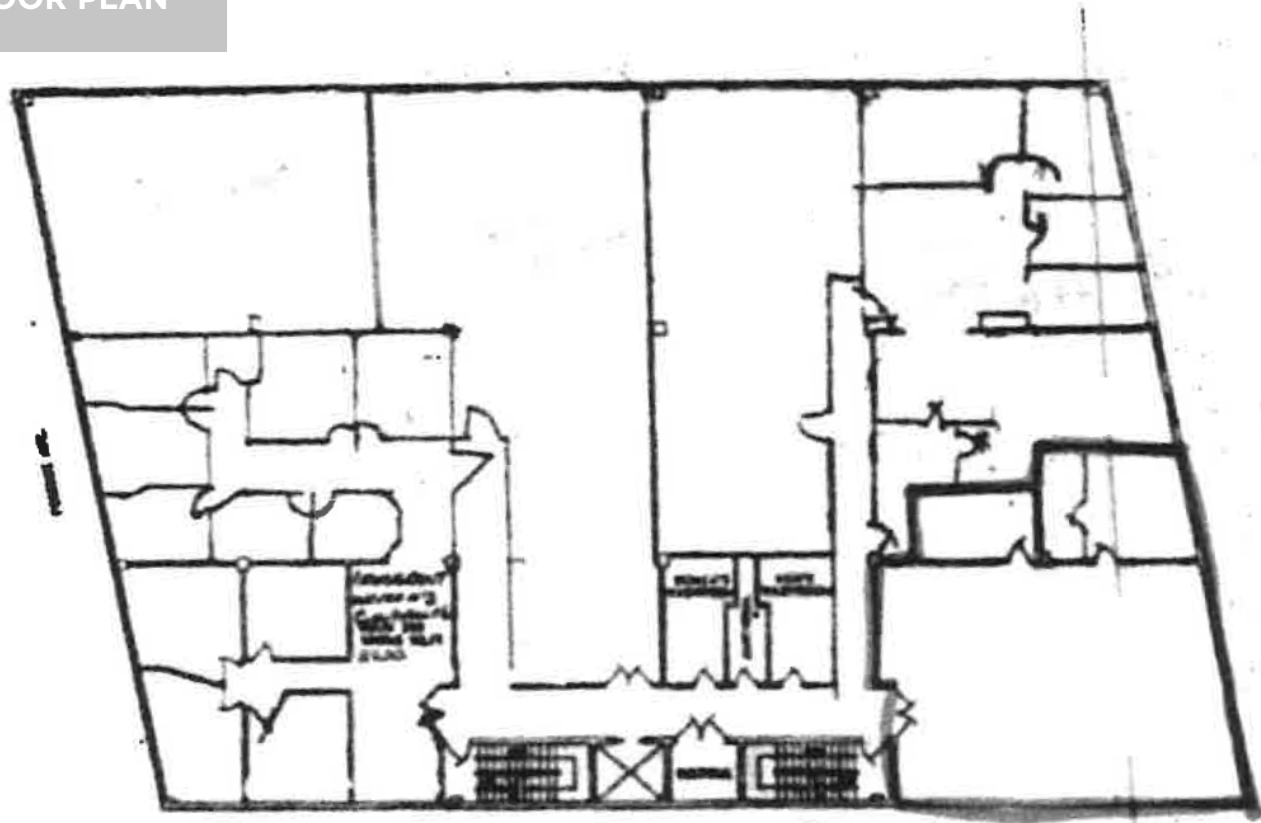
MAIN FLOOR PLAN



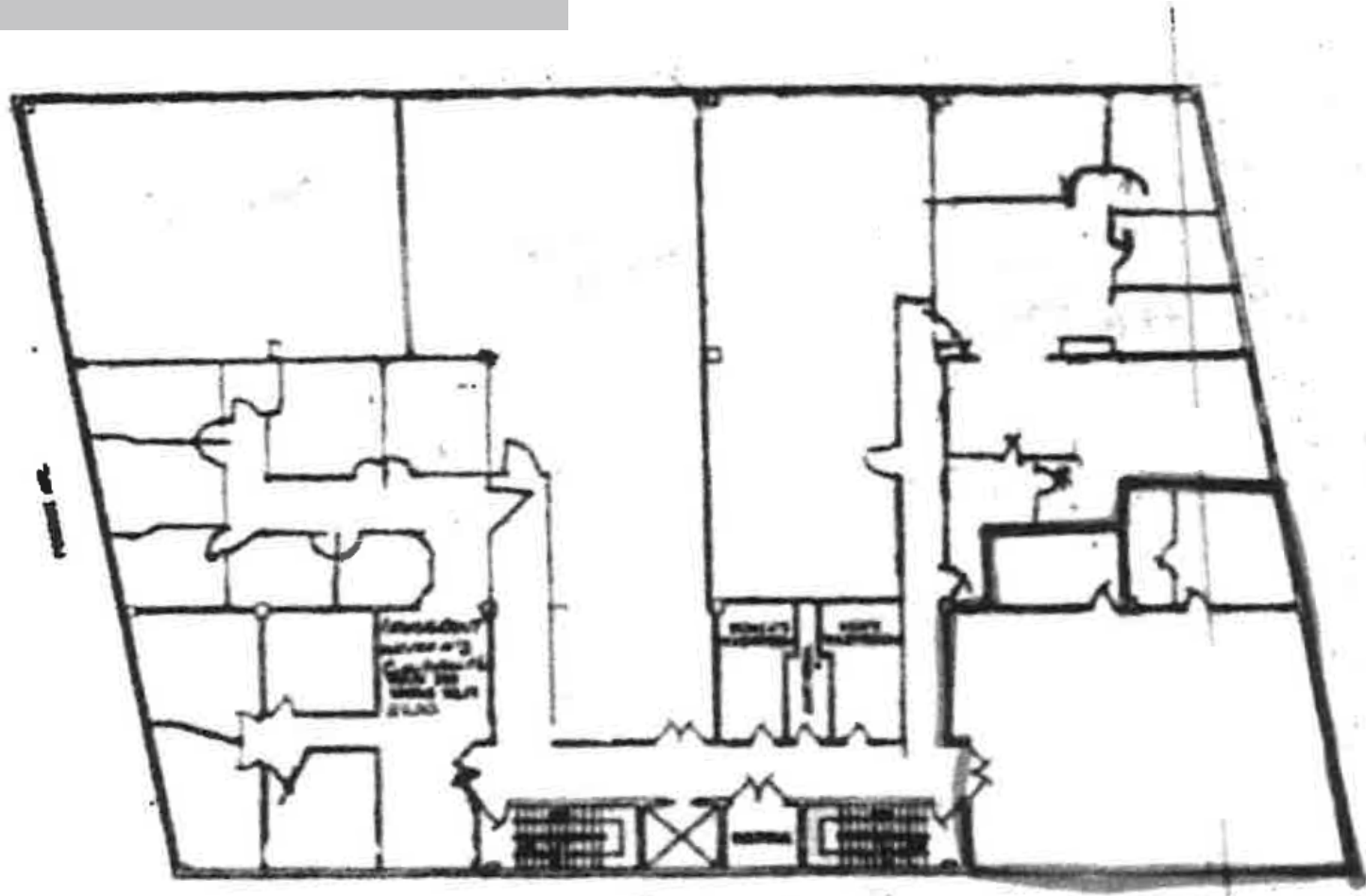
THIRD FLOOR PLAN



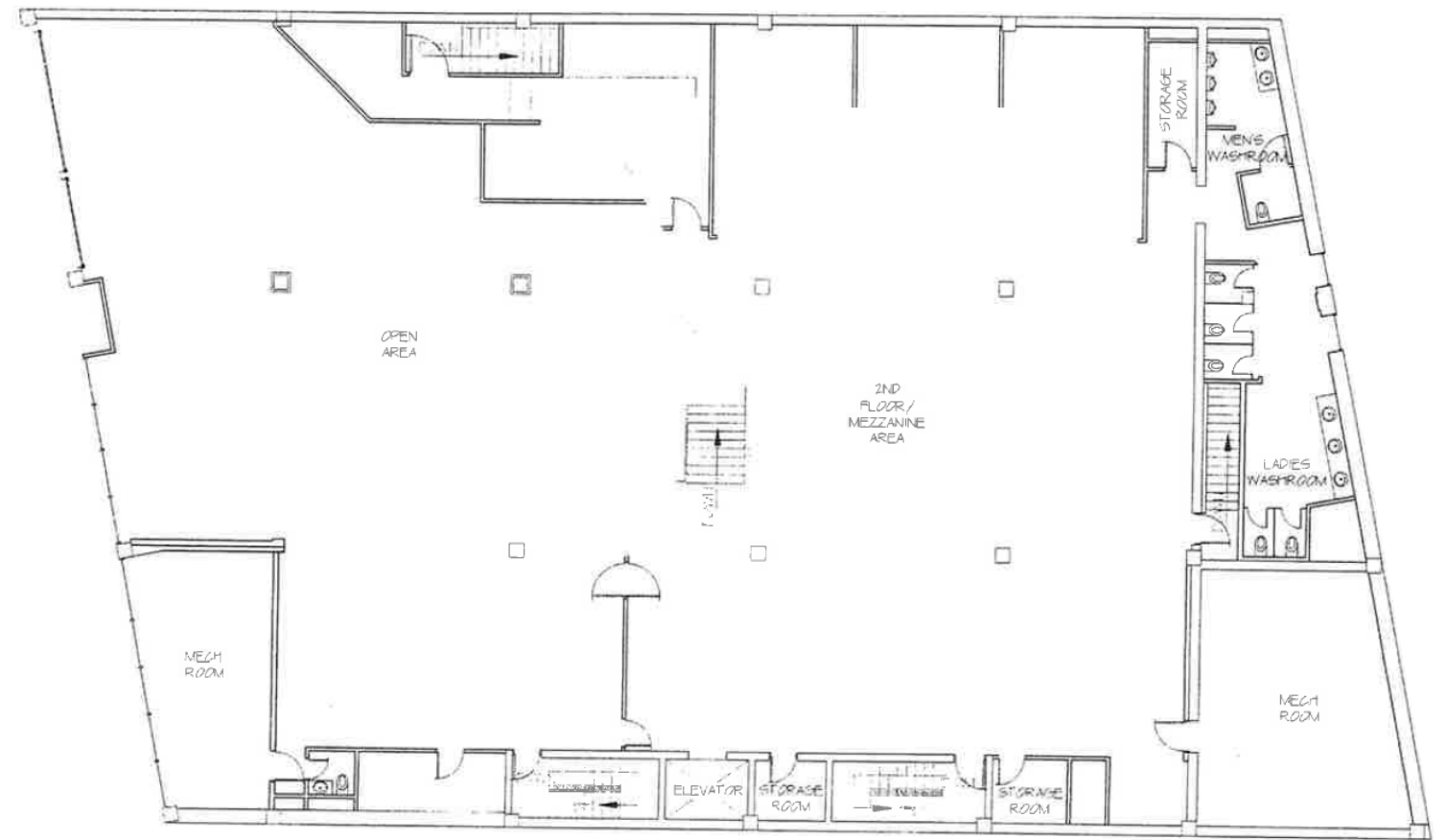
SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

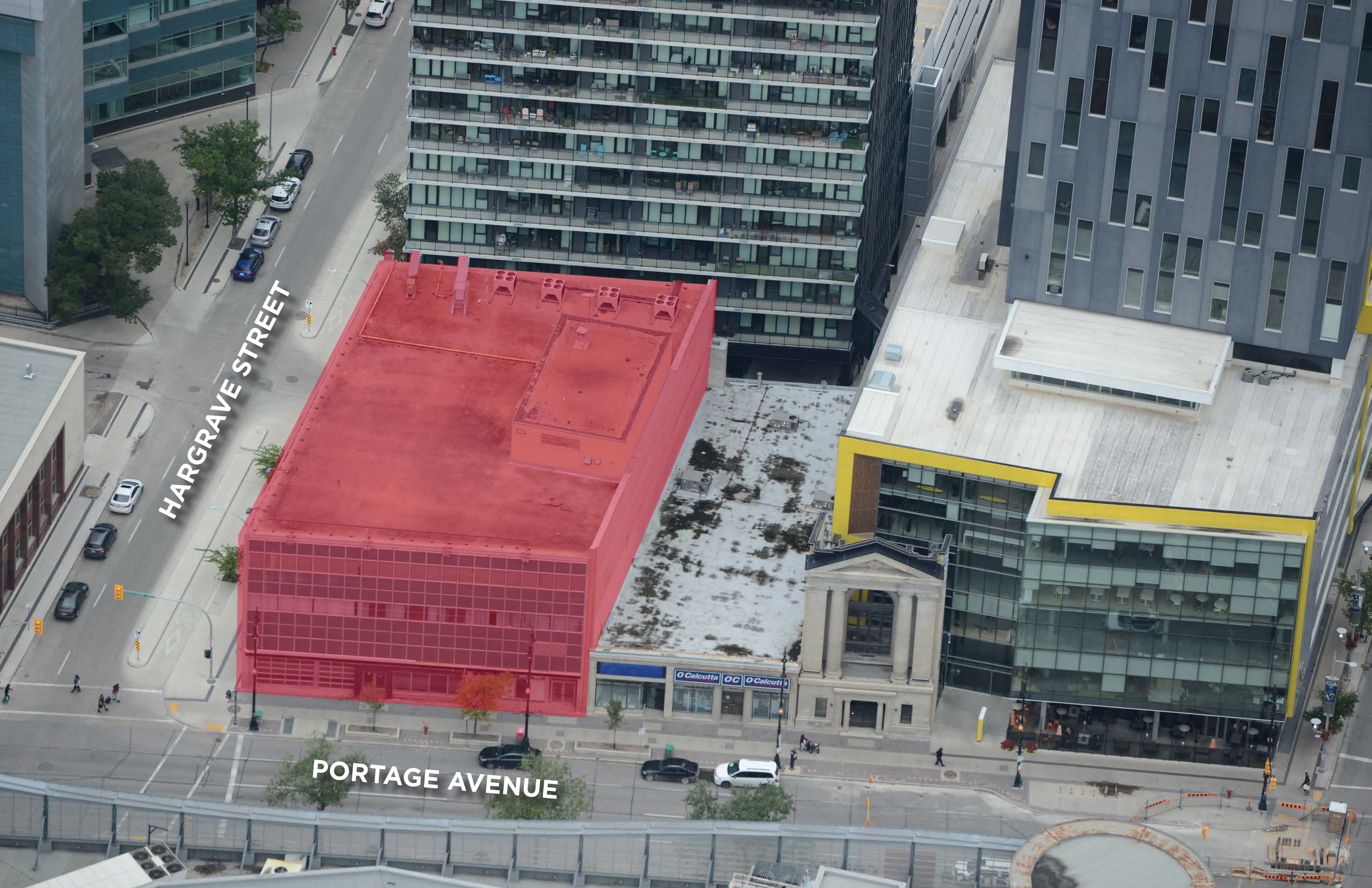


MEZZANINE FLOOR PLAN



HARGRAVE STREET

PORTAGE AVENUE





HARGRAVE STREET

PORTAGE AVENUE

ROGERS

canada

alt
HOTEL
BY GORHAM



Brett Intrater

Senior Vice President

Brett Intrater Personal

Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

Chris Macsymic

Senior Vice President

Chris Macsymic Personal

Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2022 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.