



————— FOR SALE —————  
**52 ADELAIDE STREET**

ELEVATED LIVING MEETS PRIME OFFICE SPACE

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## PROPERTY BREAKDOWN

Lower level	(+/-) 2,246 sf
Main level	(+/-) 2,150 sf
Second level	(+/-) 2,246 sf
Third level	(+/-) 2,418 sf
Additional spaces	Loft, Rooftop Terrace
<b>Total SF</b>	<b>9,060 sf</b>

\* (+/-) 6,738 sf as per City of Winnipeg Records - 3 levels plus a full lower level

## PROPERTY HIGHLIGHTS

- Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District
- High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity
- Functional vintage-style elevator servicing all floors
- Private side lane with secured gate offering 5 tandem parking stalls
- Significant recent capital investments, including:
  - Renewed masonry finishes to exterior of the building
  - Modernized renovation of main level with newly constructed outdoor patio
  - Full redevelopment of second and third-level living spaces including extended rooftop terrace
- High-end imported fixtures from Bali, including:
  - Stone sinks
  - Stone bathtub
- Flooring reclaimed from the Church of Christ Scientist in Osborne Village
- Steps from countless amenities around Downtown and the Exchange District



**SALE PRICE: \$1,795,000.00 | PROPERTY TAXES: \$10,886.84 NET (2024)**

**CLICK TO VIEW FEATURED VIDEO**

**CLICK TO VIEW VIRTUAL TOUR**

**Lower Level:** Fully developed with kitchen, recreation area, half bath, storage, and laundry facility

**Main Level:** Side lane access with secured gate and outdoor patio, modern open office, kitchenette washroom and front meeting area

**Second Level:** Large open area, kitchenette, two meeting rooms and a well-lit boardroom that doubles as a master bedroom

**Third Level:** Residential loft penthouse with two bedrooms, three full bathrooms, large kitchen, functioning wood-burning fireplace, and access to the private rooftop terrace with panoramic views



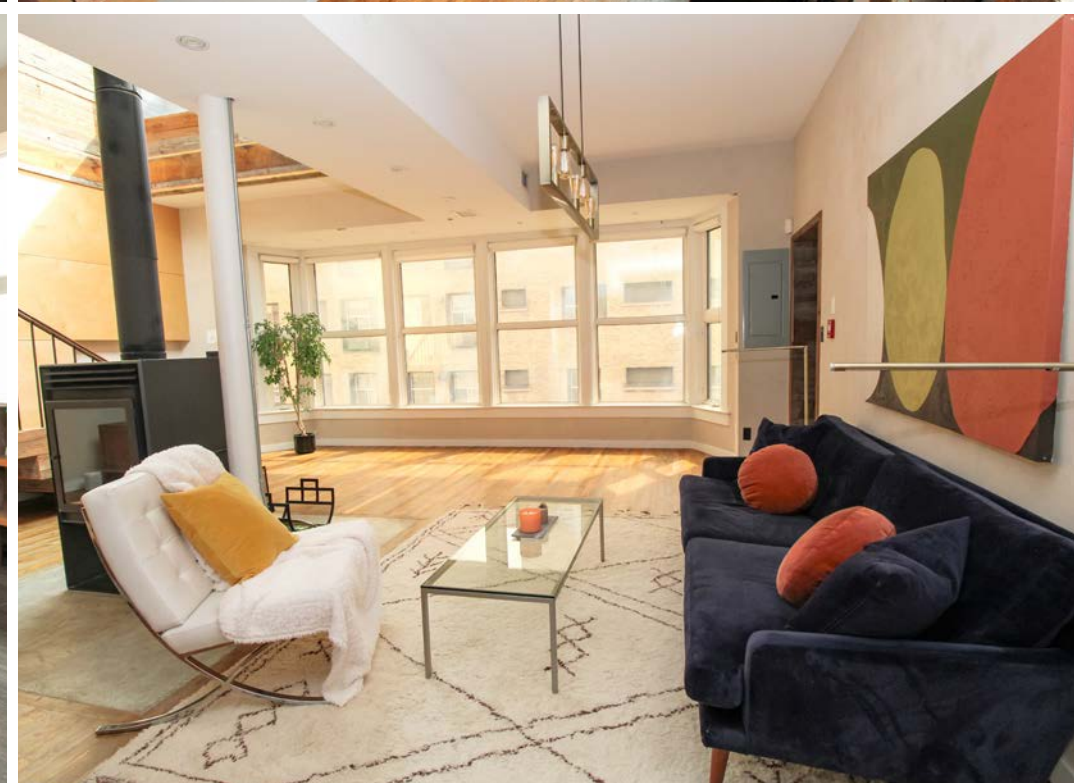
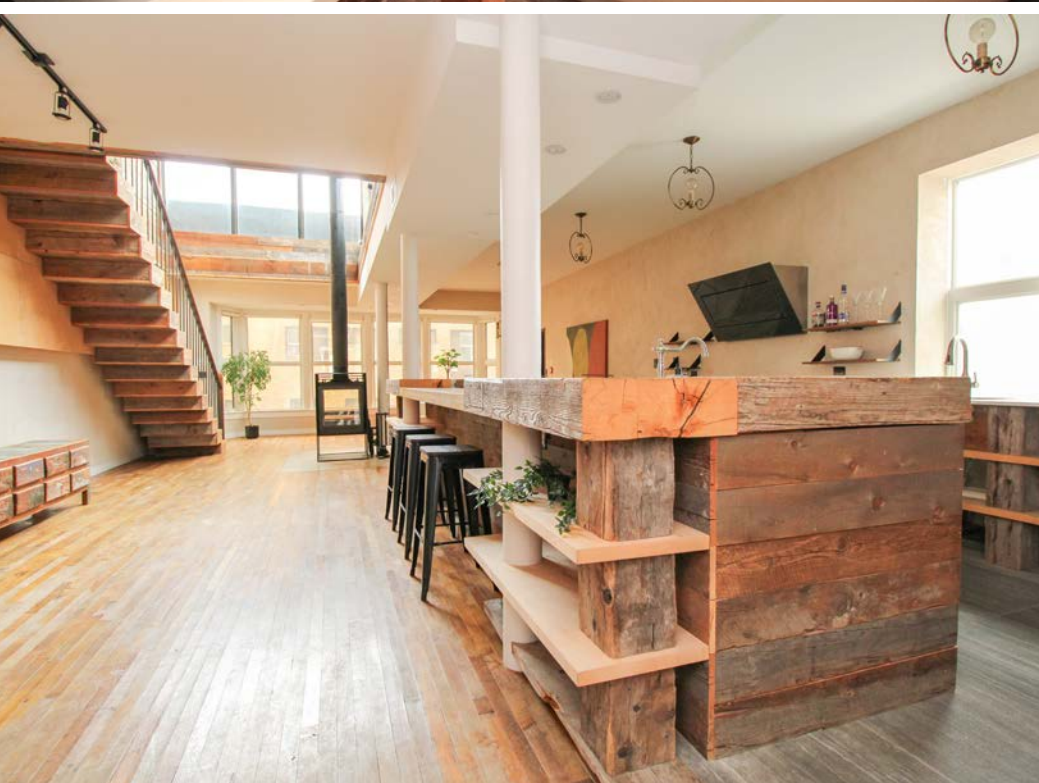
# MAIN LEVEL



**SECOND LEVEL**



**THIRD LEVEL**  
LOFT PENTHOUSE



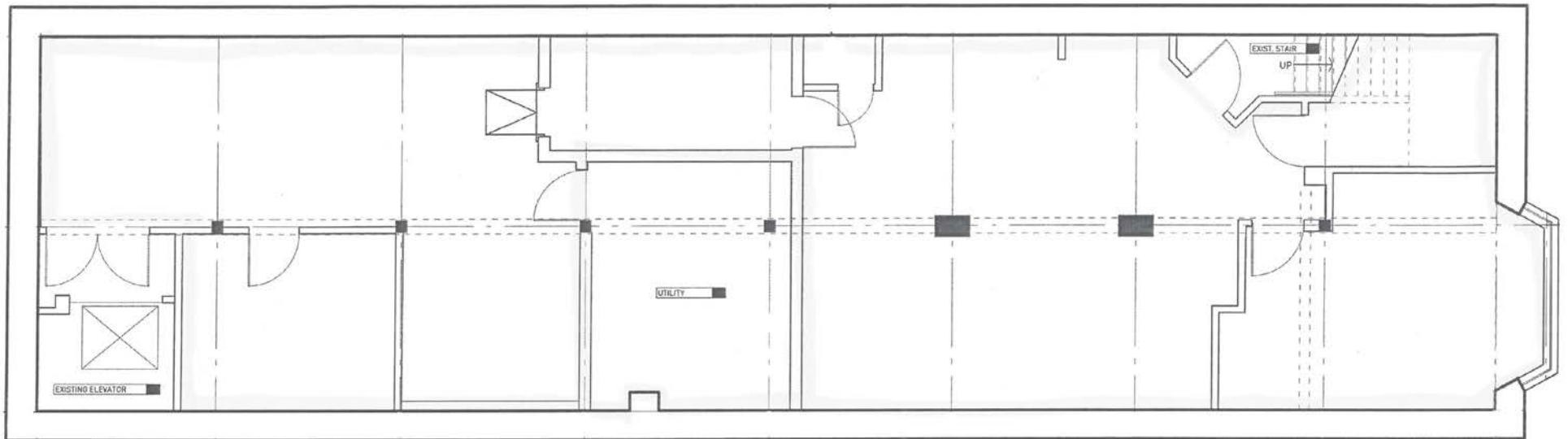
# ROOFTOP TERRACE



\* Private access from third level loft penthouse

# FLOOR PLANS

LOWER LEVEL



*\*Floorplans are approximate and may not reflect the actual layout or dimensions.*



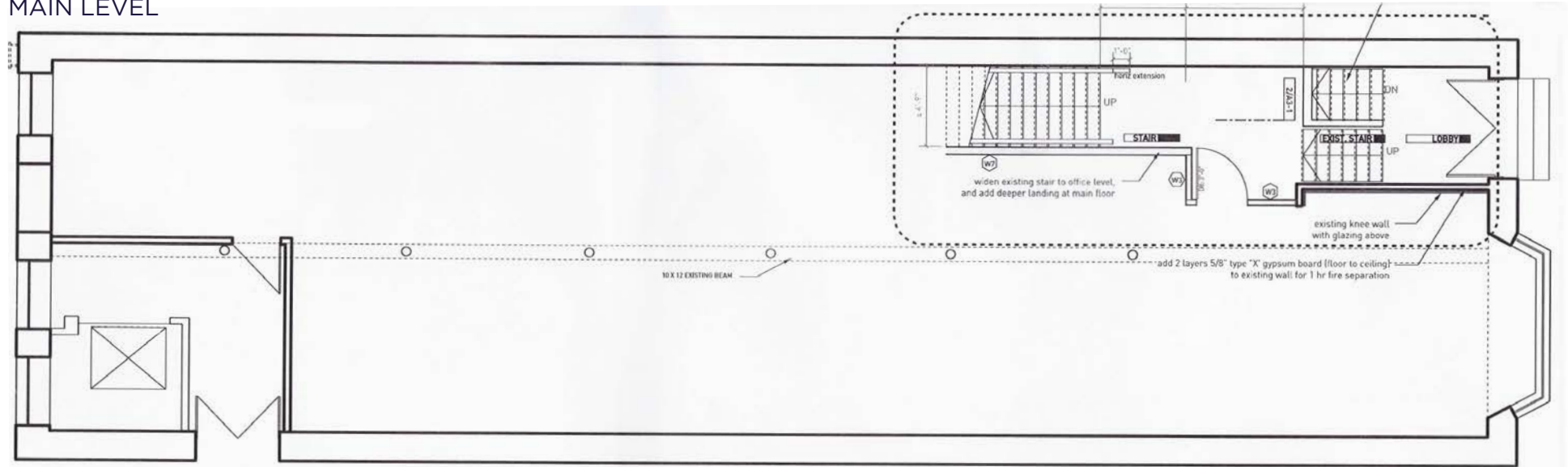


# FLOOR PLANS

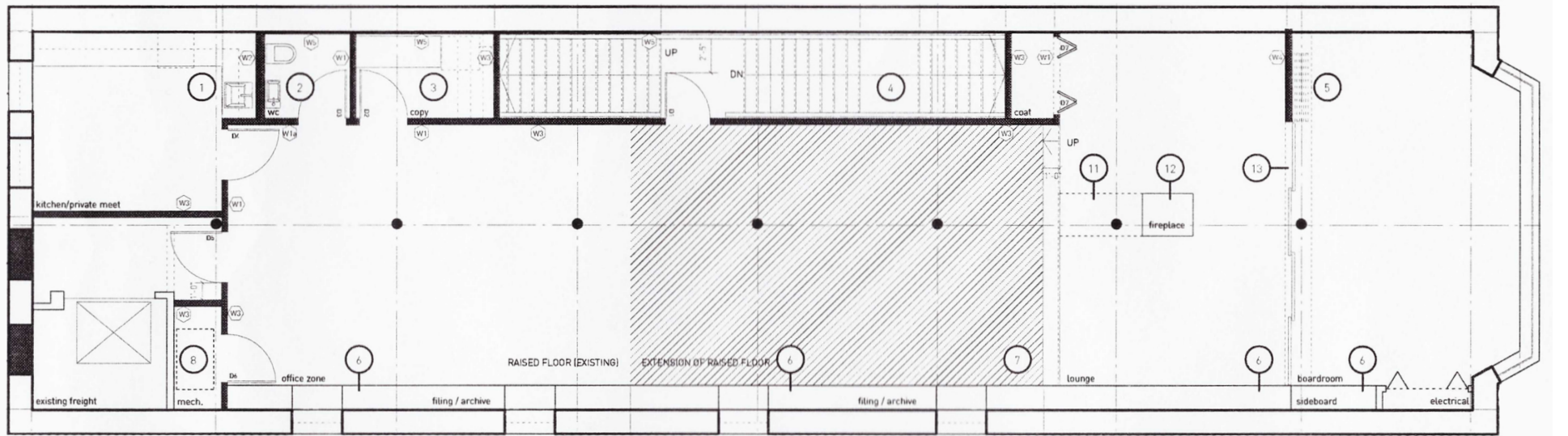
## MAIN & SECOND LEVEL



### MAIN LEVEL



### SECOND LEVEL



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# FLOOR PLANS

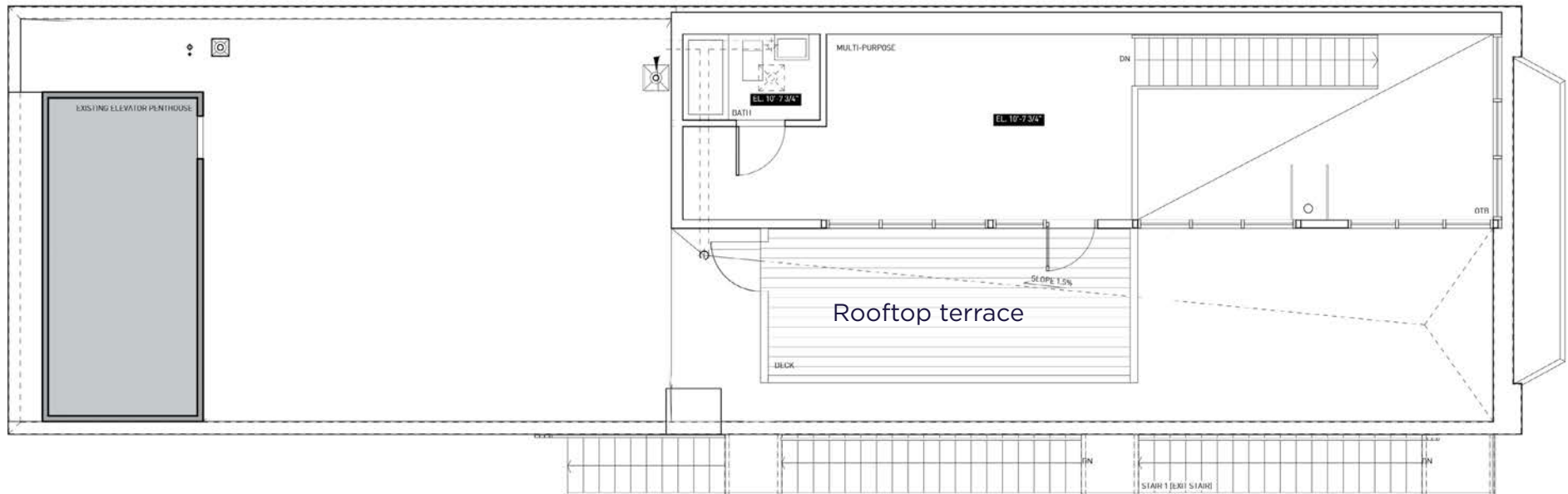
## THIRD LEVEL LOFT PENTHOUSE



### THIRD LEVEL



### ROOFTOP TERRACE



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CANADIAN MUSEUM FOR HUMAN RIGHTS

THE FORKS

BLUE CROSS PARK

300 MAIN

WINNIPEG SQUARE PARKADE ENTRANCE

WINNIPEG SQUARE

MAIN ST

RBC CONVENTION CENTRE

TRUE NORTH SQUARE

CANADA LIFE CENTRE

PORTAGE & MAIN

PORTAGE AVE

BURTON CUMMINGS THEATRE

52 ADELAIDE ST

ADELAIDE ST

NOTRE DAME AVE








# LOCAL AMENITIES

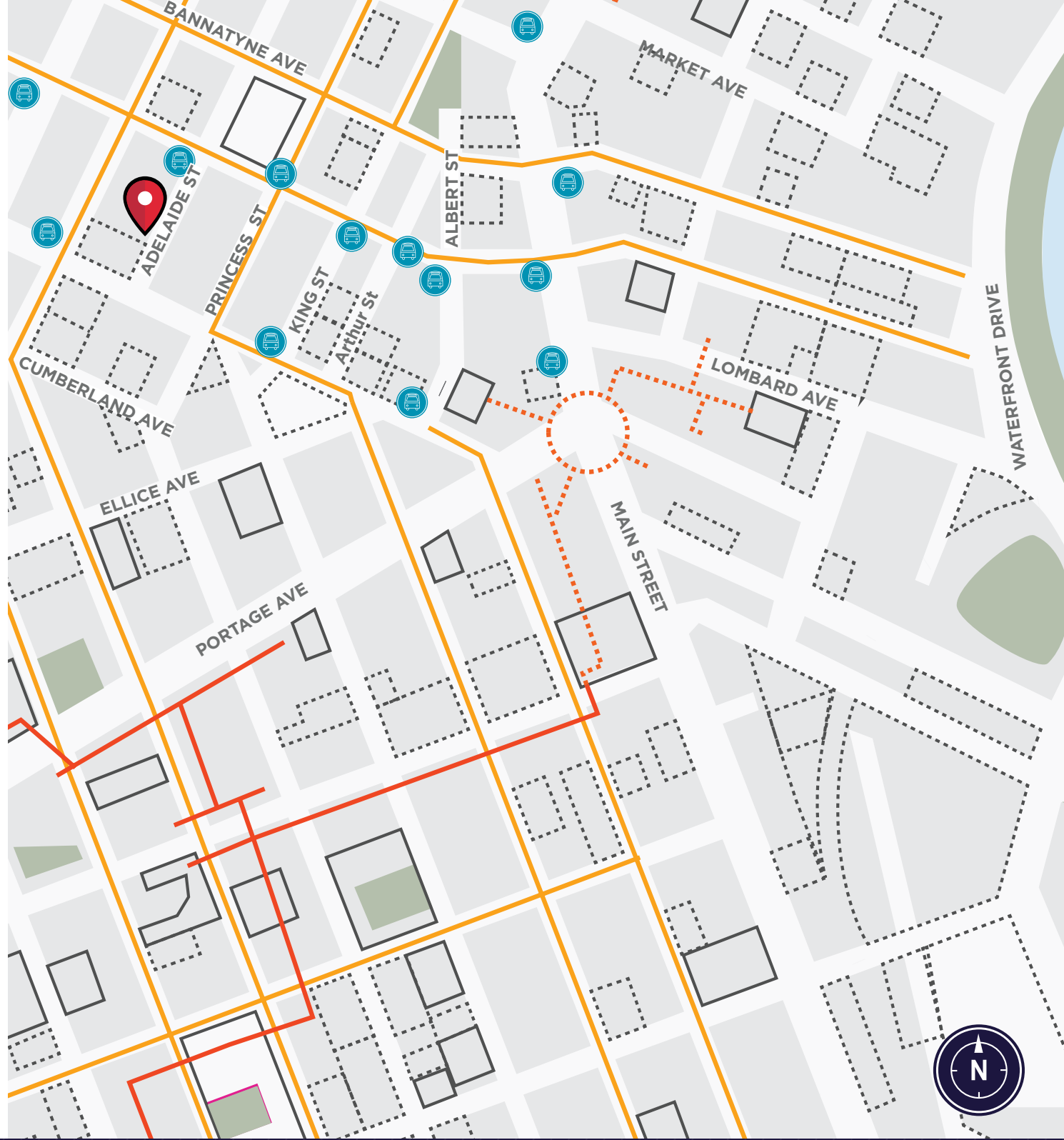
- 1 DEER + ALMOND
- 2 PEASANT COOKERY
- 3 KING'S HEAD PUB
- 4 AMSTERDAM TEA ROOM & BAR
- 5 ACROSS THE BOARD GAME CAFE
- 6 SUBWAY
- 7 LITTLE BROWN JUG
- 8 TIM HORTONS
- 9 TOAD HALL TOYS
- 10 BURTON CUMMINGS THEATRE
- 11 YELLOW DOG TAVERN
- 12 ALDO FORMAL WEAR
- 13 CENTENNIAL CONCERT HALL
- 14 HERMANOS RESTAURANT
- 15 MANITOBA MUSEUM
- 16 PLANETARIUM
- 17 SCIENCE MUSEUM
- 18 CLEMENTINE
- 19 RED RIVER COLLEGE
- 20 NORTH FORGE
- 21 CINEMATHEQUE



<b>WALK SCORE</b>	100
<b>BIKE SCORE</b>	89
<b>TRANSIT SCORE</b>	87

## PARKING GUIDE

-  PARKADES
-  SURFACE LOTS
-  WALKWAYS
-  UNDERGROUND WALKWAY
-  BIKE LANES





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