

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)

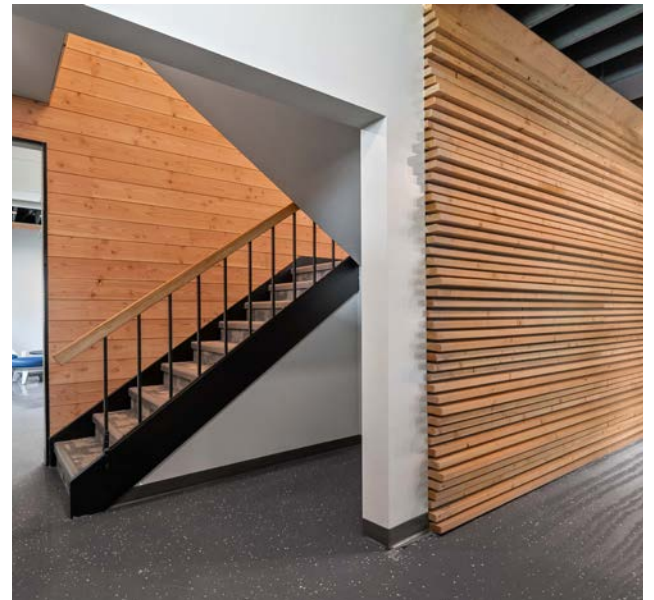
### SITE DETAILS

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

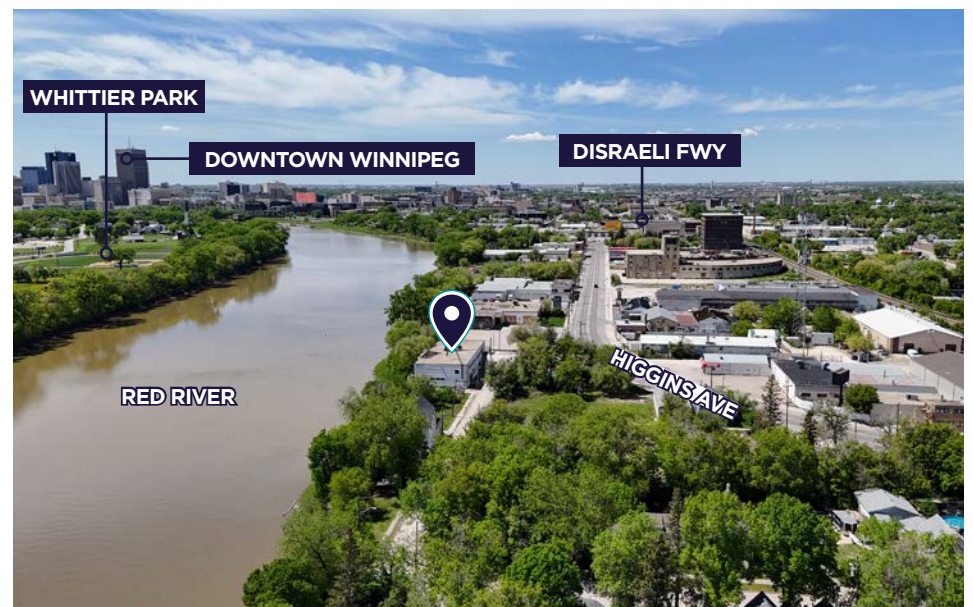
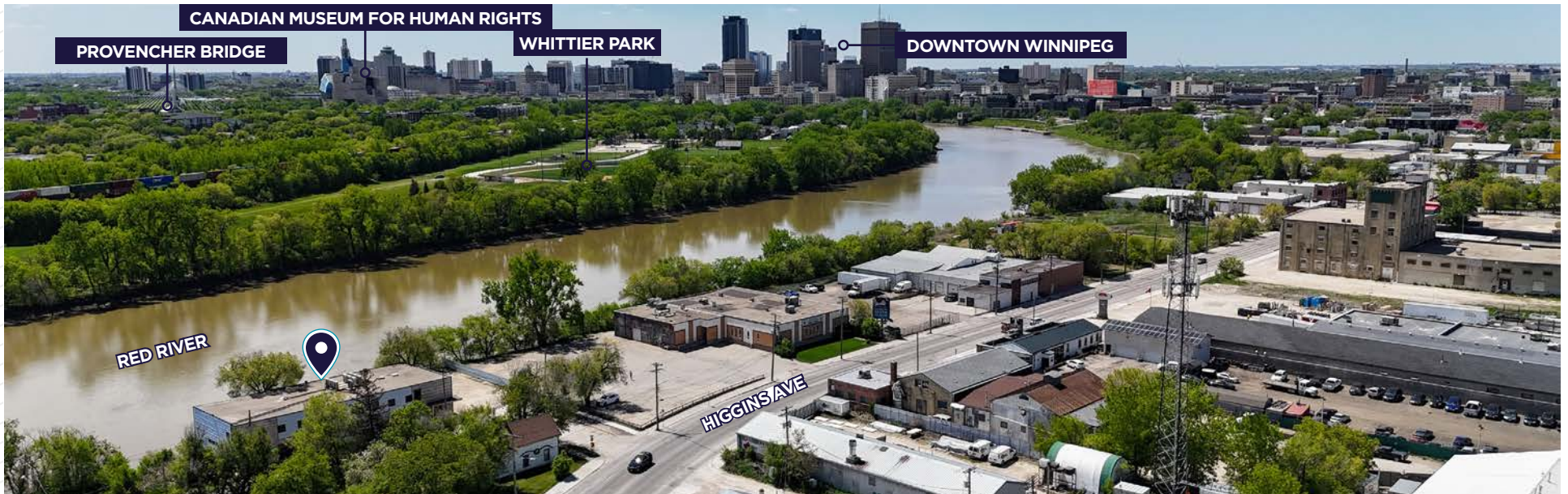


# AERIAL VIEW



# AERIAL

## NEIGHBOURHOOD VIEW



# AREA MAP

## DRIVE TIME

8 MINS TO DOWNTOWN WINNIPEG

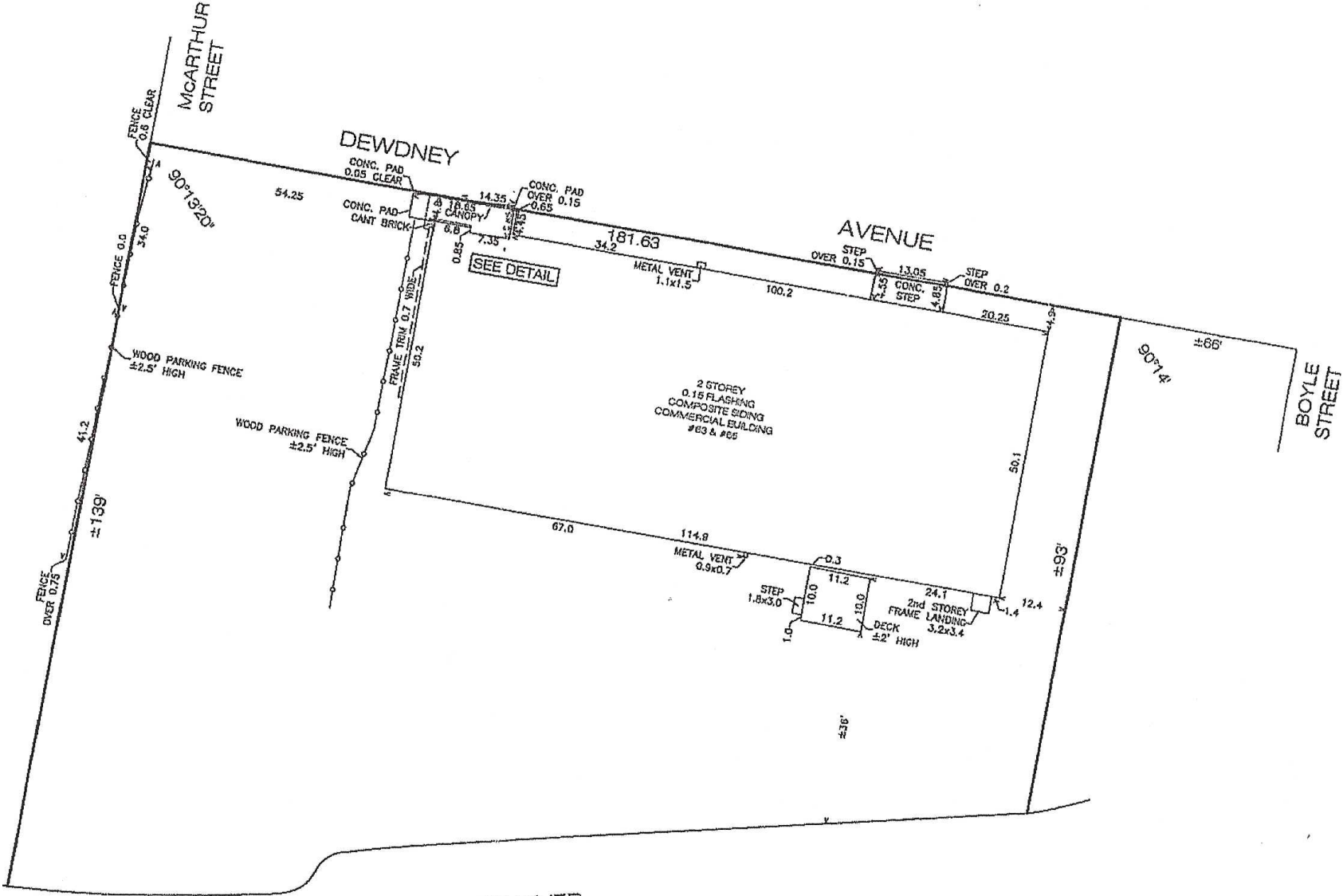


# AMENITIES MAP

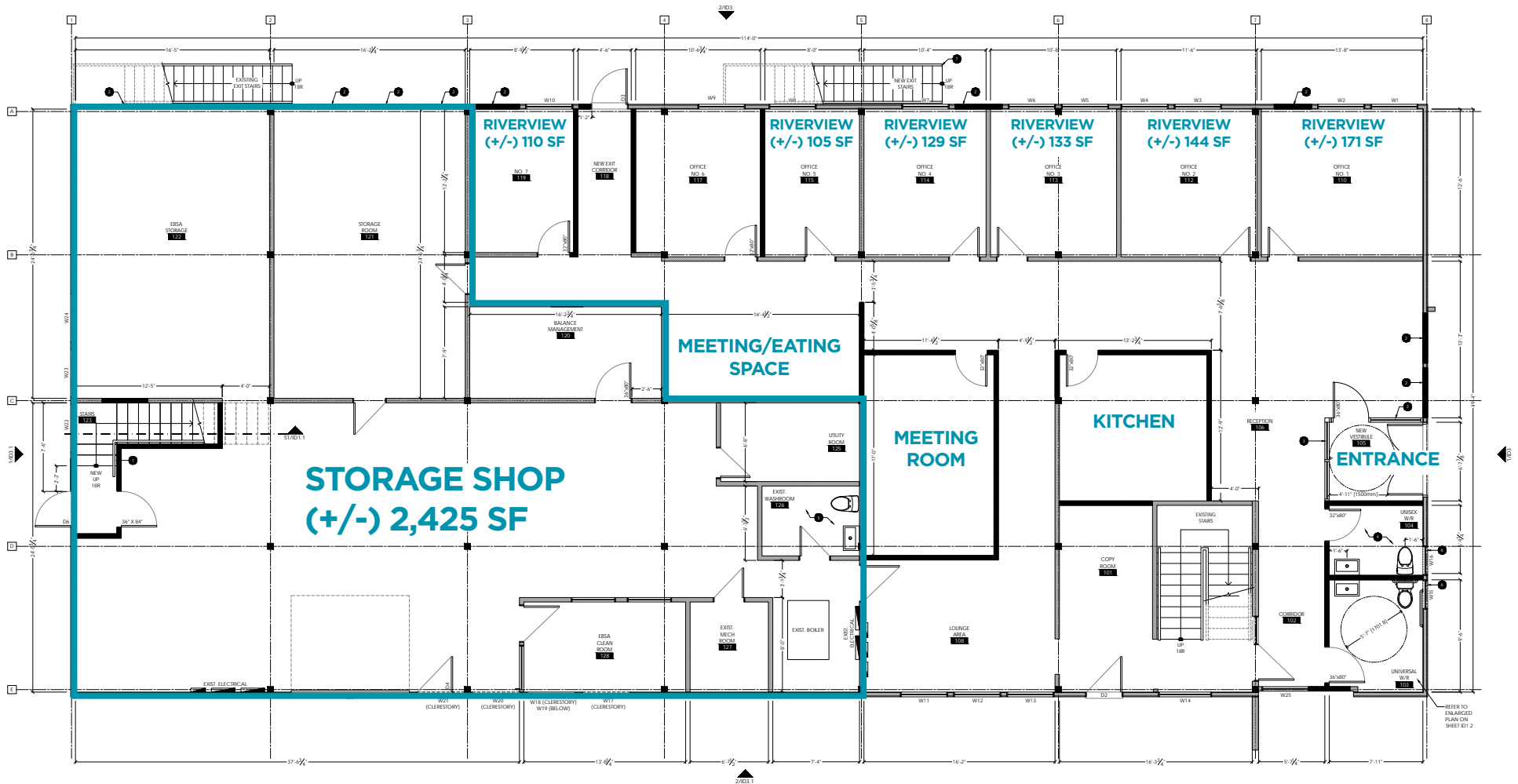
- |                                  |                                     |                            |
|----------------------------------|-------------------------------------|----------------------------|
| 1 DUXTON WINDOWS & DOORS         | 9 ROYAL MANITOBA THEATRE CENTRE     | 17 CDI COLLEGE             |
| 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 |



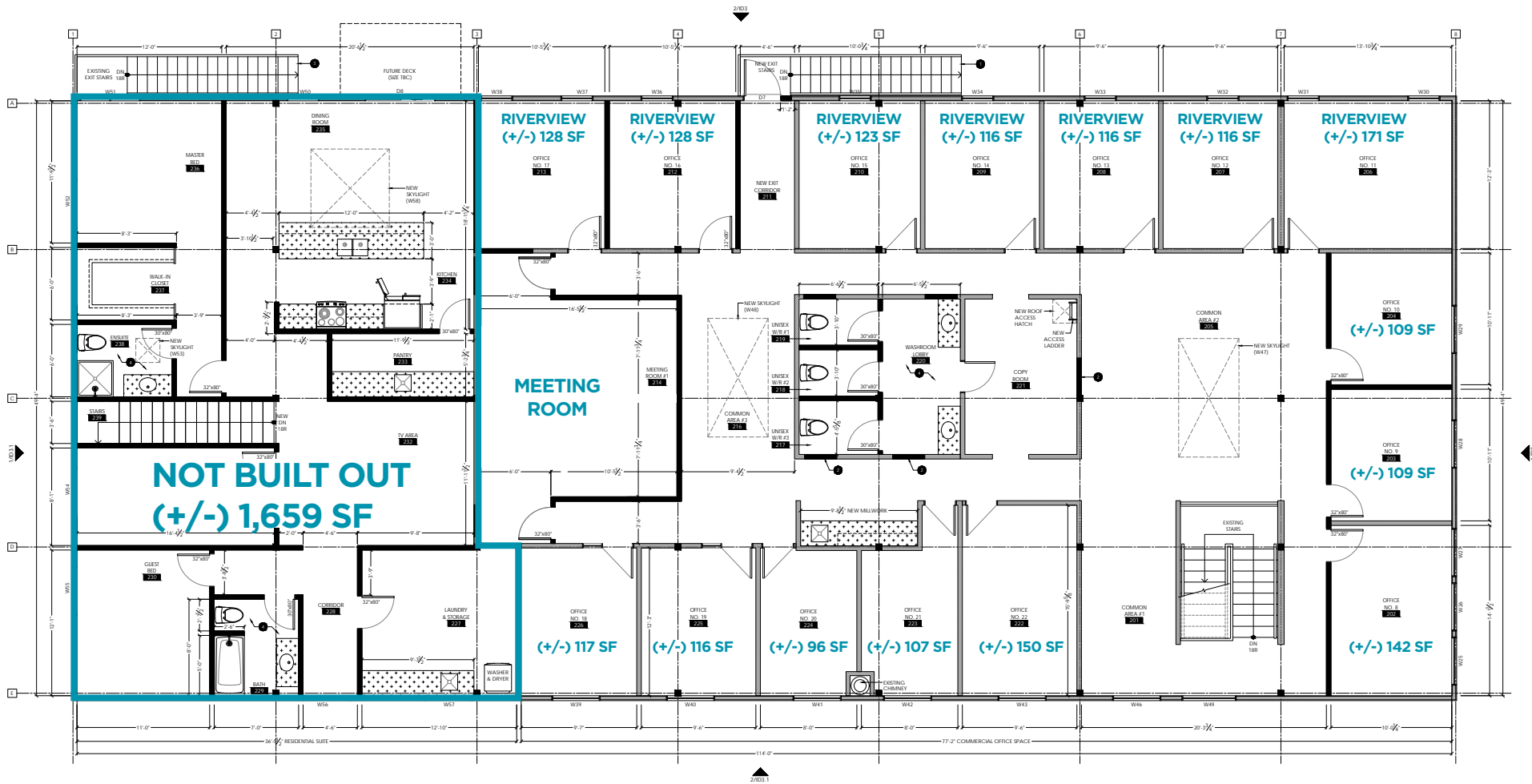
## PLAN



# FLOOR PLAN



## SECOND FLOOR PLAN



# ZONING MAP





## CONTACT

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