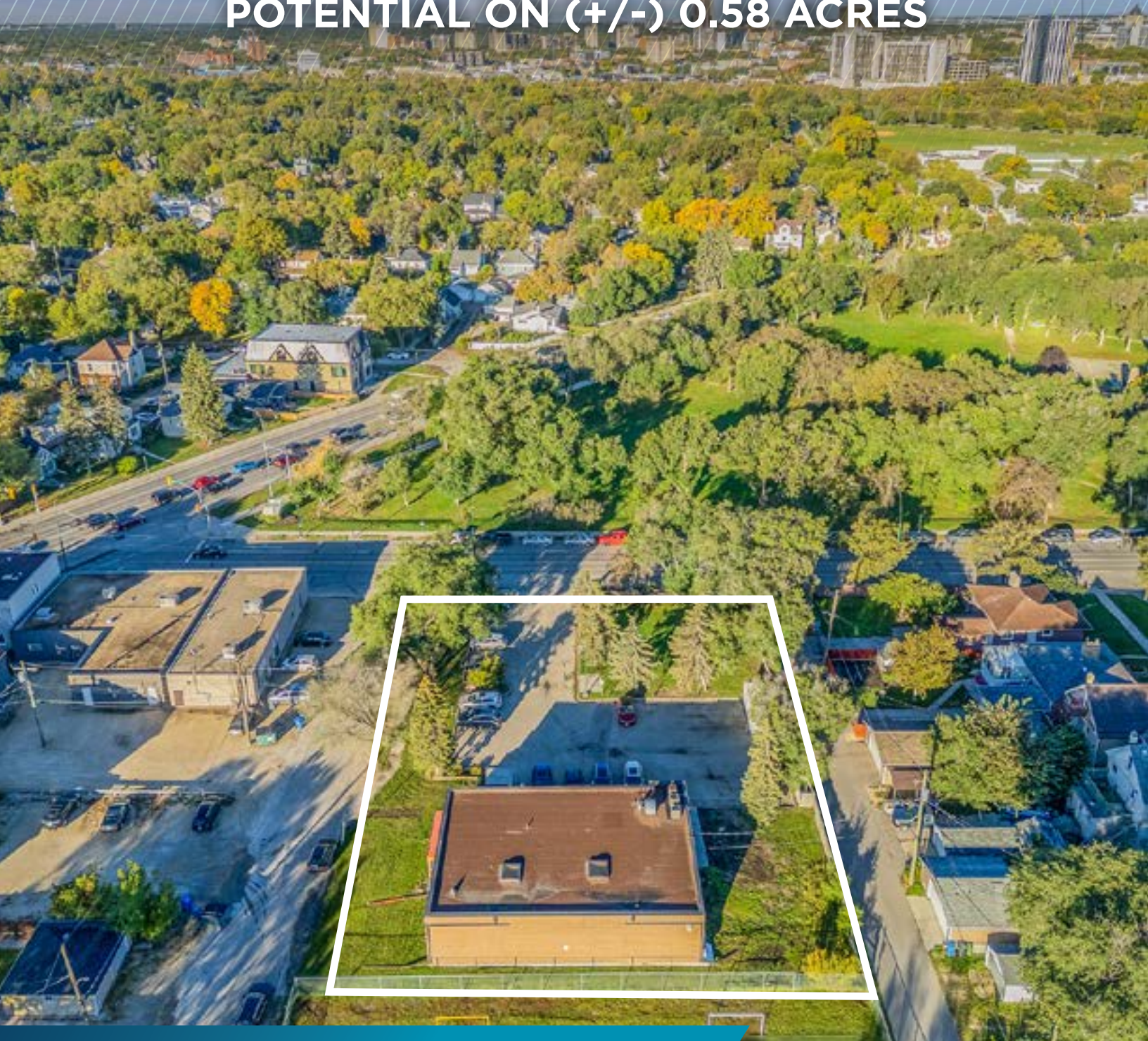


FREESTANDING OFFICE WITH DEVELOPMENT POTENTIAL ON (+/-) 0.58 ACRES



OFFICE FOR SALE
200 TACHE AVENUE

OFFER DATE: JANUARY 23, 2025

Brandi Eloquence
Associate

T 204 934 6246
C 204 996 3425
brandi.eloquence@cwstevenson.ca



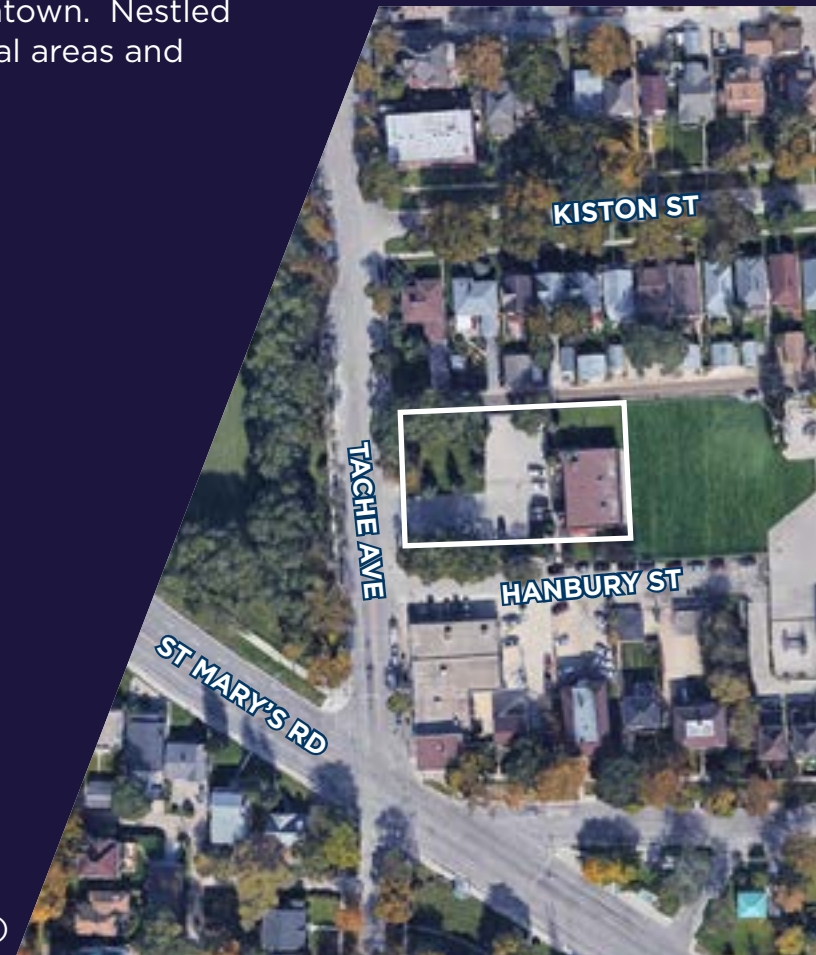


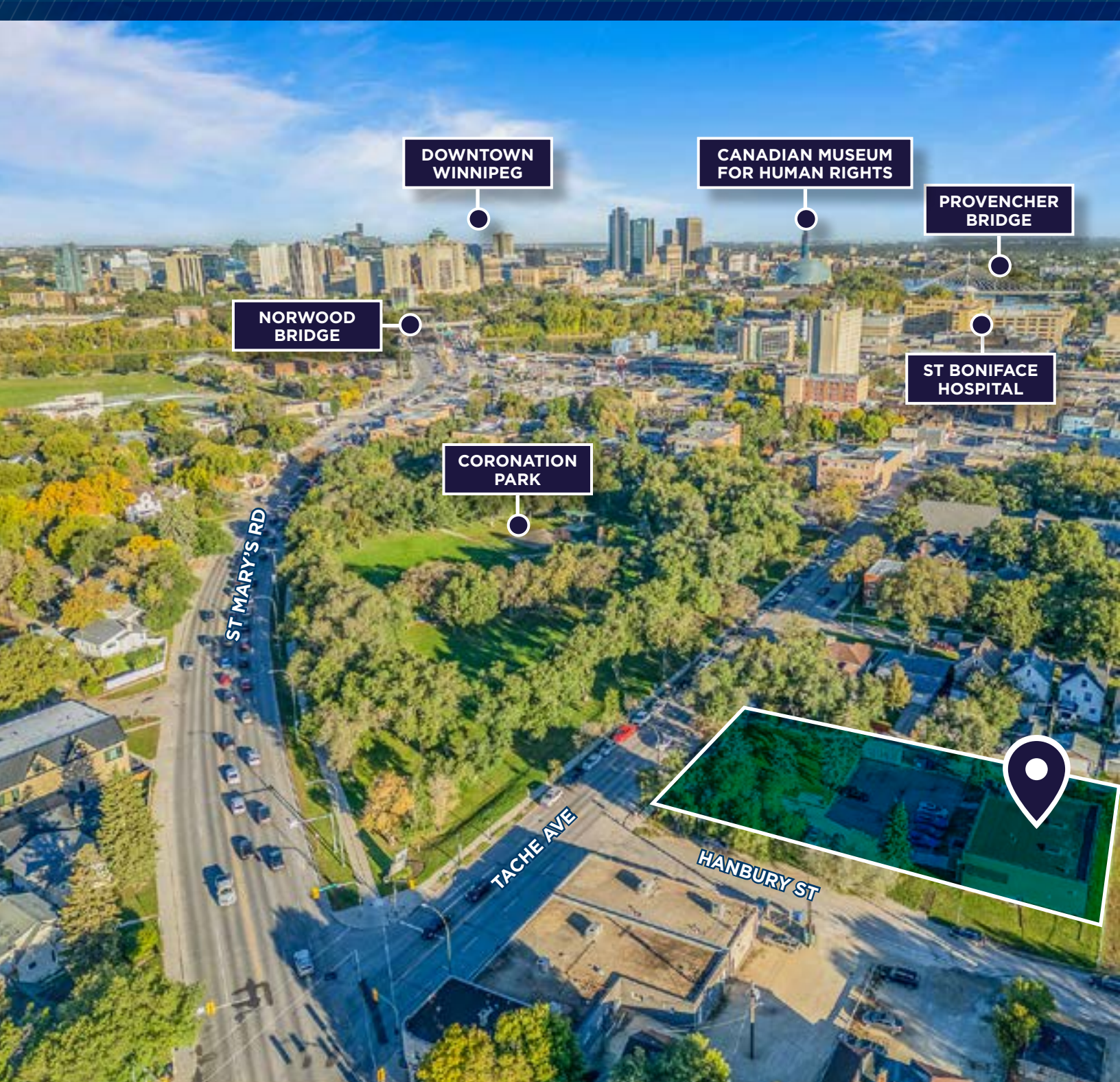
PROPERTY HIGHLIGHTS

(+/-) 3,686 SF MAIN FLOOR WITH
(+/-) 3,622 SF FULLY FINISHED LOWER LEVEL

- Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods
- Opportunity for mixed use redevelopment
- Built in 1965, refreshed in 2012
- Fully finished lower level
- Recent improvements include:
 - New air exchanger
 - Foundation repair and waterproofing
 - Weeping tile installation
 - New sump pumps
 - Fencing
- On-site parking for 24 vehicles with 18 electrified stalls
- Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes

SALE PRICE: \$1,745,000.00
PROPERTY TAX: \$30,929.81 (EST. 2024)



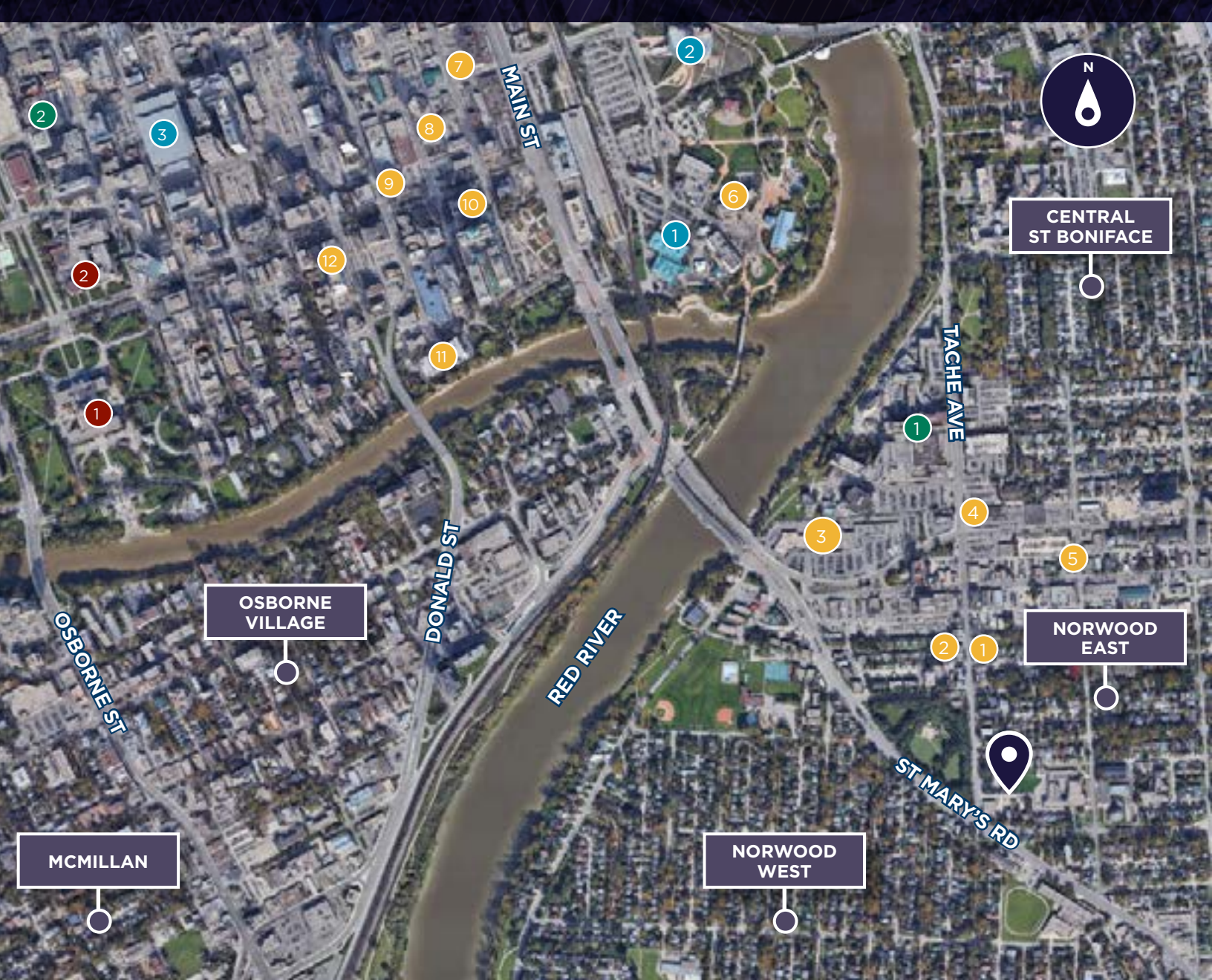


DEMOGRAPHICS

| AREA IN KM | 1 | 3 | 5 |
|----------------------|----------|----------|----------|
| TOTAL POPULATION | 9,754 | 84,714 | 220,902 |
| MEDIAN AGE | 42 | 41 | 40 |
| AVG HOUSEHOLD INCOME | \$78,481 | \$73,975 | \$81,652 |
| TOTAL HOUSEHOLDS | 4,969 | 44,102 | 100,050 |

SCORES

| | |
|---------|----|
| WALK | 91 |
| TRANSIT | 63 |
| BIKE | 88 |



ATTRACTIONS

- 1 THE FORKS MARKET
- 2 CANADIAN MUSEUM FOR HUMAN RIGHTS
- 3 RBC CONVENTION CENTRE

HEALTH CARE

- 1 ST BONIFACE HOSPITAL
- 2 WINNIPEG CLINIC

GOVERNMENT

- 1 MANITOBA LEGISLATIVE
- 2 COURT OF KING'S BENCH OF MANITOBA

SERVICES/RESTURANTS

- 1 LE CROISSANT
- 2 NORWOOD HOTEL
- 3 DOMINION CENTRE
- 4 RBC
- 5 7-ELEVEN
- 6 INN AT THE FORKS
- 7 DEVIL MAY CARE BREWING COMPANY
- 8 THE KEG STEAKHOUSE & BAR
- 9 CAPITAL GRILL & BAR
- 10 THE FORT GARRY HOTEL
- 11 FETE ICE CREAM & COFFEE
- 12 OH DOUGHNUTS



[CLICK HERE FOR VIRTUAL TOUR](#)

FLOOR PLAN

MAIN LEVEL



* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE

FLOOR PLAN

LOWER LEVEL



* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE



CONTACT

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