

WHY LEASE WHEN YOU CAN OWN? MOVE-IN READY
OFFICE OPPORTUNITY, IDEAL FOR OWNER-USER

65 DEWDNEY AVENUE



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PROPERTY HIGHLIGHTS

(+/-) 11,450 SF AVAILABLE

- Rare owner-occupier opportunity in the Point Douglas neighbourhood
- Riverfront location with unobstructed views of the Red River and downtown skyline
- Fully built out, move-in ready, and sold with high-quality office furnishings
- Abundant natural light throughout both floors with oversized windows and river-facing offices
- Ideal for professional users, creative firms, or owner-operated businesses
- Located just minutes from downtown with easy access to major arteries and ample on-site parking
- Main floor buildout:
 - Vestibule with key-fob enabled entrance
 - Reception area
 - Kitchen
 - Meeting space
 - Large Boardroom
 - 6 river-view offices
 - 1 small office/podcast room
 - 2 washrooms
 - Storage/shop space with a grade loading door (10' x 9'), which offers the opportunity to renovate and expand
- Second floor buildout:
 - Open meeting area
 - Kitchenette
 - 15 offices (7 with river-views)
 - Boardroom
 - Gender-neutral washroom with 3 stalls
 - 1,659 sq. ft. of additional raw space that is aesthetically concealed and does not require immediate renovations, but offers the opportunity to renovate and expand



PRICING

Asking Price:	\$2,300,000
Price Per sq. ft:	\$201
Property Taxes:	\$6,585.22 (2024)

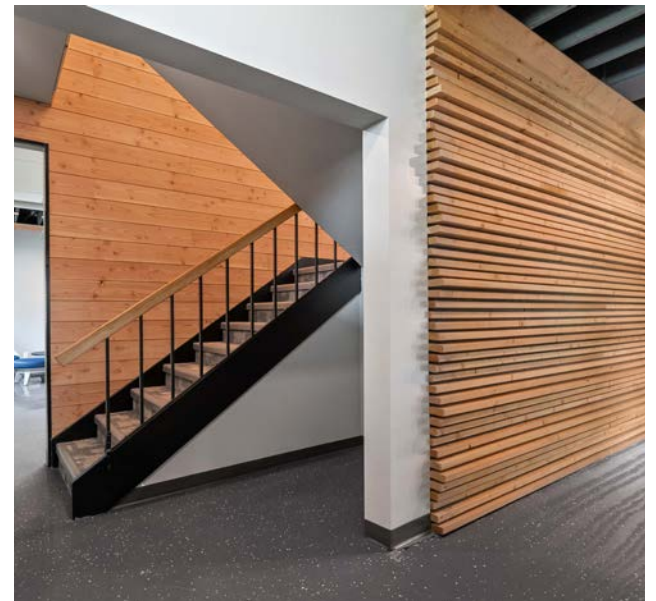
SITE DETAILS

Land Area:	16,200 sq. ft. (0.37 acres)
Legal Description:	FIRSTLY: LOTS 65, 88, 89 AND 90 PLAN 109 WLTO (W DIV) IN RL 17 PARISH OF ST JOHN SECONDLY: PARCEL 1 PLAN 6429 WLTO IN SAID RL 17
Frontage:	181.52'

BUILDING DETAILS

Building Area:	11,450 sq. ft.
Floor Plate:	5,725 sq. ft.
Storeys:	2
Year Built:	1950
Parking:	15 stalls (50' x 80')
Structure:	Post and beam wood construction
Exterior:	Combination of metal and fir wood siding
Roof:	Asphalt and gravel. Roof areas replaced where new RTU's exist
Mechanical:	New as of 2023: 10 air source arctic outdoor heat pump units / 1 indoor common area air handler / 27 indoor ceiling units (individually controlled) / HRV
Electrical:	New as of 2023: 600v 3 phase 4 wire / 3 new electrical panels with transformers / New emergency lighting and smoke detectors
Data Infrastructure:	Security: Key-fob secure entrance at main entrance and rear shop / Interior/exterior security cameras installed Internet provider: Shaw/Rogers. Fiber Optic not available

MAIN FLOOR IMAGES



SECOND FLOOR IMAGES

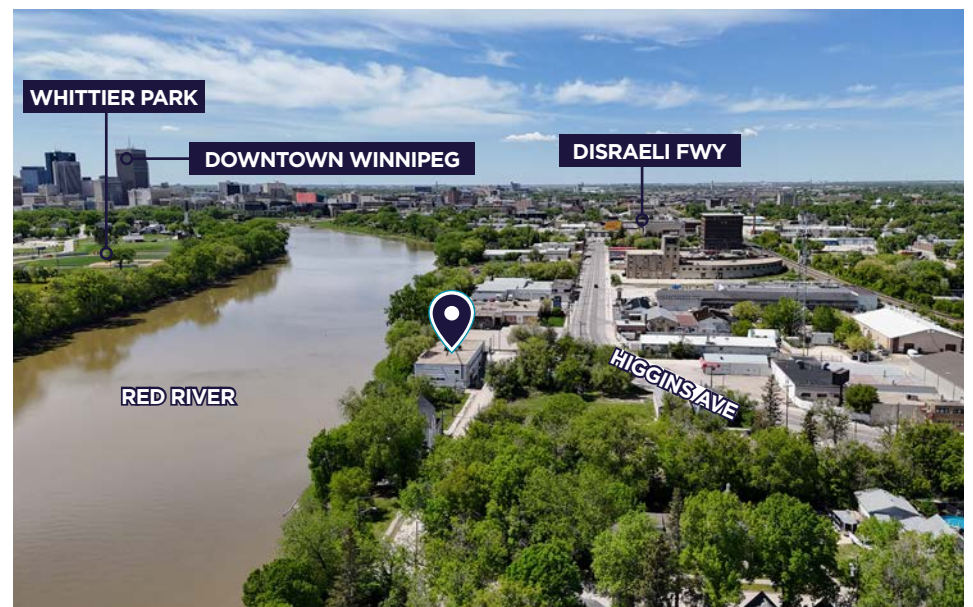
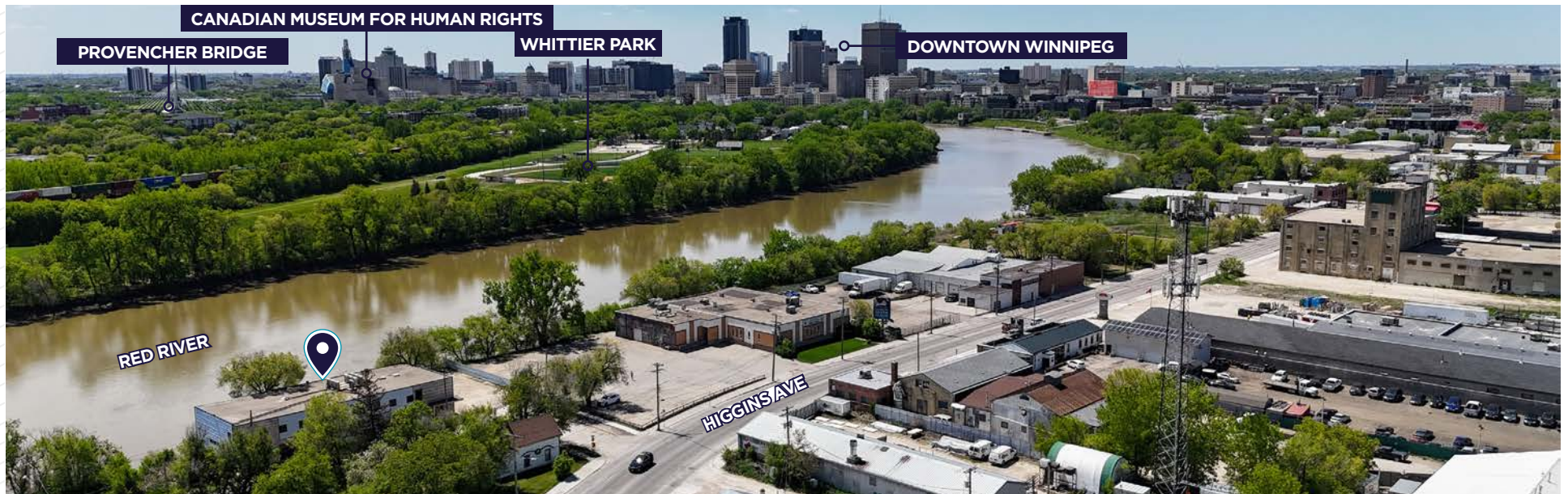


AERIAL VIEW



AERIAL

NEIGHBOURHOOD VIEW



AREA MAP

DRIVE TIME

8 MINS TO DOWNTOWN WINNIPEG

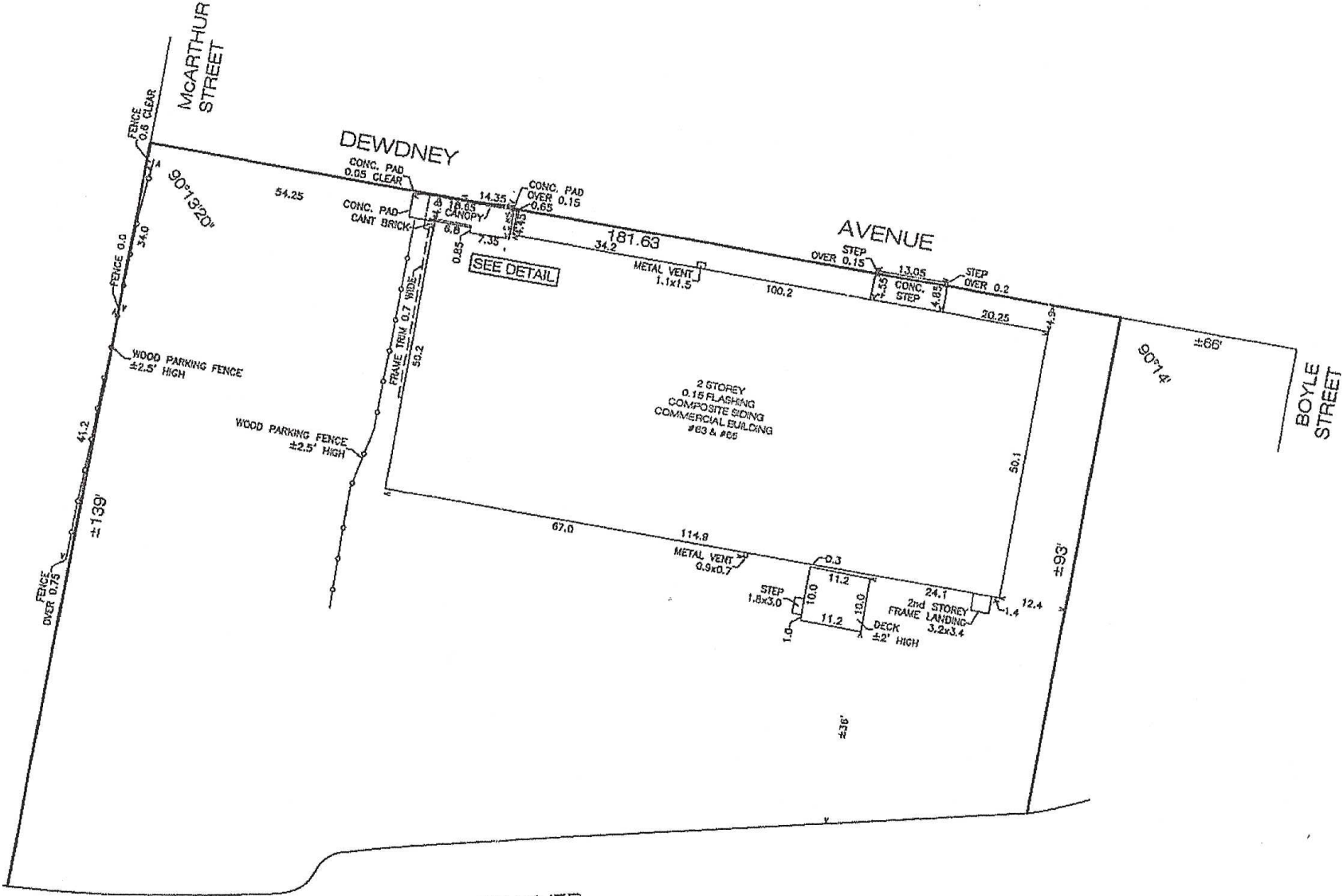


AMENITIES MAP

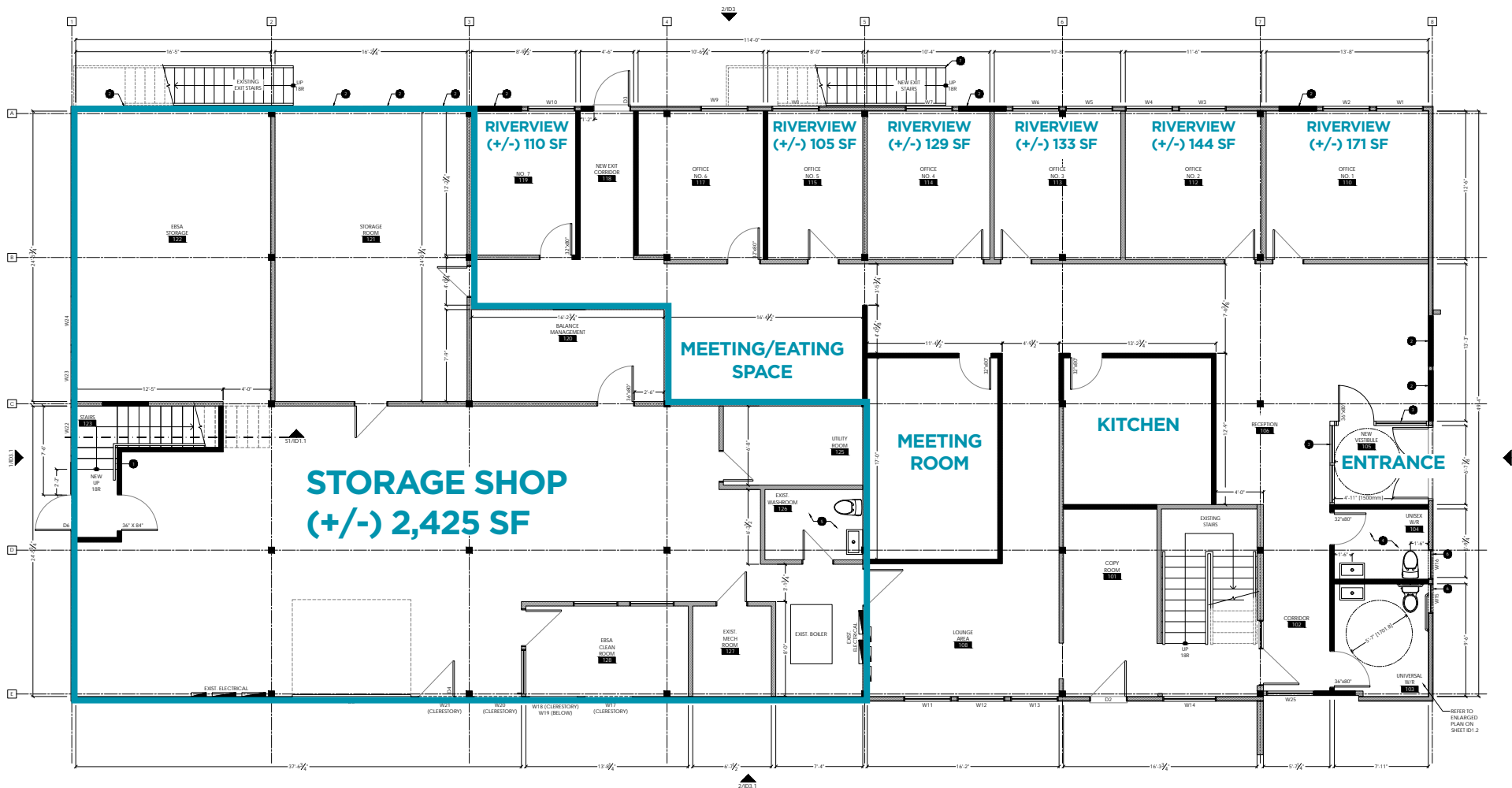
- | | | |
|----------------------------------|-------------------------------------|----------------------------|
| 1 DUXTON WINDOWS & DOORS | 9 ROYAL MANITOBA THEATRE CENTRE | 17 CDI COLLEGE |
| 2 POINT DOUGLAS AUTO BODY | 10 CIBO WATERFRONT CAFE | 18 WINNIPEG SQUARE |
| 3 FORT GIBRALTAR | 11 JAMES AVE PUMPHOUSE FOOD & DRINK | 19 LOCAL PUBLIC EATERY |
| 4 ELIMINATOR RC | 12 CARNAVAL BRAZILLIAN BBQ | 20 RADISSON HOTEL |
| 5 SHORTLINE MOVING SOLUTINS INC. | 13 HY'S STEAKHOUSE | 21 ALT HOTEL |
| 6 NONSUCH BREWING CO | 14 BLUE CROSS PARK | 22 CANADA LIFE CENTRE |
| 7 MANITOBA MUSEUM | 15 CLAY OVEN | 23 GIANT TIGER |
| 8 CENTENNIAL CONCERT HALL | 16 EARLS KITCHEN & BAR | 24 BURTON CUMMINGS THEATRE |



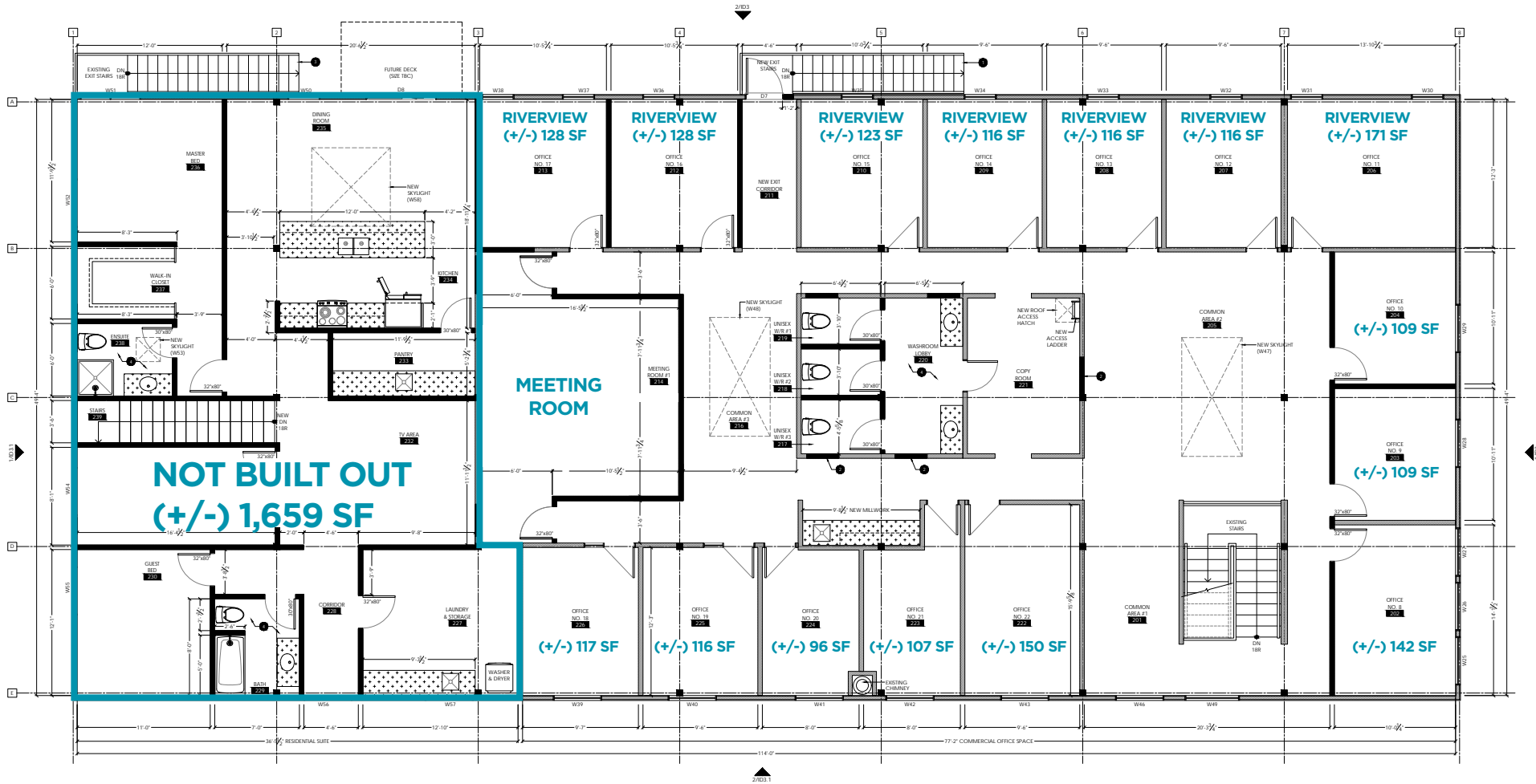
PLAN



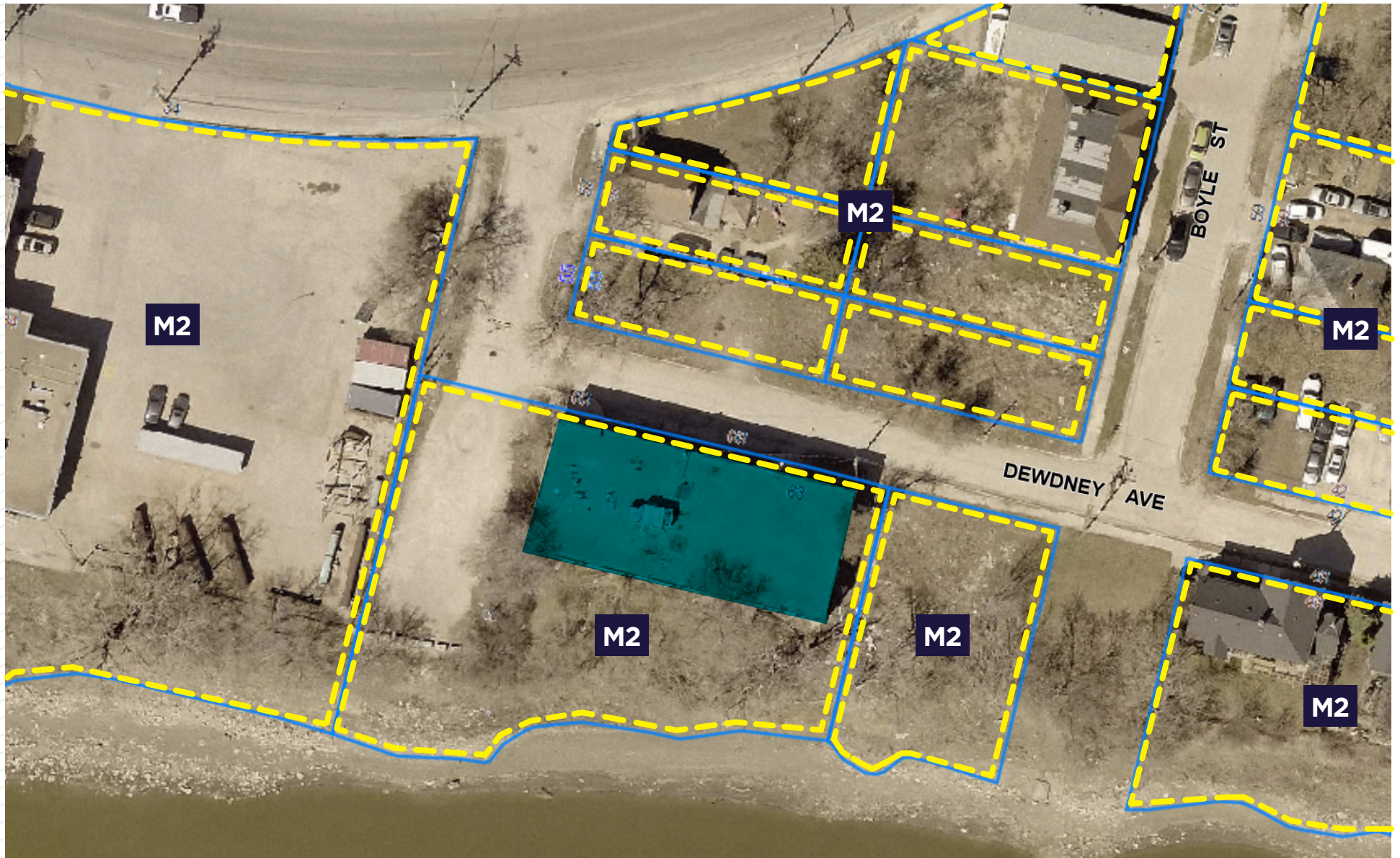
FLOOR PLAN



FLOOR PLAN



ZONING MAP





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