

TWO-STOREY OFFICE BUILDING FOR SALE ON PORTAGE AVENUE



OFFICE FOR SALE
1854-1856 PORTAGE AVENUE





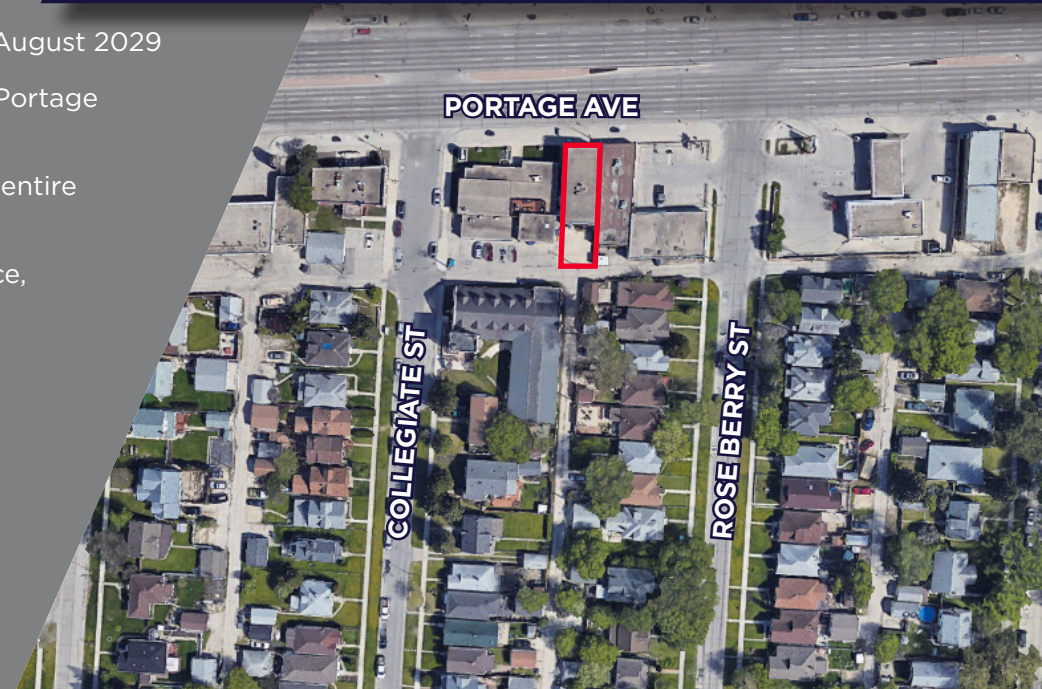
PROPERTY HIGHLIGHTS

(+/-) 4,550 SF BUILDING AVAILABLE

- Main floor tenant occupies 1,047 sq. ft., offering in-place income until August 2029
- Well maintained office building for sale with exceptional exposure on Portage Avenue
- Excellent owner-occupier opportunity. Available space consists of the entire second floor and partial main floor totaling (+/-) 3,503 sq. ft.
 - Main floor consists of 1,228 sq. ft. of lobby/open-area meeting space, washroom, mechanical room and storage area
 - Second floor consists of 2,275 sq. ft. of reception, private offices, a large boardroom, washroom, and kitchenette
- Recent work in the building include bathroom upgrades and new furnaces in 2021
- 3 parking stalls available at the rear of the property

PURCHASE PRICE: \$1,190,000

PROPERTY TAX: \$13,888.75 (2024)

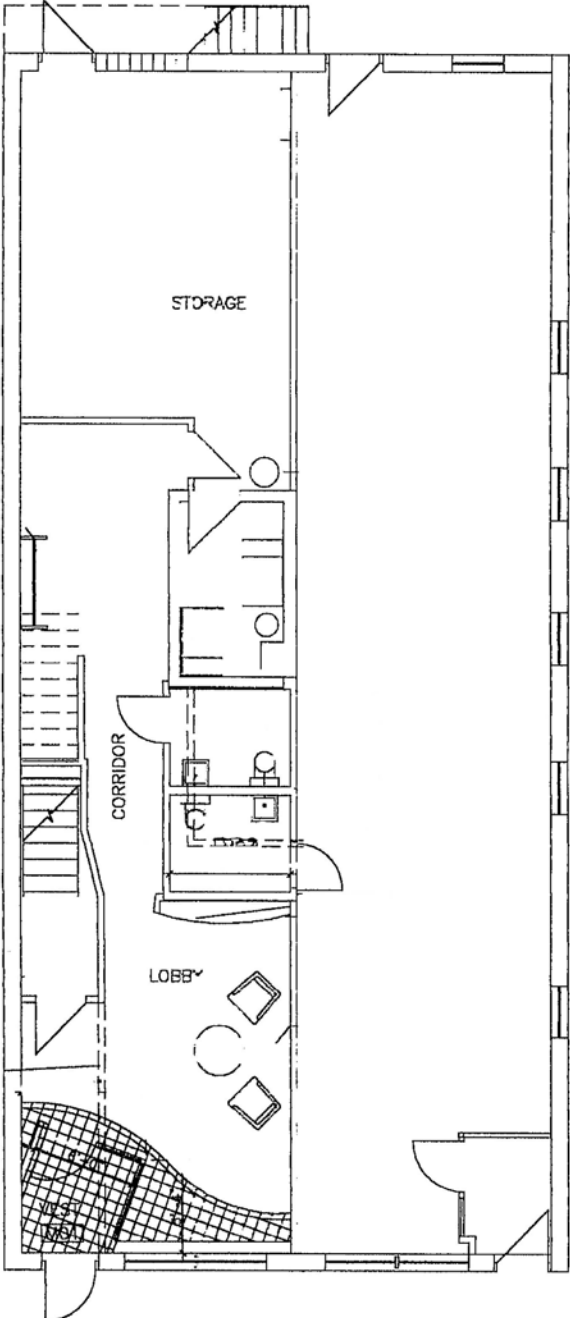


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential.

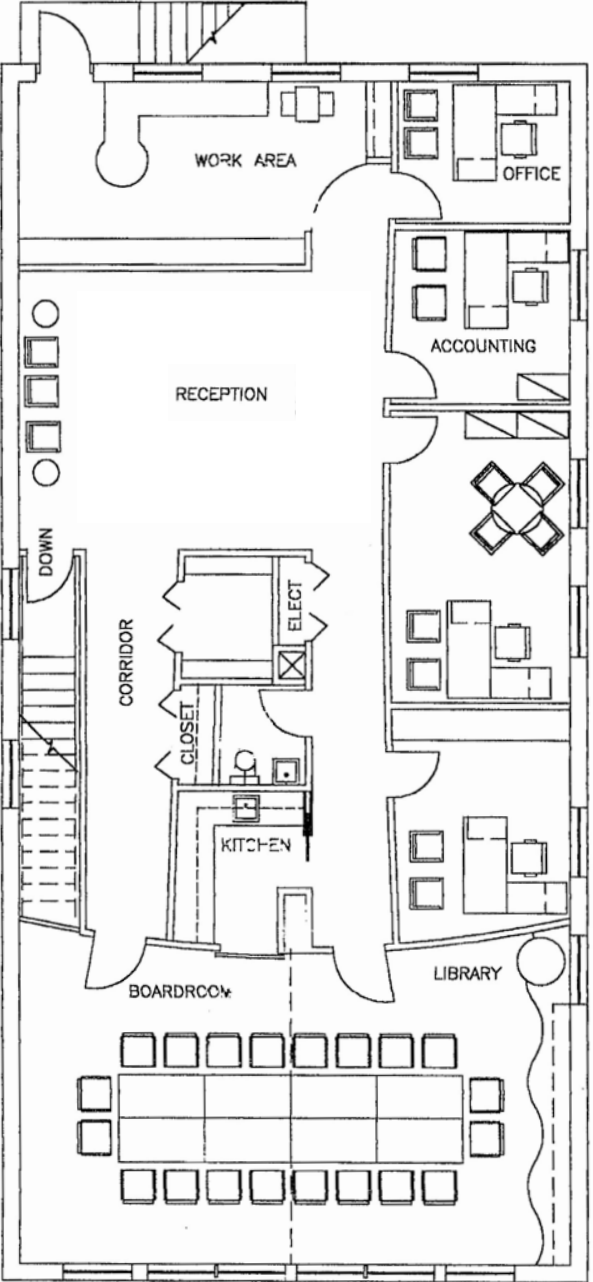
This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, 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.

FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



PORTAGE AVE

MAIN FLOOR VESTIBULE & LOBBY



SECOND FLOOR RECEPTION



SECOND FLOOR RECEPTION



REAR WORK AREA & COPY ROOM



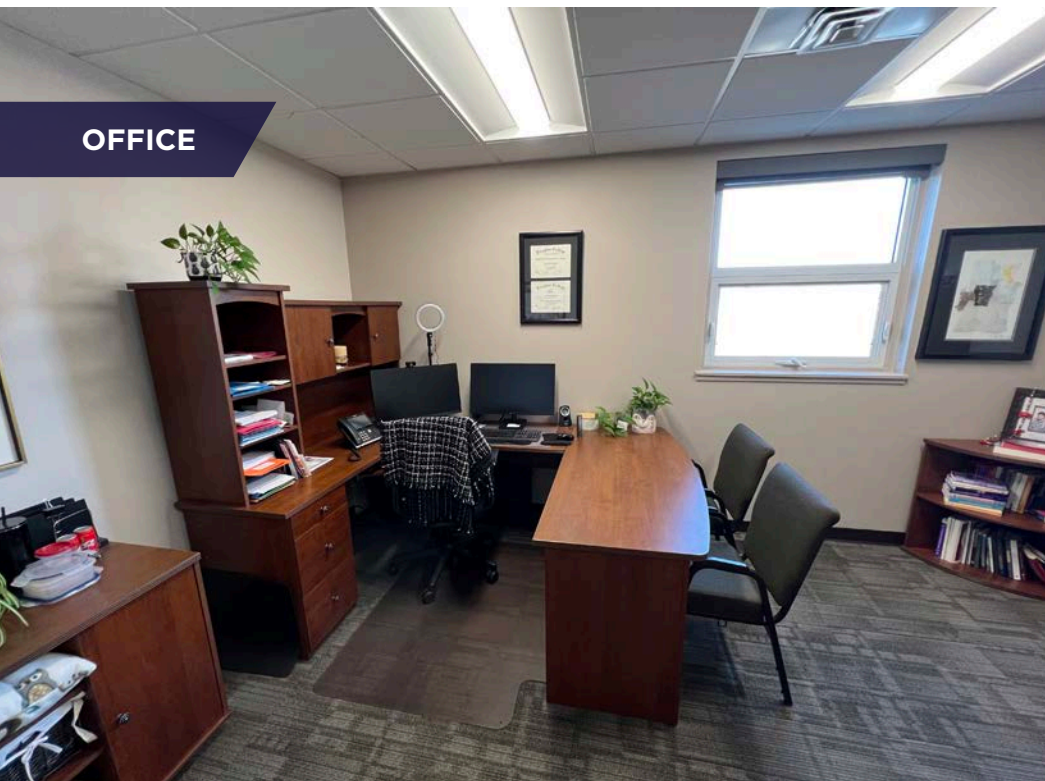
BOARDROOM FACING PORTAGE AVE



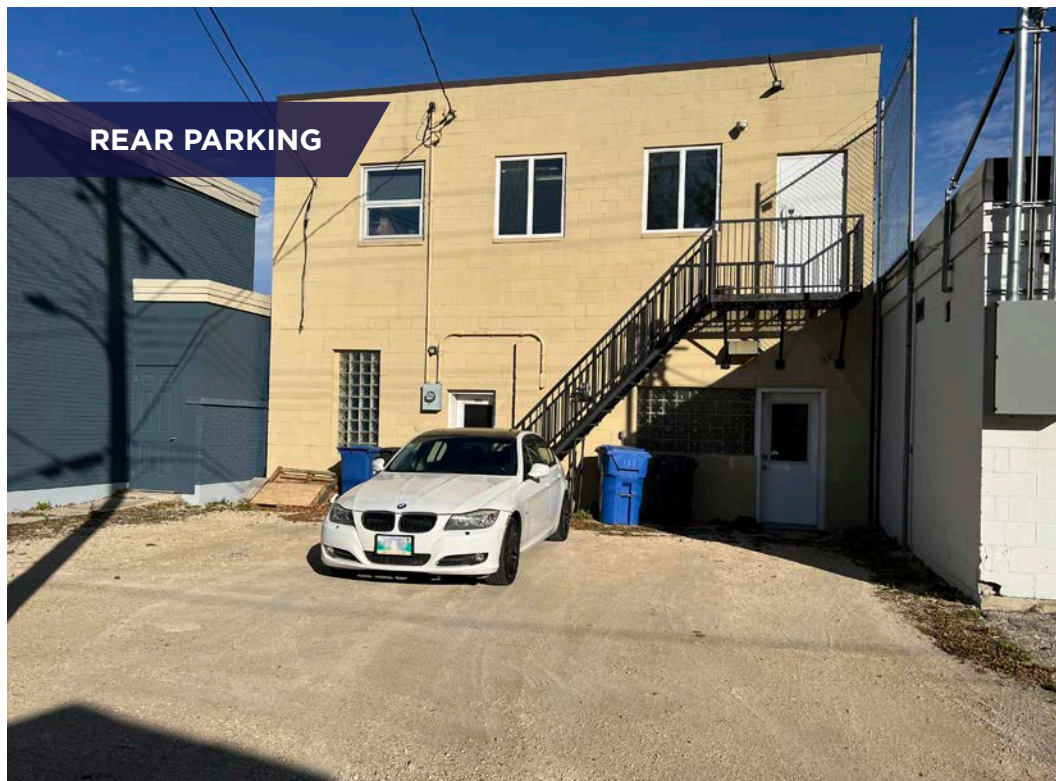
KITCHENETTE



OFFICE



REAR PARKING





POLO PARK MALL

DOWNTOWN WINNIPEG

1854-1856 PORTAGE AVE

SCORES



91



83

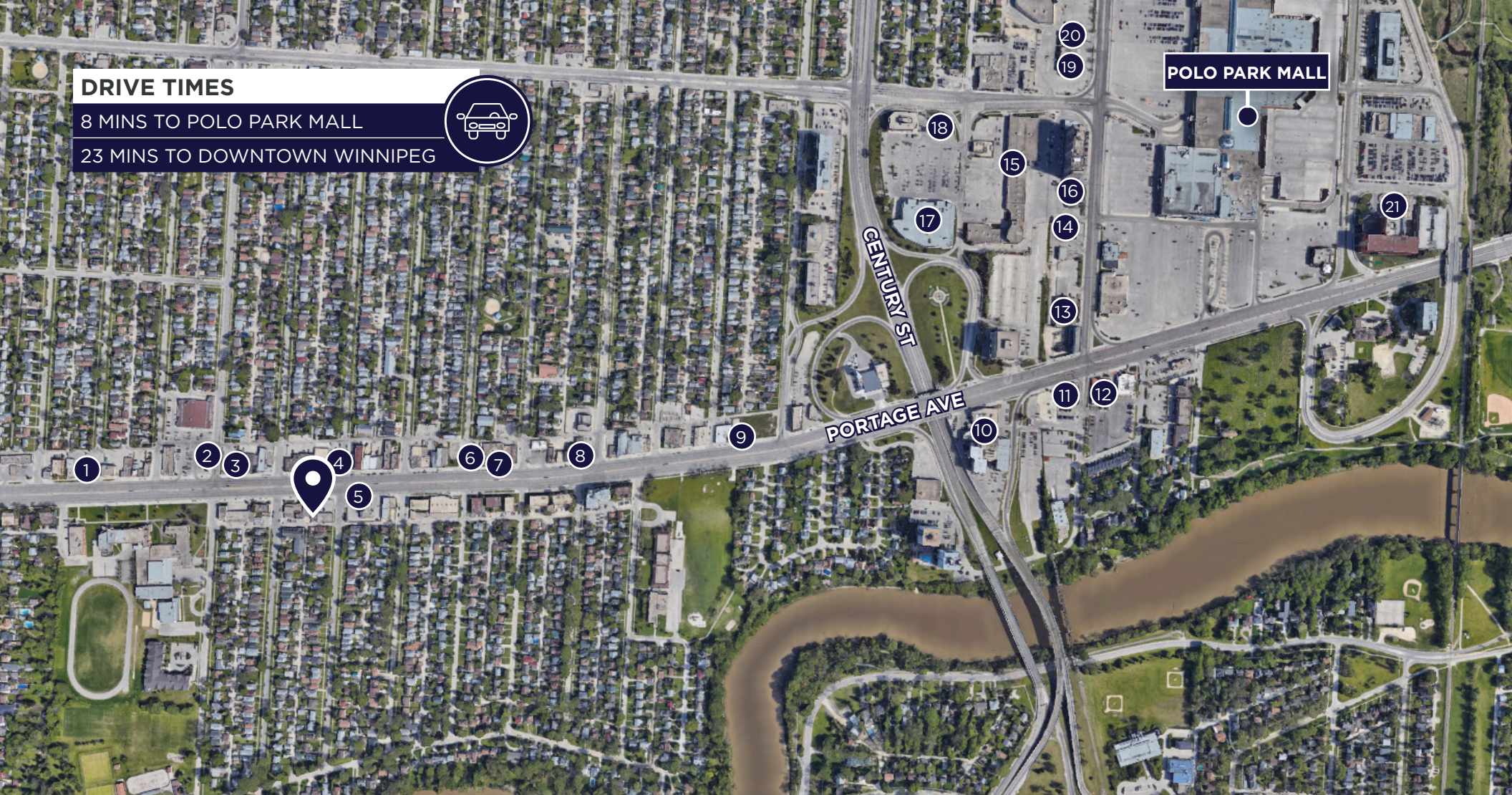


61

DRIVE TIMES

8 MINS TO POLO PARK MALL

23 MINS TO DOWNTOWN WINNIPEG



LOCAL AMENITIES

- 1 THE BURGER PLACE
- 2 TIM HORTONS
- 3 PIZZA PIZZA
- 4 GOOD EARTH RESTAURANT
- 5 CO-OP
- 6 OLYMPIA CYCLE & SKI
- 7 ST JAMES LANES & LOUNGE

- 8 CANADIAN SUPER SHOP
- 9 INTEGRAL DENTAL
- 10 VICOUNT GORT HOTEL
- 11 DYNACARE LABORATORY
- 12 OLIVE GARDEN
- 13 YE'S BUFFET
- 14 WENDY'S
- 15 MADISON SQUARE

- 16 TONY ROMA'S
- 17 SAFEWAY
- 18 SHELL
- 19 BOSTON PIZZA
- 20 ASSINIBOINE CREDIT UNION
- 21 THE ORIGINAL PANCAKE HOUSE



CONTACT

James Toker
Associate

T 204 934 6210

C 204 914 8423

james.toker@cwstevenson.ca

Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

Chris Hourihan
Associate Vice President

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 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.