

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 church-style 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

Year Built: 1930

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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