



FOR SALE  
**319-321 PORTAGE AVE**

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**Stevenson**

Investment Team



# PROPERTY HIGHLIGHTS

- Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue
- Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg
- Located directly across from Canada Life Centre along a major bus route
- Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage
- Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies
- Ample natural light

**SALE PRICE: \$1,500,000**



Located directly across from Canada Life Centre along a major bus route

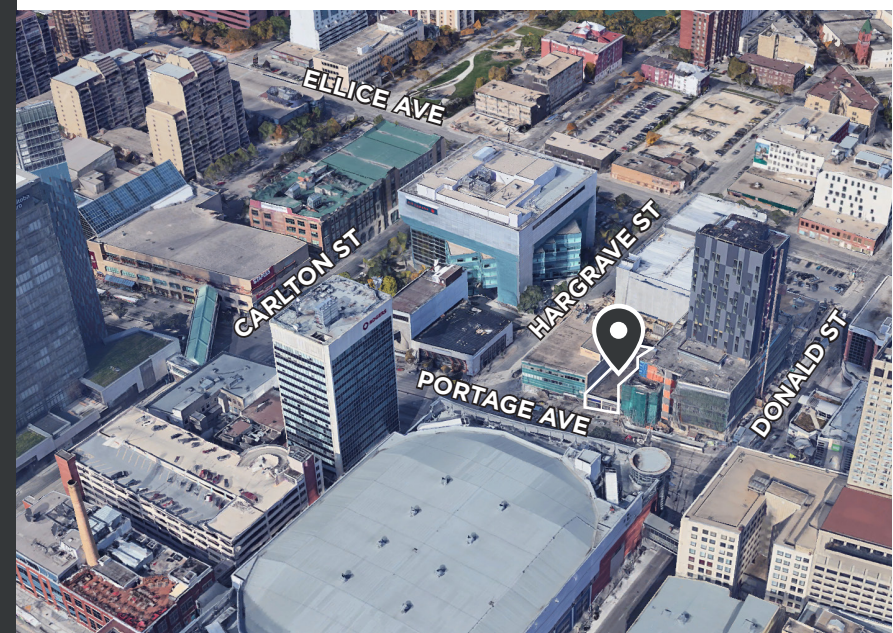


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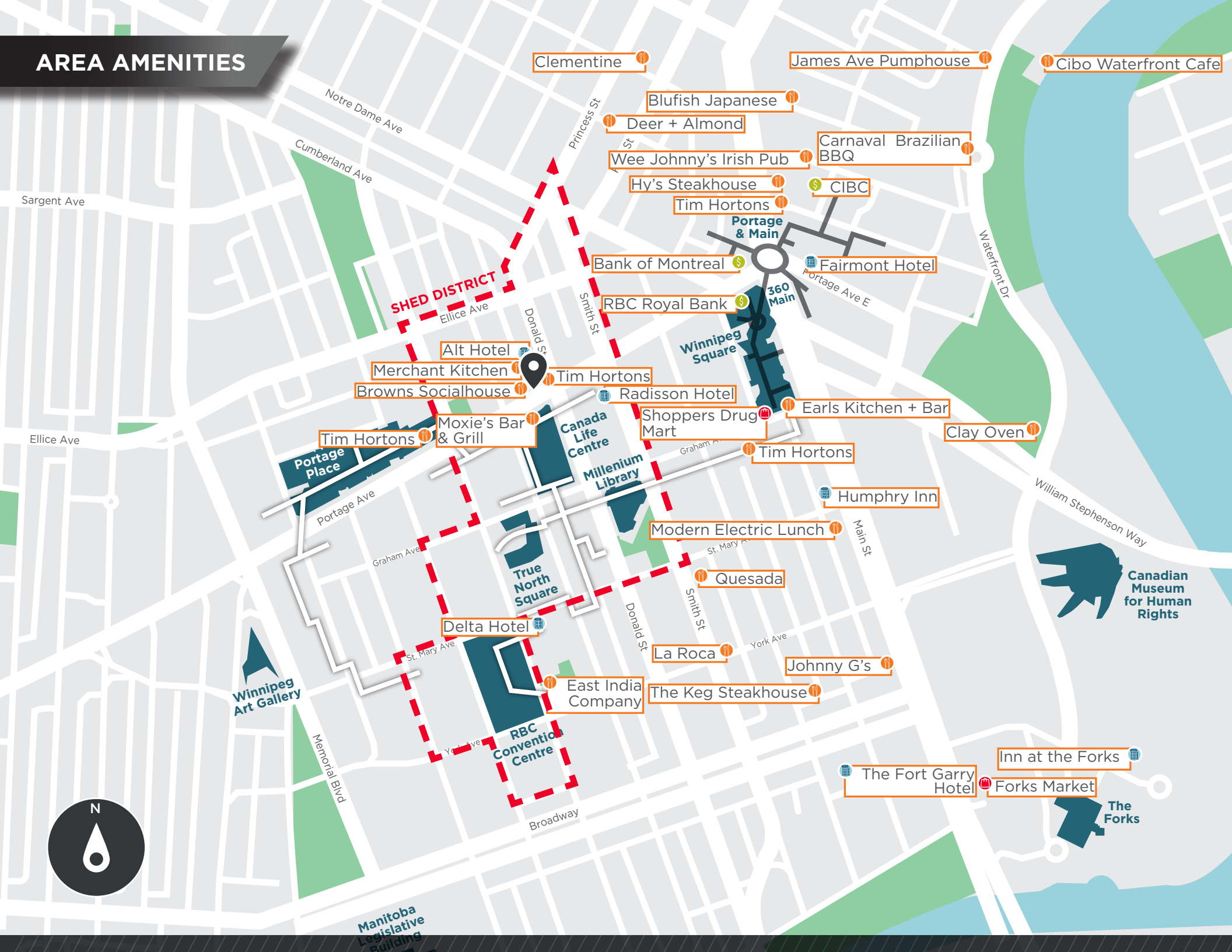


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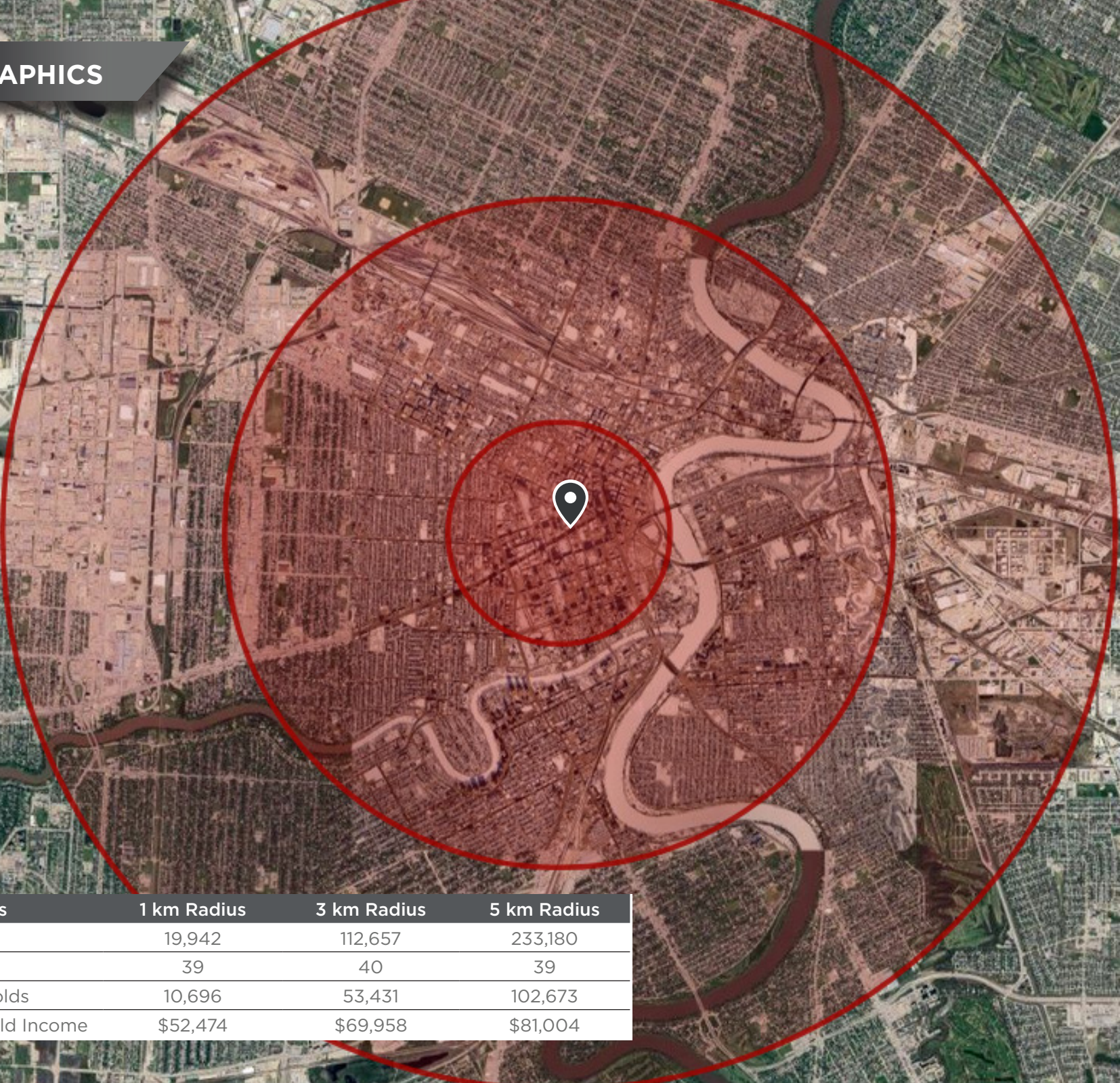
Legal Description	SP LOT 16 PLAN 24208 WLTO IN RL 1 PARISH OF ST JOHN
Civic Address	319-321 Portage Avenue
Year Built	1906
Total Rentable Area (sq.ft)	(+/-) 6,890 + mezzanine
Zoning	M - Multiple Use
Site Area	6,889 Sq. Ft.
Property Taxes (2024)	\$17,310.01



# AREA AMENITIES



# DEMOGRAPHICS



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

# IMAGES





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