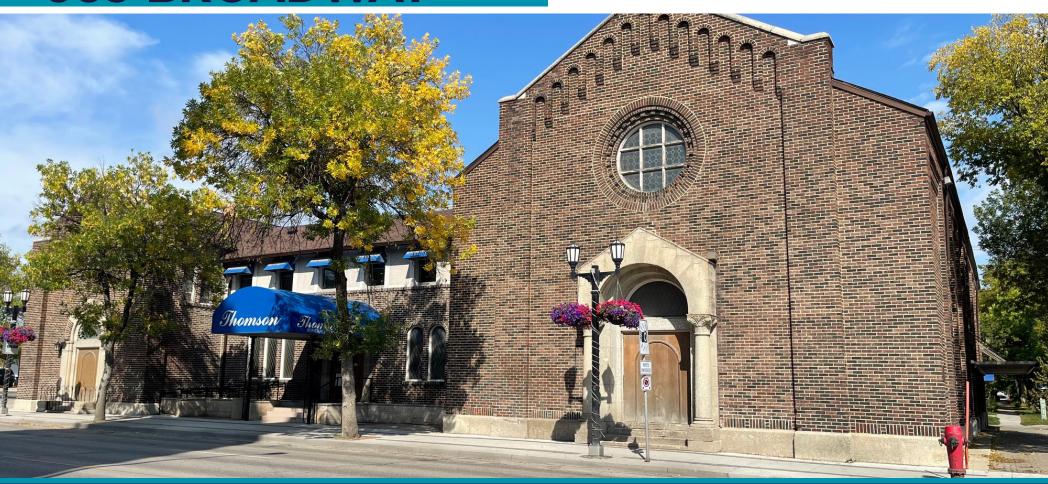
CHARACTER BUILDING FOR SALE: USER OPPORTUNITY WITH REDEVELOPMENT POTENTIAL

669 BROADWAY



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Investment Team



PROPERTY HIGHLIGHTS

STRATEGIC URBAN LOCATION

Centrally positioned in Winnipeg with excellent visibility, transit access, and proximity to key amenities. The site offers strong connectivity and appeal for a range of future uses.

C2 ZONING WITH REDEVELOPMENT FLEXIBILITY

Zoned C2 (Commercial Community), supporting a wide mix of commercial and institutional uses. Potential exists for rezoning to high-density multi-family residential, subject to servicing capacity and municipal approvals.

ON-SITE PARKING & FUNCTIONAL LAYOUT

Features a combination of enclosed garage and surface parking, offering rare on-site convenience for a building of this vintage. Estimated capacity supports a variety of operational or redevelopment scenarios.

WELL-MAINTAINED 1930 STRUCTURE

A character-rich building with enduring craftsmanship, including a rare churchstyle auditorium. Maintained to a high standard, the property is suitable for continued use or adaptive reuse.

SALE PRICE: \$2,150,000



PROPERTY **OVERVIEW**

Property Address: 669 Broadway, Winnipeg, MB

Site Size (acres): (+/-) 0.66

Building Size (square feet):

(+/-) 17,130

1930

Year Built:

Parking Stalls: 30

Zoning: C2





AMENITIES &

ACCESSIBILITY

95 WALKING SCORE 70 TRANSIT SCORE 99 BIKING SCORE



DRIVE TIMES

3 MINS UNIVERSITY OF WINNIPEG

5 MINS OSBORNE VILLAGE

5 MINS HEALTH SCIENCES CENTRE

6 MINS DOWNTOWN PORTAGE & MAIN

7 MINS THE FORKS

9 MINS ST. BONIFACE HOSPITAL

12 MINS POLO PARK SHOPPING CENTRE

16 MINS WINNIPEG AIRPORT (YWG)

20 MINS UNIVERSITY OF MANITOBA (FORT GARRY)

PROPERTY

PHOTOS





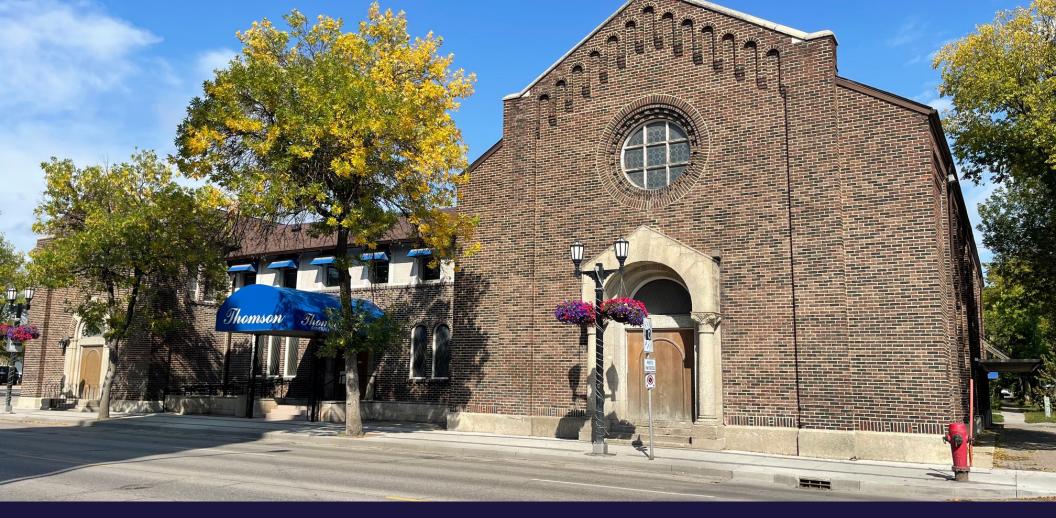












CONTACT



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