

# HIGH EXPOSURE SINGLE TENANT OFFICE/RETAIL BUILDING



FOR SALE  
**885 PORTAGE AVE**

**Brett Intrater**  
**Executive Vice President**

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

**Shae Halpin**  
**Senior Associate**

T 204 560 2536

C 204 558 6071

[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)







## PROPERTY HIGHLIGHTS

(+/-) 7,800 SF ON (+/-) 0.23 ACRES

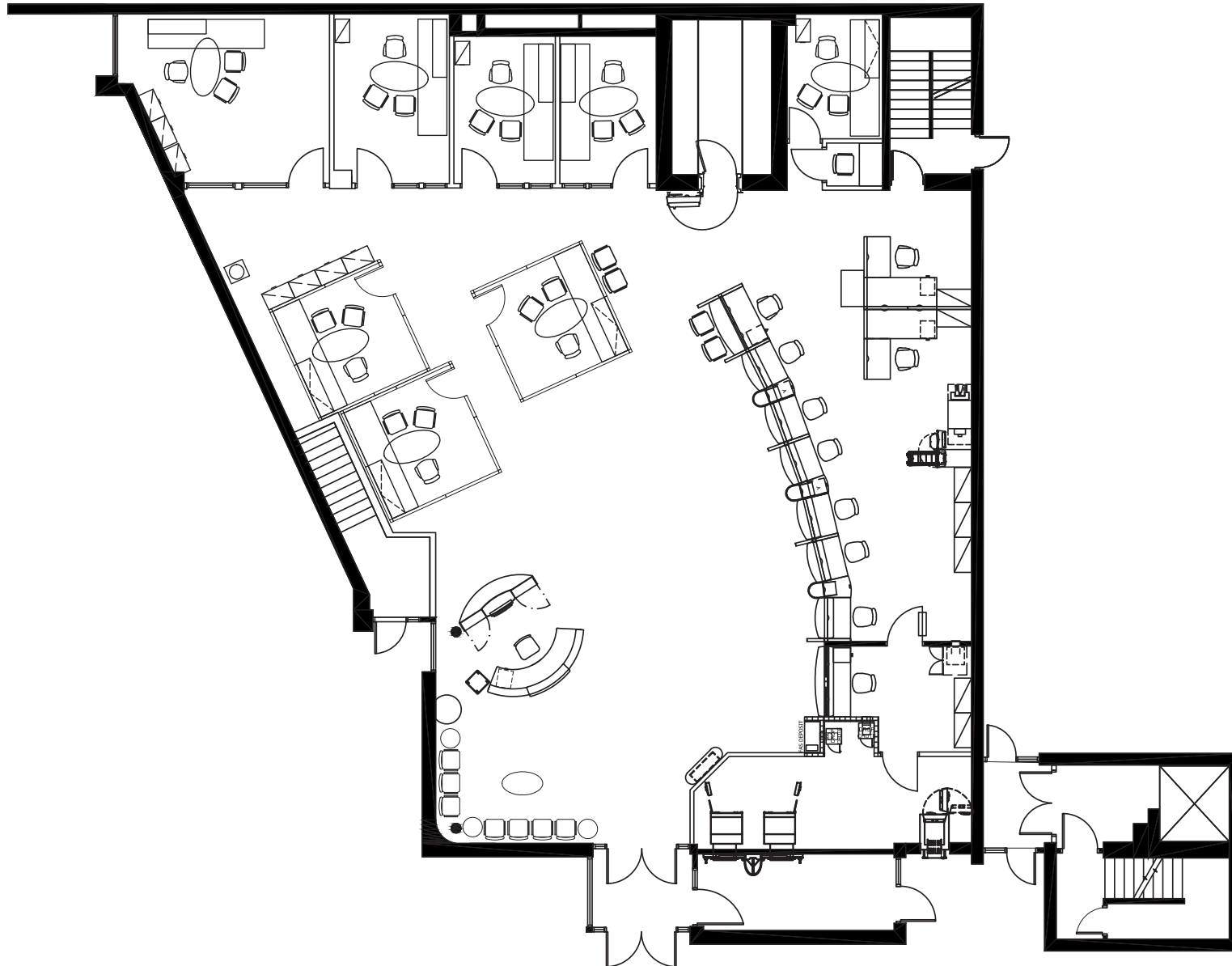
- 2-storers with partial basement
- Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street
- Main floor layout features a large open area, 4 offices and a meeting room
- Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms
- Parking: 7 Stalls at the rear of the building
- Some infrastructure in the building needs to be upgraded

**SALE PRICE: \$600,000.00**

**PROPERTY TAX: \$51,086.39 (2024)**

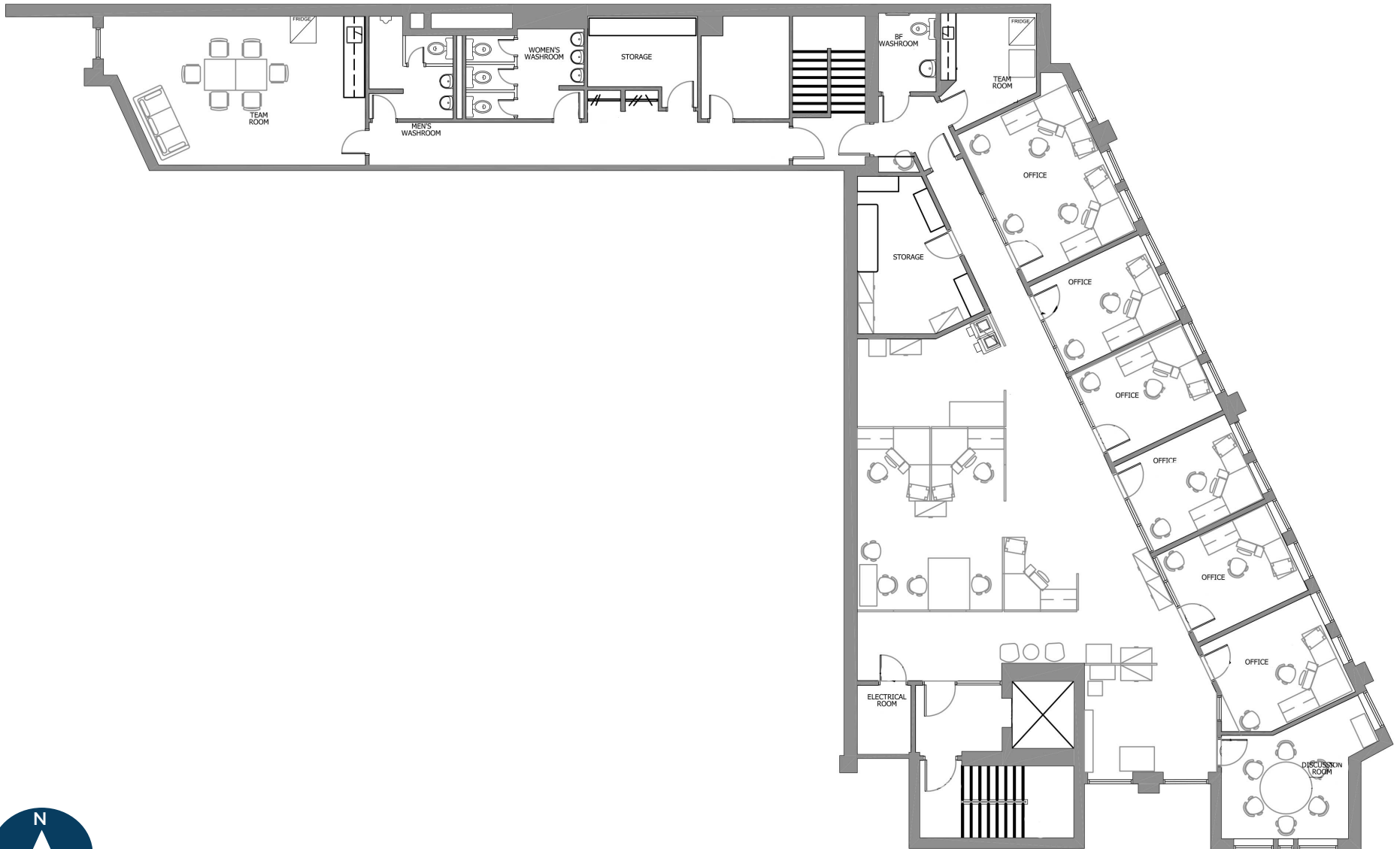


# 1ST FLOOR PLAN





# 2ND FLOOR PLAN



# AMENITIES

Wellington Ave

Wellington Ave

Sargent Ave

Ellice Ave

St. Matthews Ave

Portage Ave

Saskatchewan Ave

King Edward St

Century St

chop STEAKHOUSE BAR

Wellington Ave

Sargent Ave

St. Matthews Ave

Wellington Ave

Sargent Ave

Ellice Ave

St. Matthews Ave

Notre Dame Ave

Health Sciences Centre



Logos for: Michaels (The Arts and Crafts Store), Old Navy, Save on Foods, Freshii, Best Buy, and Petro-Canada.

Logos for: The Home Depot, Montana's Cookhouse, Preservation Hall Eatery Wine Bar, Chapters, and Reitmans.

**Madison Square**  
Logos for: Safeway, Pet Valu, MLCC, Wendy's, One Great City Brewing Co., Tony Roma's (Ribs - Seafood - Steaks), Mr. Lube, and a Shell logo.



Century St

St. James St

Empress St

Erin St

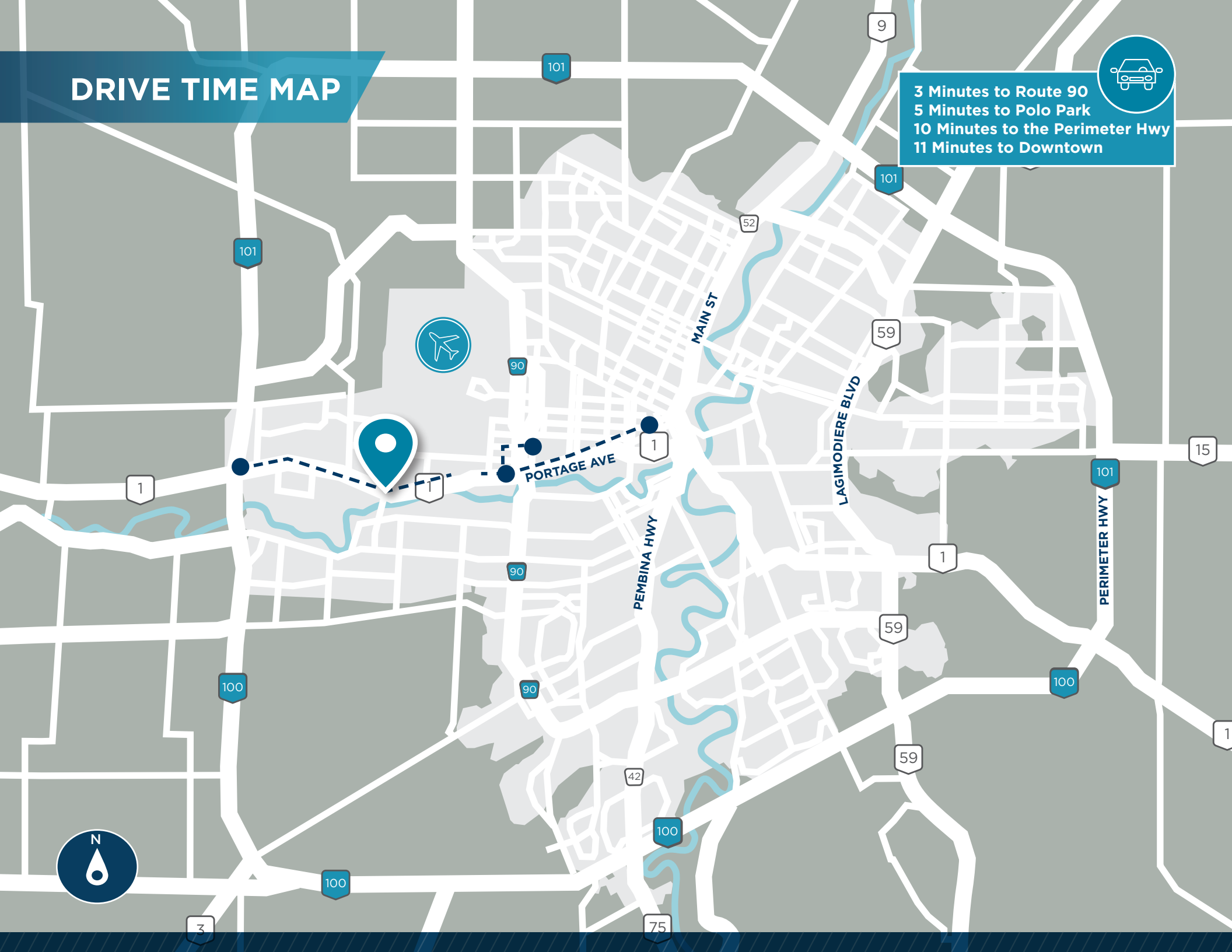
Wall St

Route 90

# DRIVE TIME MAP



3 Minutes to Route 90  
5 Minutes to Polo Park  
10 Minutes to the Perimeter Hwy  
11 Minutes to Downtown







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