

# HIGH EXPOSURE FREESTANDING RETAIL PROPERTY WITH PYLON SIGN

## 500 WILLIAM AVENUE



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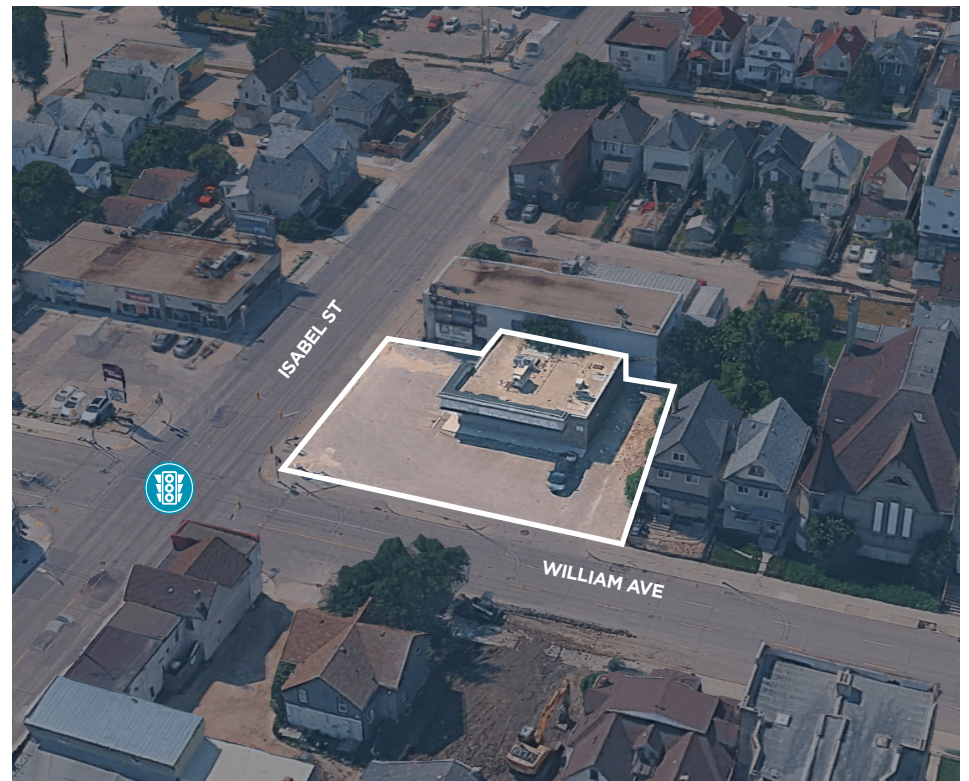
# PROPERTY HIGHLIGHTS

## (+/-) 2,550 SF AVAILABLE

- Freestanding retail building with great parking & accessibility
- Located at a traffic lit Intersection at the southwest corner of William Avenue and Isabel Street
- Former tenant recently restored to white box condition on interior
- Pylon sign on site
- Built in 1981

**SALE PRICE:** \$800,000

**PROPERTY TAXES:** \$10,255.15 (2021)



# PROPERTY IMAGES



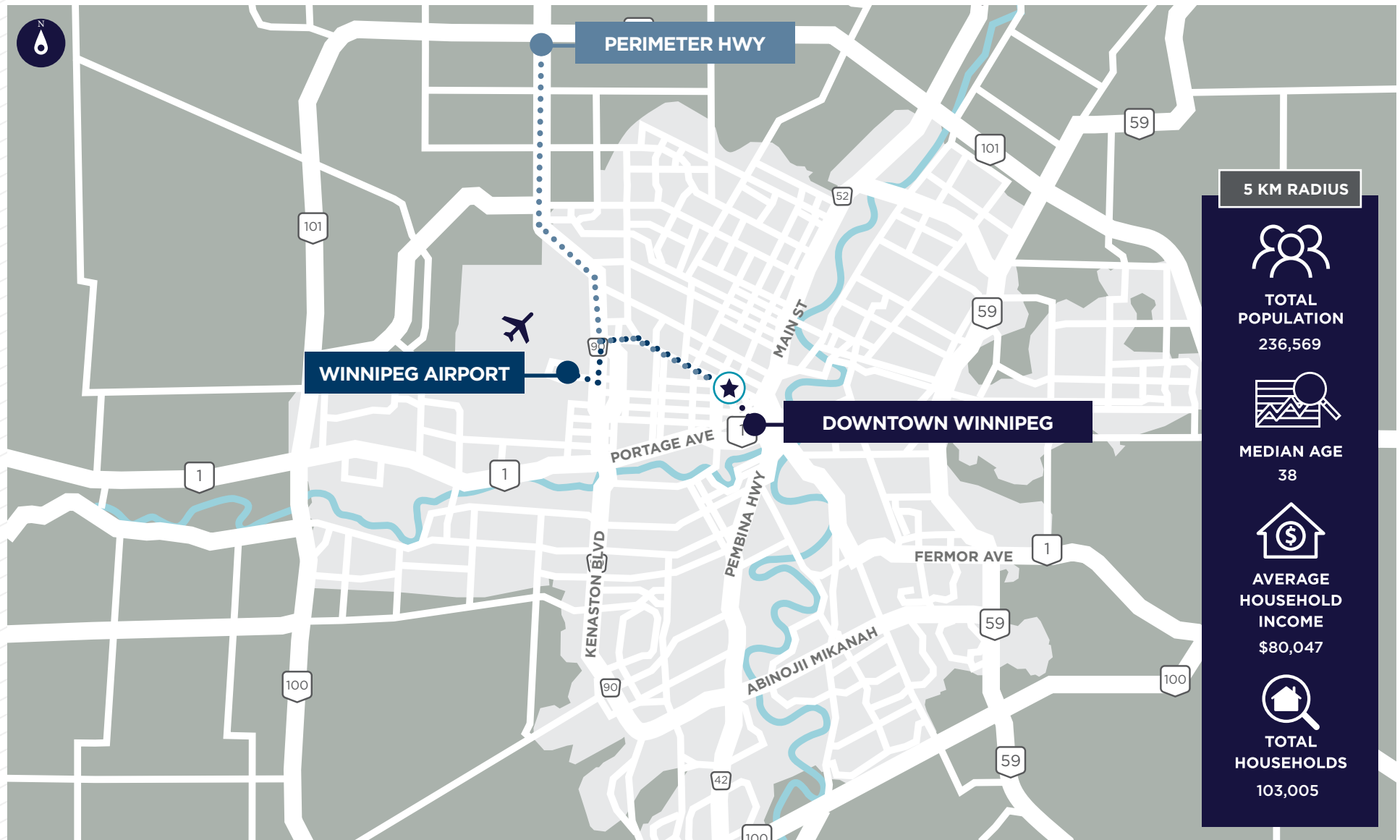
# AERIAL VIEW



# DEMOGRAPHICS MAP

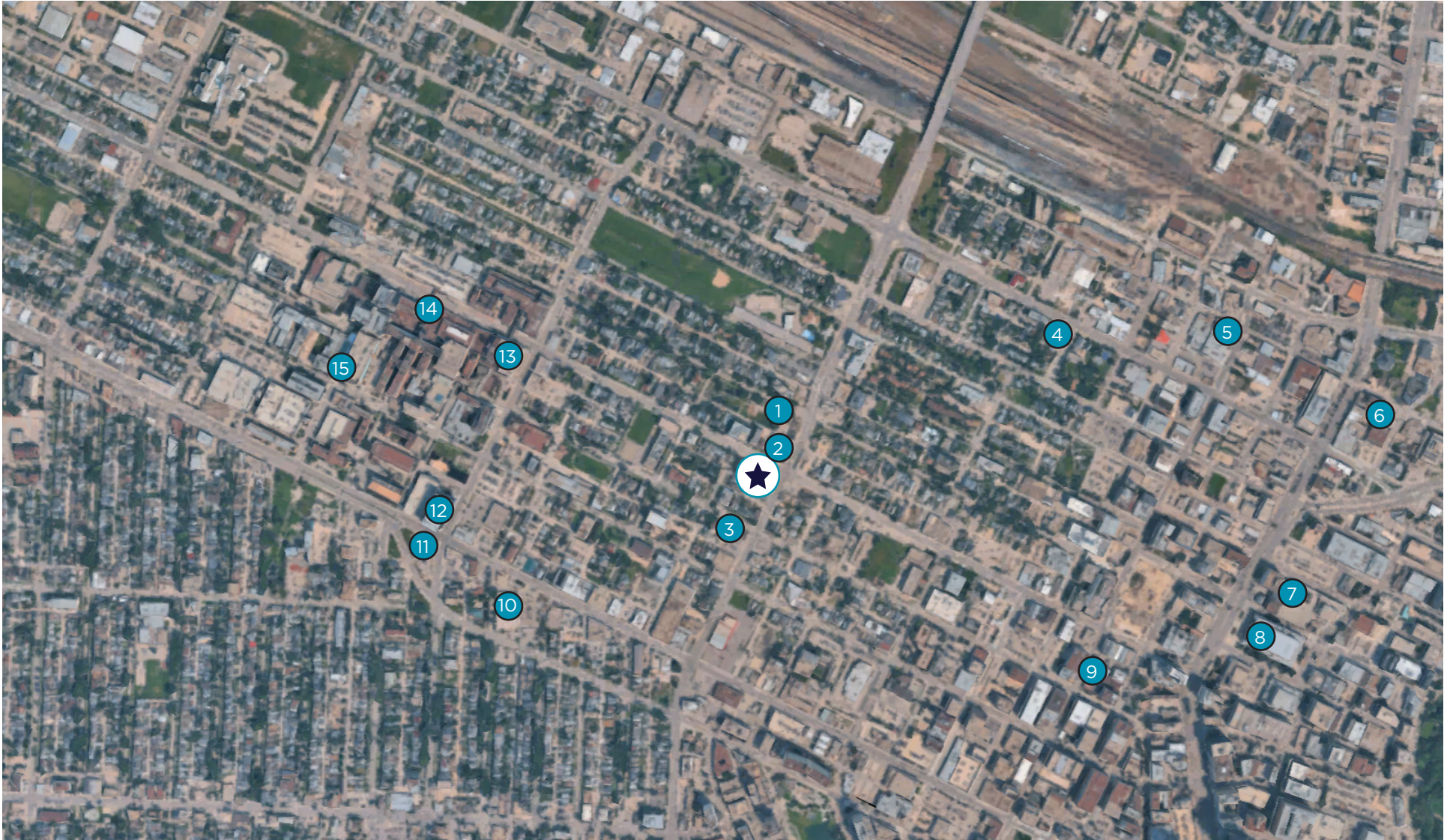
## DRIVE TIME

- 7 MINS TO DOWNTOWN WINNIPEG
- 17 MINS TO WINNIPEG AIRPORT
- 20 MINS TO PERIMETER HWY



# AMENITIES MAP

- |   |                         |    |                                  |
|---|-------------------------|----|----------------------------------|
| 1 | TIM HORTONS             | 9  | CLEMENTINE CAFE                  |
| 2 | DING HO RESTAURANT      | 10 | NO FRILLS                        |
| 3 | DINO'S GROCERY MART     | 11 | KFC                              |
| 4 | CHEERS RESTAURANT       | 12 | MANITOBA CLINIC                  |
| 5 | SILOAM MISSION          | 13 | CHILDREN'S HOSPITAL              |
| 6 | SALVATION ARMY          | 14 | HEALTH SCIENCES CENTRE           |
| 7 | MANITOBA MUSEUM         | 15 | UNIVERSITY OF MANITOBA BANNATYNE |
| 8 | CENTENNIAL CONCERT HALL |    |                                  |





## CONTACT

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