

TWO-STOREY OFFICE BUILDING FOR SALE ON PORTAGE AVENUE



OFFICE FOR SALE
1854-1856 PORTAGE AVENUE





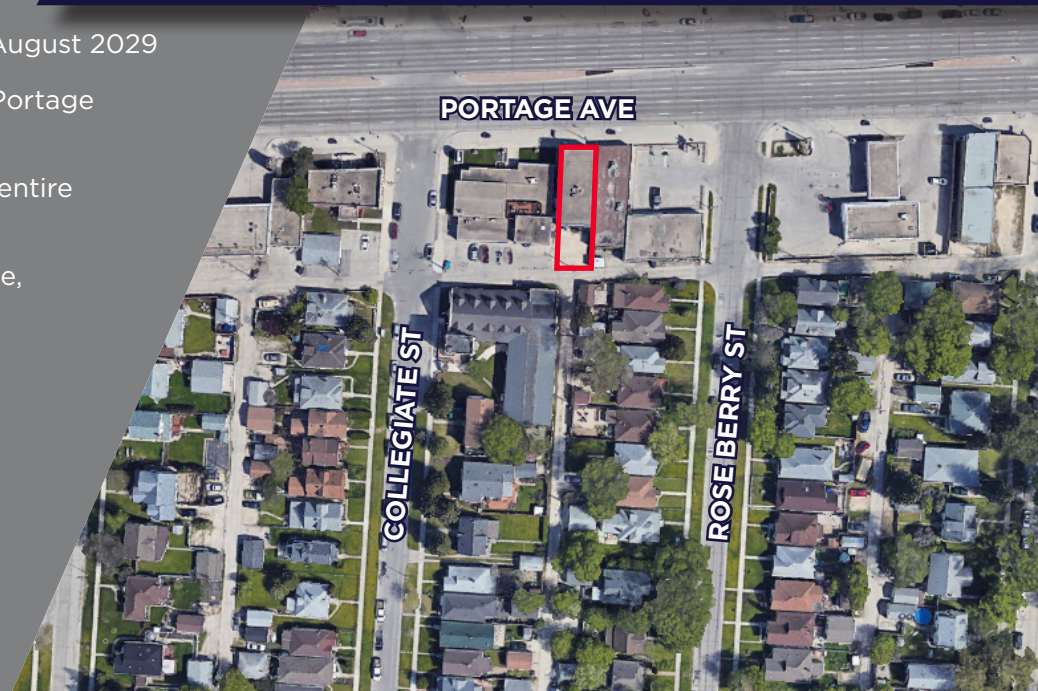
PROPERTY HIGHLIGHTS

(+/-) 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)

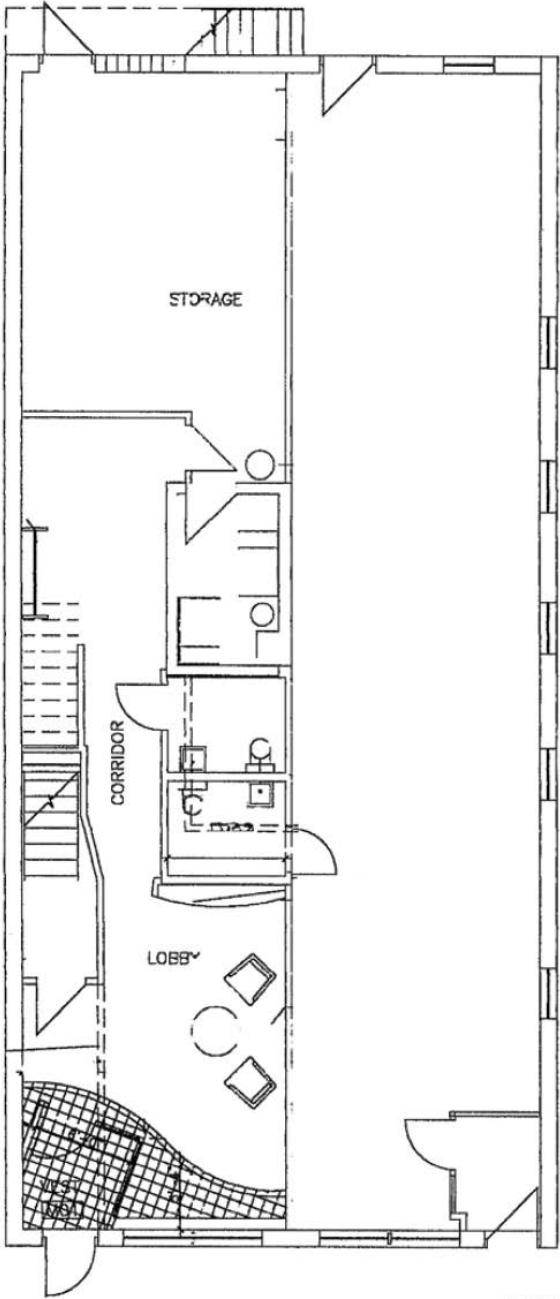


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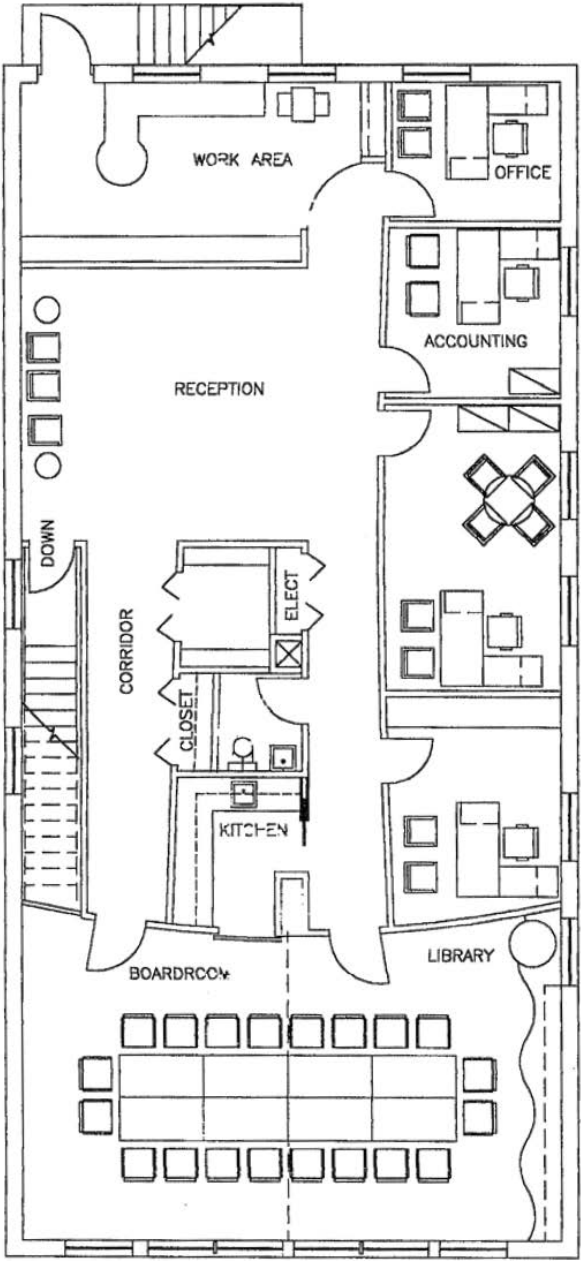
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



PORTAGE AVE

MAIN FLOOR VESTIBULE & LOBBY



SECOND FLOOR RECEPTION



SECOND FLOOR RECEPTION



REAR WORK AREA & COPY ROOM



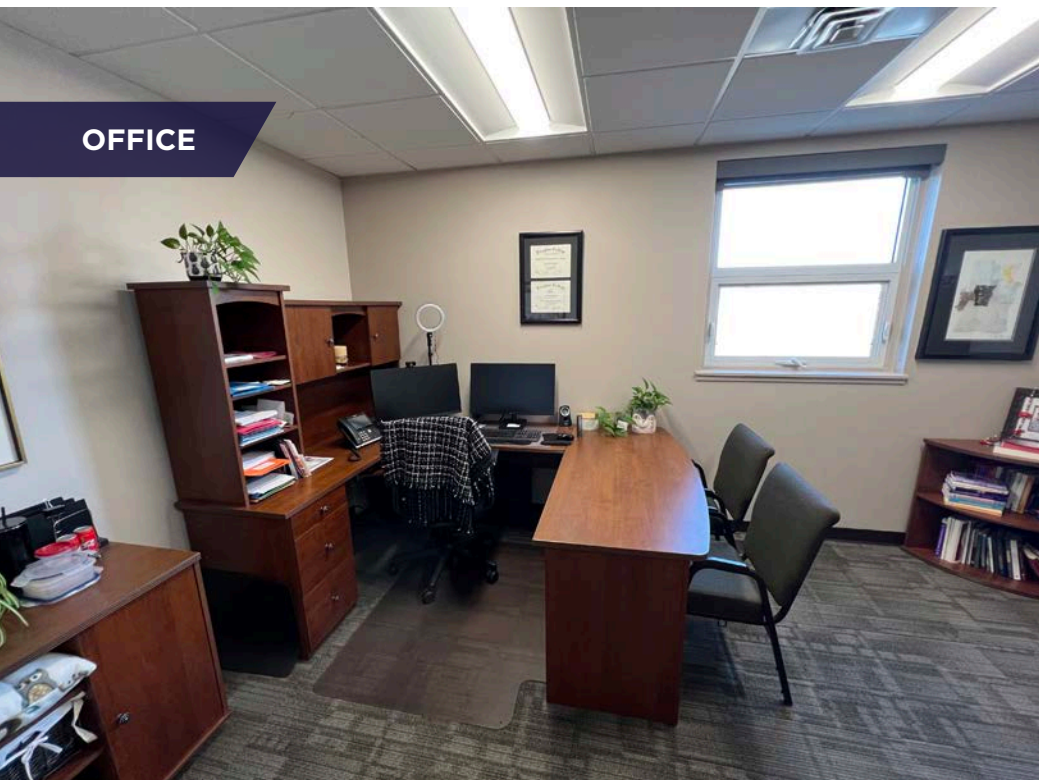
BOARDROOM FACING PORTAGE AVE



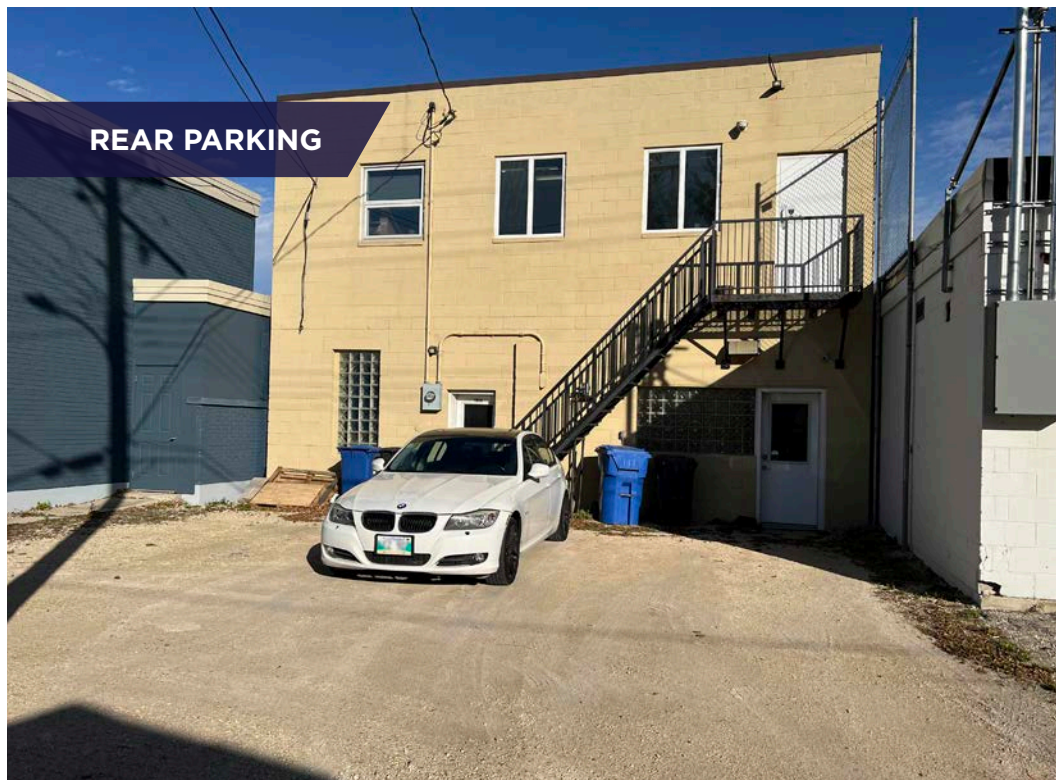
KITCHENETTE



OFFICE



REAR PARKING





POLO PARK MALL

DOWNTOWN WINNIPEG

1854-1856 PORTAGE AVE

SCORES



91



83

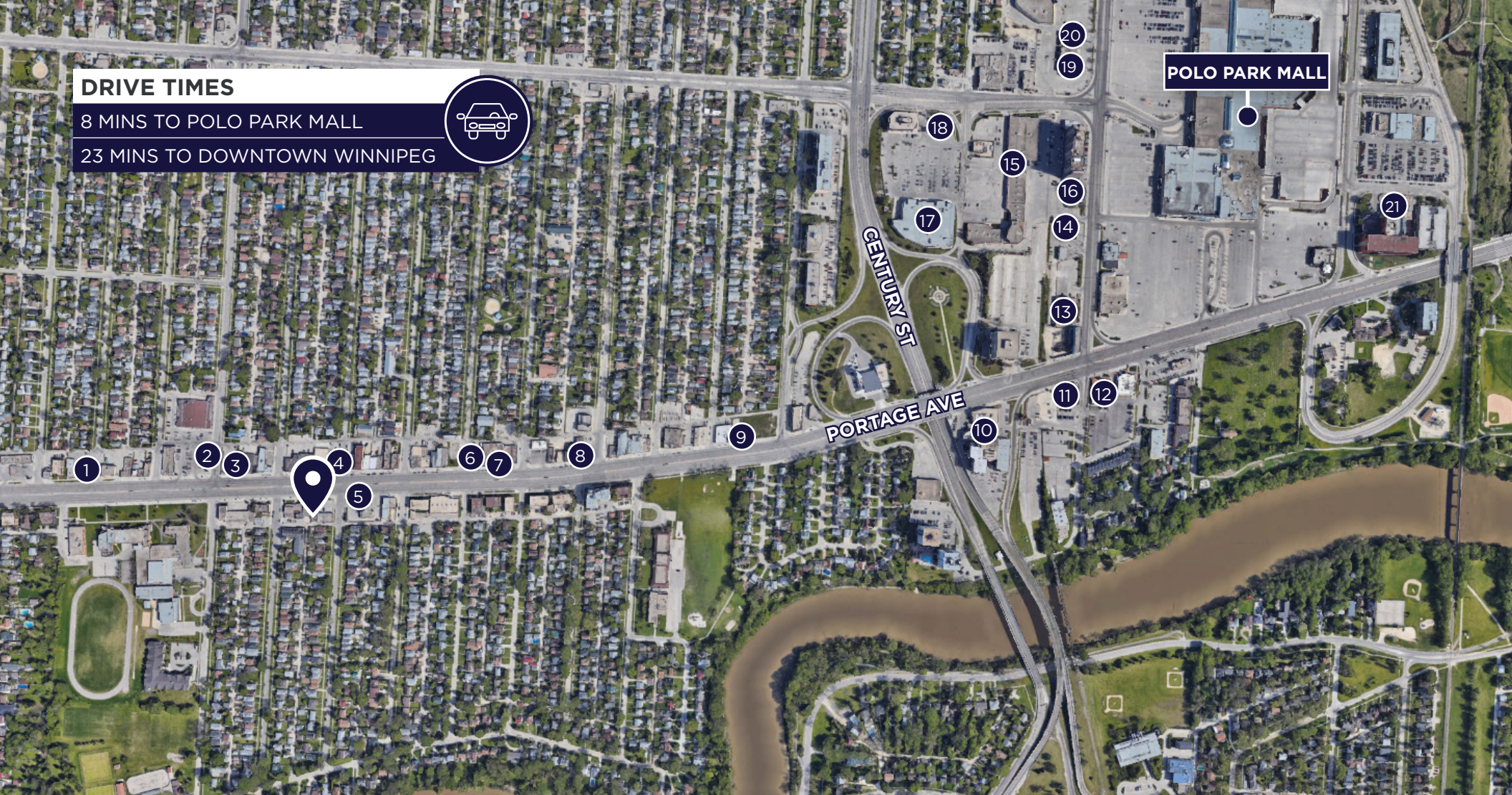


61

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 |



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