

WORSHIP CENTRE FOR SALE IN SOUTHWEST WINNIPEG -  
PERFECT FOR WORSHIP CENTRE, MEDICAL, OR OFFICE USE

**50 SCURFIELD BOULEVARD**



**Chris Hourihan**  
**Associate Vice President**

Christopher Hourihan Personal Real Estate Corporation

T 204 934 6215

C 204 995 0225

[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)







# PROPERTY HIGHLIGHTS

## (+/-) 11,511 SF AVAILABLE

- Located in the heart of Southwest Winnipeg fronting Scurfield Boulevard, between McGillivray Boulevard and Waverley Street.
- Situated between some of Winnipeg's most affluent neighbourhoods and surrounded by nearby retail and service-oriented amenities
- Phenomenal parking with 106 parking stalls
- Turn-key Worship Centre, with adaptability for various office uses after renovations
- Building and pylon signage opportunities (existing pylon sign infrastructure in place, with pylon sign removed)
- Excellent security with exterior and interior security system installed.
- Site to be fully fenced/gated (construction ongoing)
- Zoned M2

### PRICING

Asking Price:	\$4,500,000
Price Per sq. ft:	\$391
Property Taxes:	\$3,919.33 (2025)

### SITE DETAILS

Land Area:	1.87 acres (80,173 sq. ft.)
Legal Description:	LOT 8 BLOCK 5 PLAN 15345 WLTO IN OTM LOTS 16 TO 23 PARISH OF ST. VITAL
Frontage:	563.94'

### BUILDING DETAILS

Building Area:	11,511 sq. ft.
Storeys:	1 (no basement)
Year Built:	1987
Parking:	106 stalls
Structure:	Wood frame
Monthly Costs:	Owner averages monthly costs of \$2,070 (hydro, gas, and refuse)

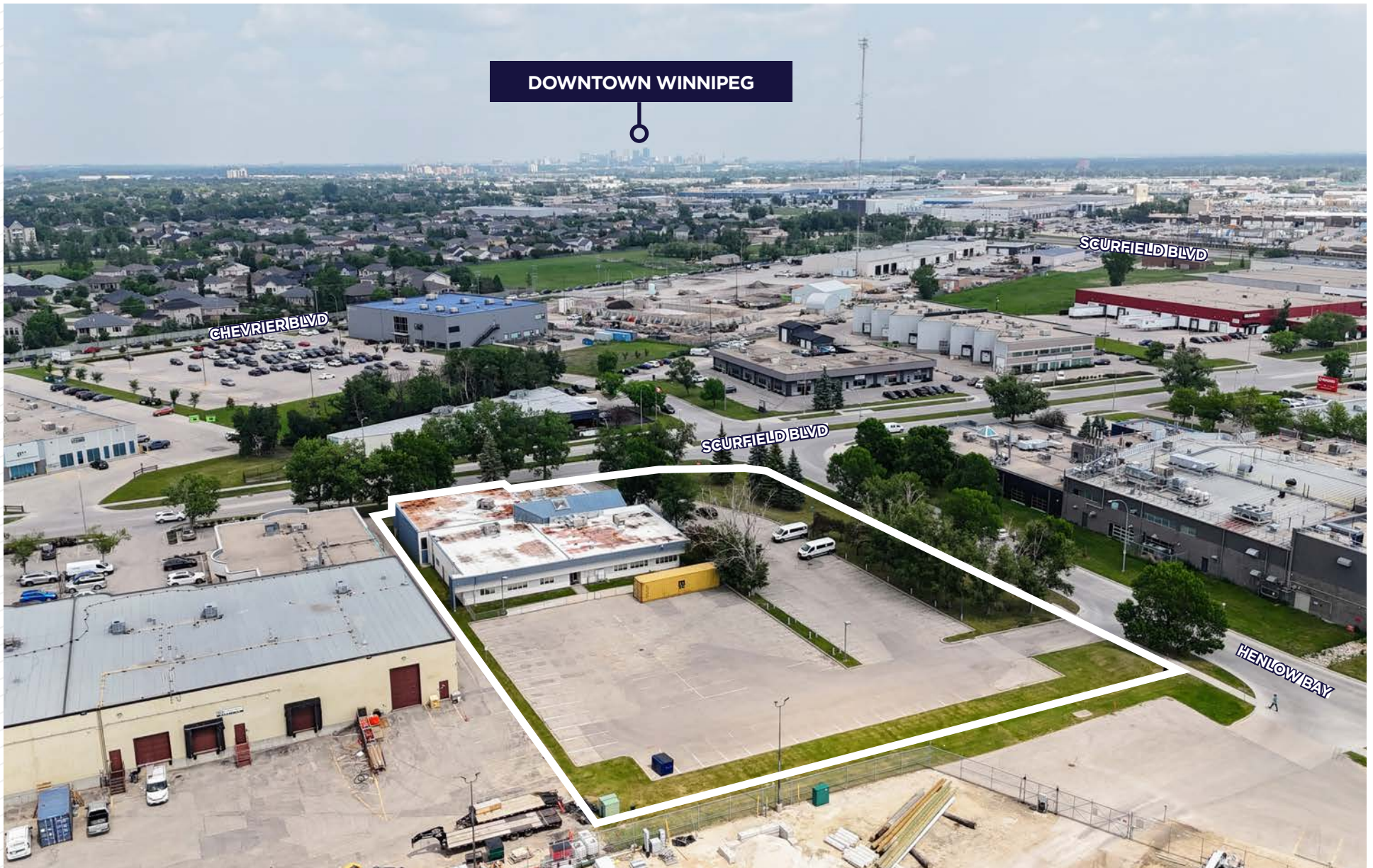


# MAIN IMAGES





# AERIAL VIEW



# DEMOGRAPHICS MAP

## DRIVE TIME

- 9 MINS TO PERIMETER HWY
- 20 MINS TO DOWNTOWN WINNIPEG



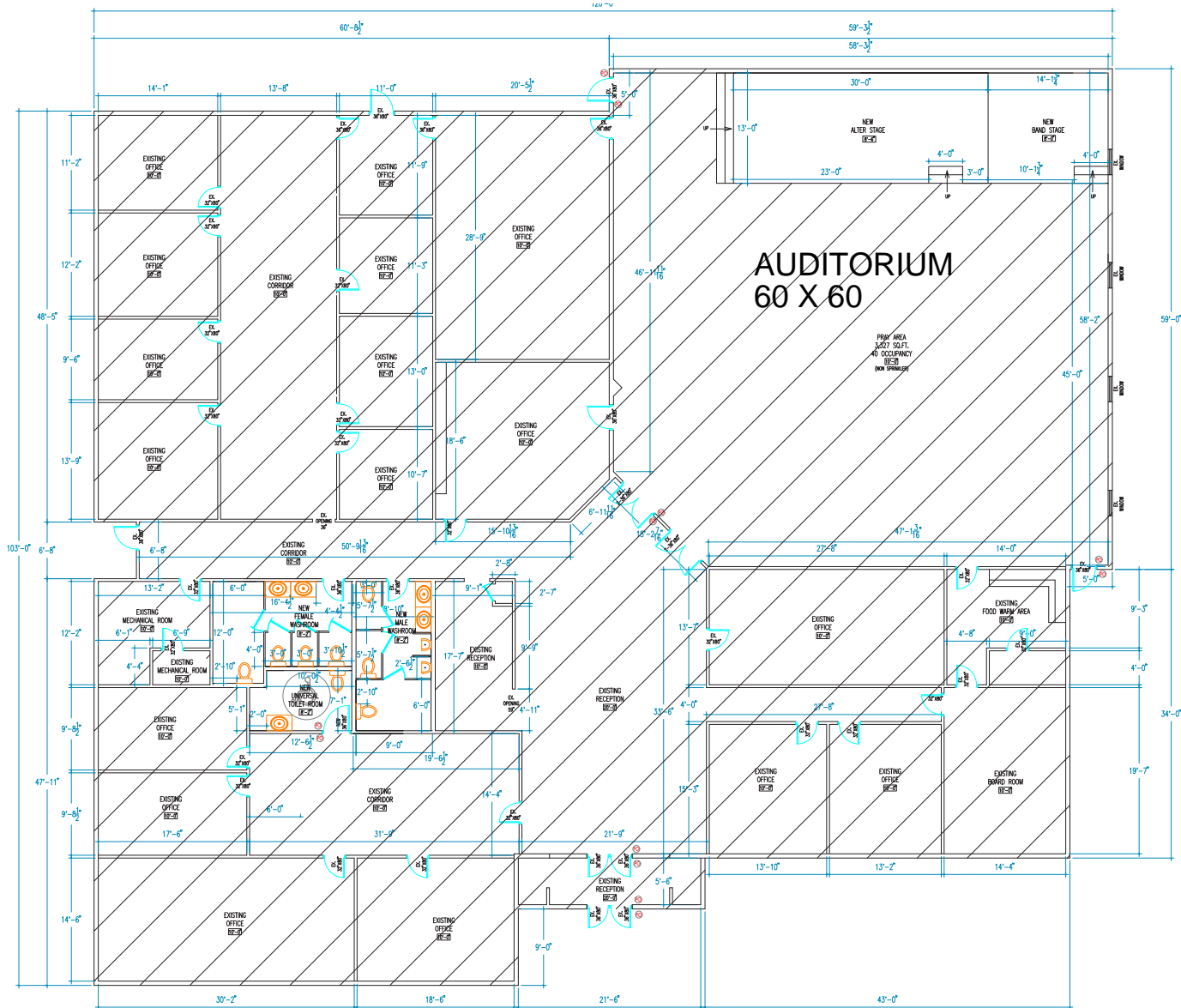
# AMENITIES MAP

- |   |                        |    |                               |
|---|------------------------|----|-------------------------------|
| 1 | RONA+                  | 9  | COSTCO                        |
| 2 | BEN & FLORENTINE       | 10 | COSTCO GAS STATION            |
| 3 | PETSMART               | 11 | CLAY OVEN                     |
| 4 | THE CANADIAN BREWHOUSE | 12 | INDIGO                        |
| 5 | STARBUCKS              | 13 | JOEY                          |
| 6 | THE KEG STEAKHOUSE     | 14 | CHILLI CHUTNEY STREET KITCHEN |
| 7 | A&W                    | 15 | WALMART                       |
| 8 | CINEPLEX ODEON         | 16 | THE HOME DEPOT                |





# FLOOR PLAN



# ZONING MAP







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