

IDEALLY SITUATED TURN-KEY OFFICE WITH EXCESS LAND



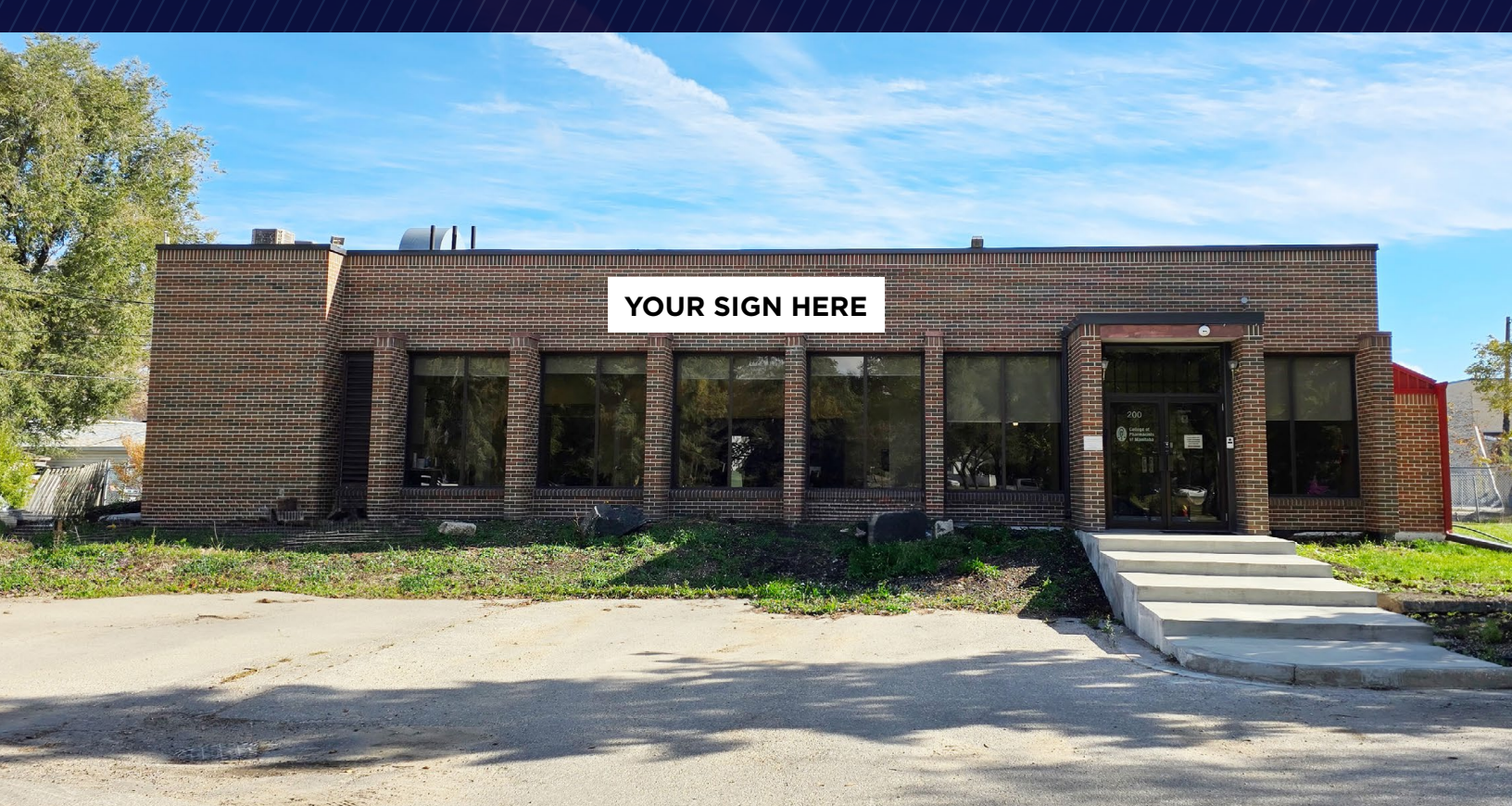
FOR SALE/LEASE
200 TACHE AVENUE

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**CUSHMAN &
WAKEFIELD**
Winnipeg



YOUR SIGN HERE

PROPERTY HIGHLIGHTS

MAIN LEVEL WITH FULLY
FINISHED LOWER LEVEL

(+/-) 7,380 TOTAL SF AVAILABLE

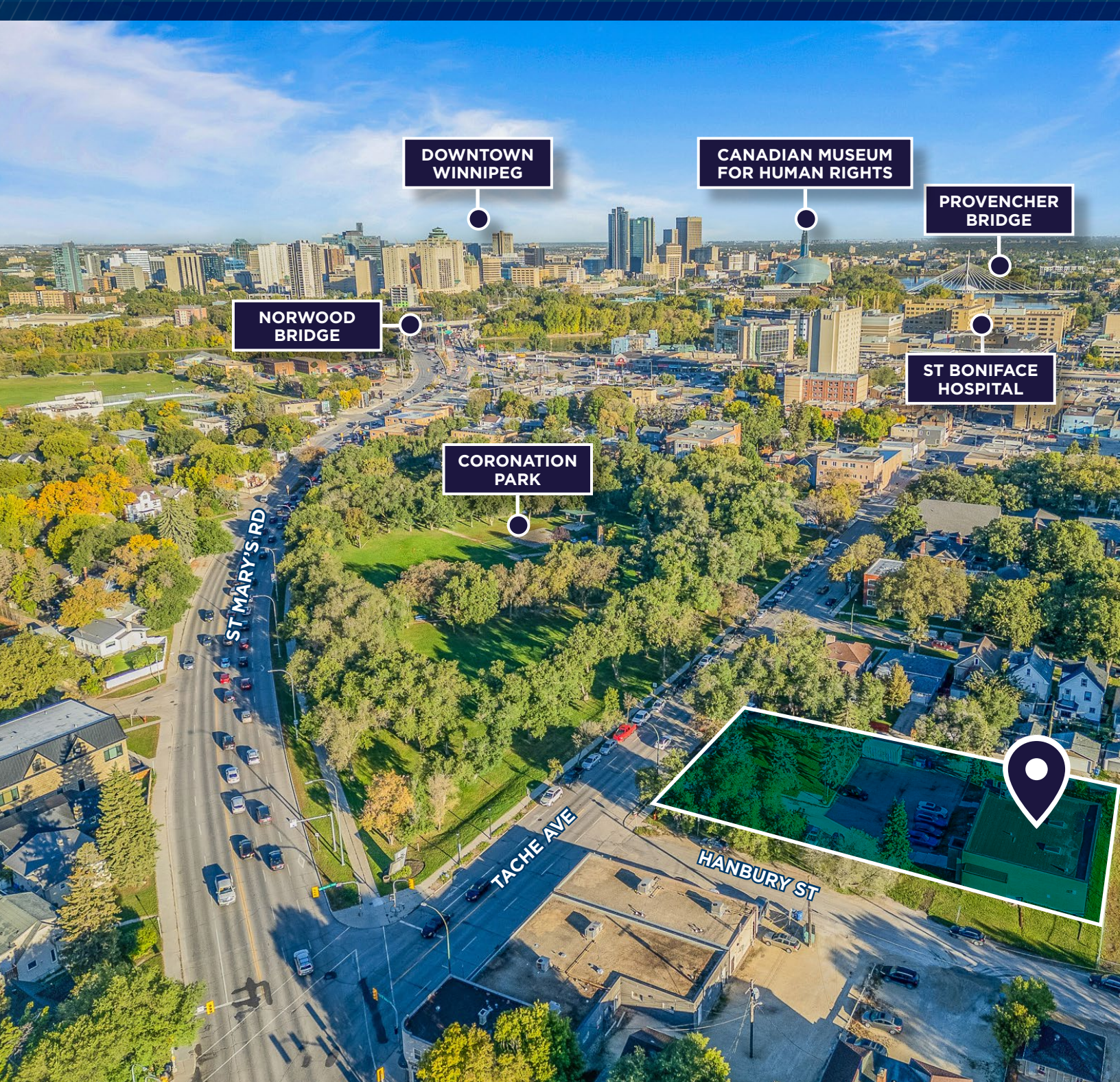
- Prime location just minutes from Downtown and St. Boniface Hospital.
- Nestled among lush greenspace, vibrant commercial corridors and charming residential neighbourhoods, 200 Tache Avenue offers a functional two-level build-out with generous private offices, open work areas, boardrooms, and two kitchenettes.
- 15 electrified on-site parking stalls.
- Well-suited for a wide range of professional uses.

SALE PRICE: \$2,400,000

LEASE RATE: \$27.00 PSF

CAM & TAX: \$10.00 (EST. 2026)





DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	9,754	84,714	220,902
MEDIAN AGE	42	41	40
AVG HOUSEHOLD INCOME	\$78,481	\$73,975	\$81,652
TOTAL HOUSEHOLDS	4,969	44,102	100,050

SCORES

WALK	91
TRANSIT	63
BIKE	88



FLOOR PLAN

MAIN LEVEL



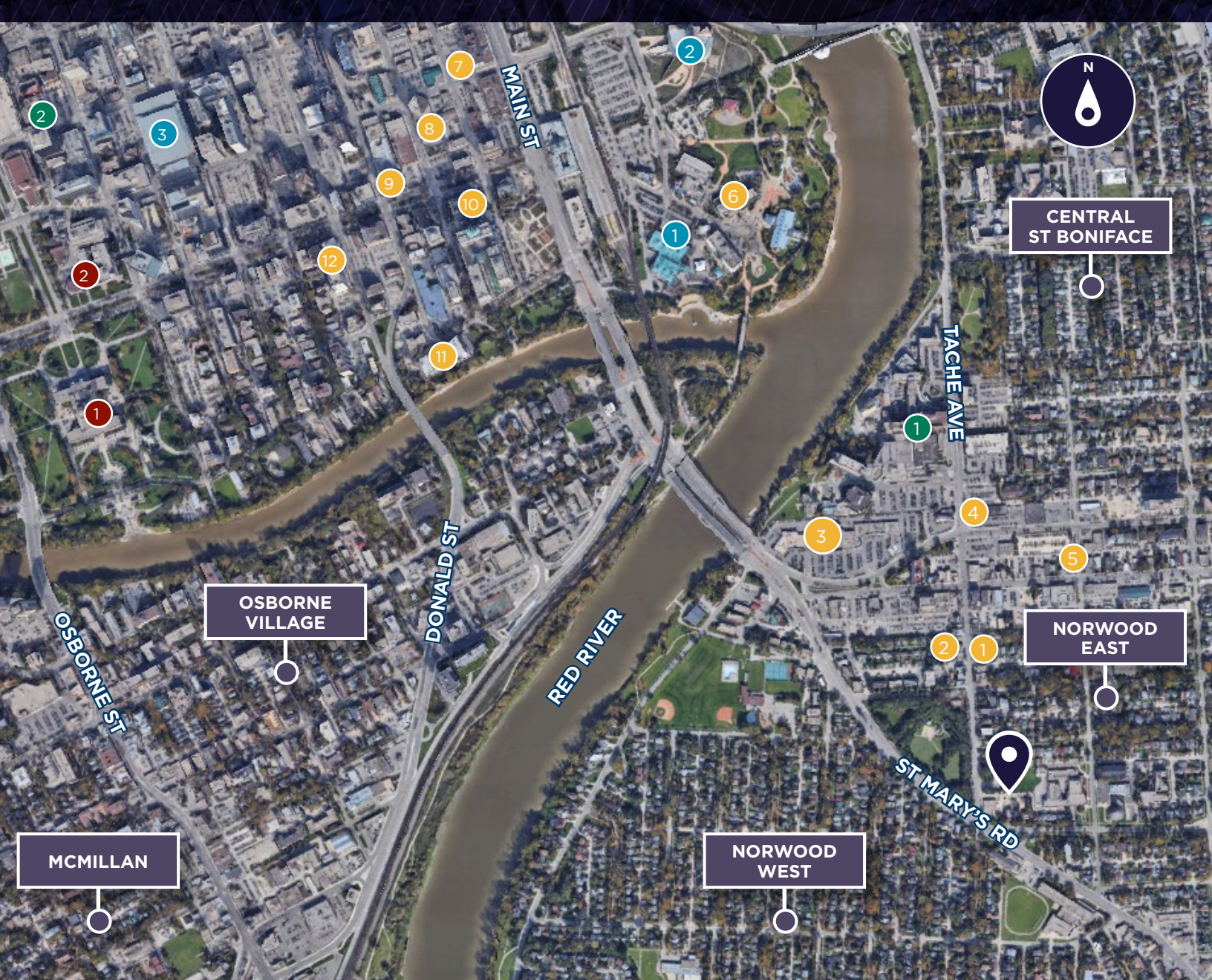
* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE

FLOOR PLAN

LOWER LEVEL



* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE



ATTRACTIONS

- 1 THE FORKS MARKET
- 2 CANADIAN MUSEUM FOR HUMAN RIGHTS
- 3 RBC CONVENTION CENTRE

HEALTH CARE

- 1 ST BONIFACE HOSPITAL
- 2 WINNIPEG CLINIC

GOVERNMENT

- 1 MANITOBA LEGISLATIVE
- 2 COURT OF KING'S BENCH OF MANITOBA

SERVICES/RESTURANTS

- 1 LE CROISSANT
- 2 NORWOOD HOTEL
- 3 DOMINION CENTRE
- 4 RBC
- 5 7-ELEVEN
- 6 INN AT THE FORKS
- 7 DEVIL MAY CARE BREWING COMPANY
- 8 THE KEG STEAKHOUSE & BAR
- 9 CAPITAL GRILL & BAR
- 10 THE FORT GARRY HOTEL
- 11 FETE ICE CREAM & COFFEE
- 12 OH DOUGHNUTS



CONTACT

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