

# OWNER-OCCUPIER OPPORTUNITY ON THE PERIPHERY OF DOWNTOWN WINNIPEG

← SIGNAGE OPPORTUNITY →

FOR SALE  
**55 DONALD STREET**

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

# PROPERTY HIGHLIGHTS

(+/-) 22,667 SF AVAILABLE

Rare opportunity to acquire a high-exposure, boutique-style office building located on the fringe of downtown Winnipeg. The property benefits from excellent visibility, convenient in/out access, prominent building signage, and close proximity to major arterial routes and downtown amenities

### Efficient Floorplate

Flexible layout with improvements for immediate occupancy or easy reconfiguration.

### Thoughtful Interiors

Private offices, boardrooms, open areas, kitchenette, and accessible washroom per floor.

### Ample Parking

Two parking lots with 48 total stalls.

### Secure Access

Key fob entry for safety and control.

### Boutique Appeal

Perfect for owner-occupiers, or investors. Turnkey and available now.

FLOOR	(+/-) SF
1	3,954
2	4,675
3	4,678
4	4,675
5	4,685

**SALE PRICE: \$5,750,000**

**PROPERTY TAX: \$69,940.29 (2026)**



BURTON CUMMINGS THEATRE

MILLENNIUM LIBRARY

BLUE CROSS PARK

TRUE NORTH SQUARE

DELTA HOTEL

RBC CONVENTION CENTRE

ST MARY AVE

GARRY ST

UNION STATION

THE FORT GARRY HOTEL

KENNEDY ST

EDMONTON ST

CARLTON ST

HARGRAVE ST

YORK AVE



55 DONALD STREET

MAIN ST

BROADWAY

DONALD ST

SMITH ST

ASSINIBOINE RIVER

WATERFRONT DR

SCORES	
WALK	96
TRANSIT	82
BIKE	92



## LOCAL AMENITIES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
PORTAGE PLACE SHOPPING CENTRE	7
CITY PLACE SHOPPING CENTRES	8
TRUE NORTH SQUARE	9
WINNIPEG SQUARE SHOPPING CENTRE	10
UNIVERSITY OF WINNIPEG	11
WINNIPEG ART GALLERY	12
CHILDREN'S MUSEUM	13
EXCHANGE DISTRICT	14
THE FORKS	15
CARNAVAL BRIZILIAN BBQ	16
DEER & ALMOND	17
WEE JOHNNY'S IRISH PUB	18
HY'S STEAKHOUSE	19
TIM HORTONS	20
CIBC	21

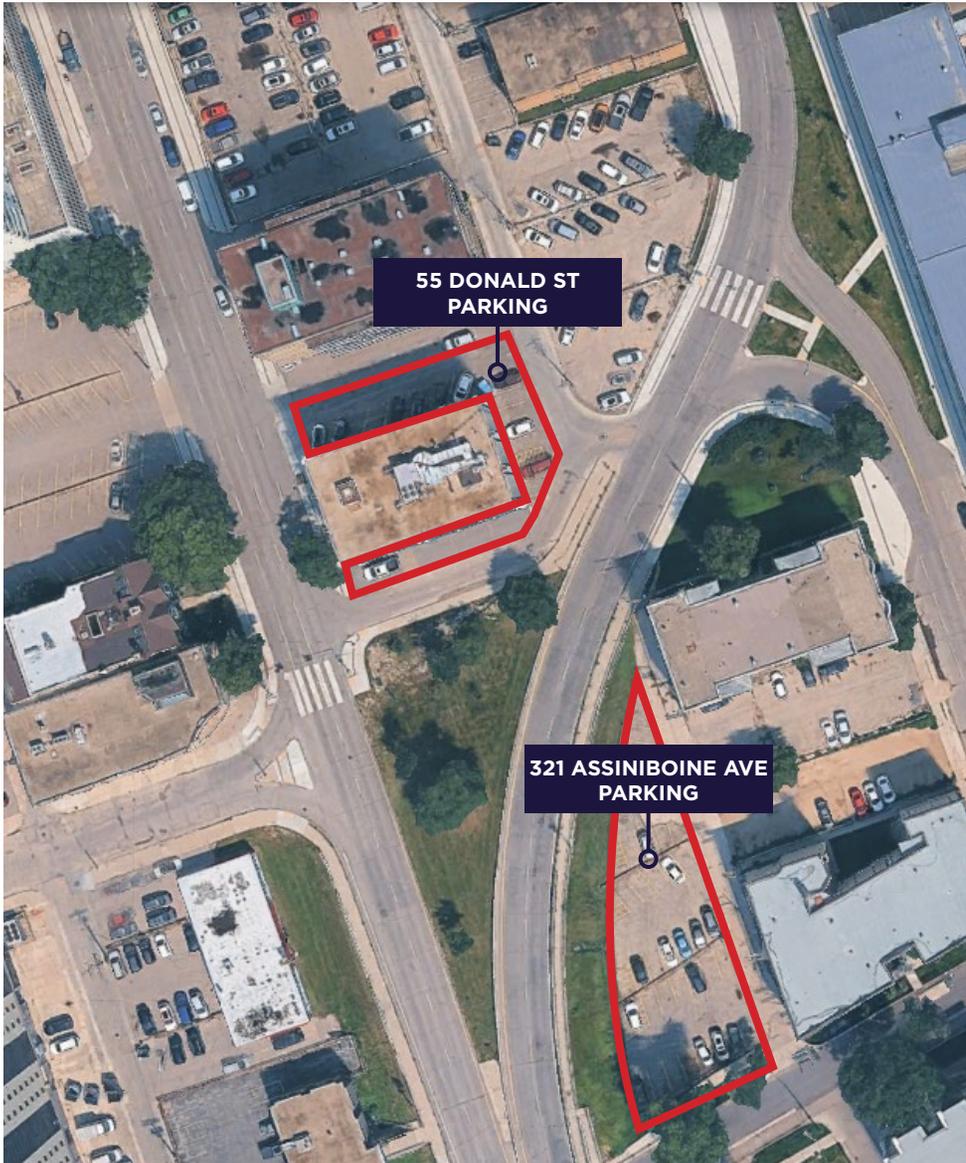
FAIRMONT HOTEL	22
EARLS KITCHEN & BAR	23
RADISSON HOTEL	24
ALT HOTEL	25
MERCHANT KITCHEN	26
BROWNS SOCIALHOUSE	27
TIM HORTONS	28
CLAY OVEN	29
HUMPHRY INN	30
MODERN ELECTRIC LUNCH	31
QUESADA	32
DELTA HOTEL	33
LA ROCA	34
EAST INDIAN COMPANY	35
THE KEG STEAKHOUSE	36
JOHNNY G'S	37
THE FORT GARRY HOTEL	38

## PARKS & LEISURE

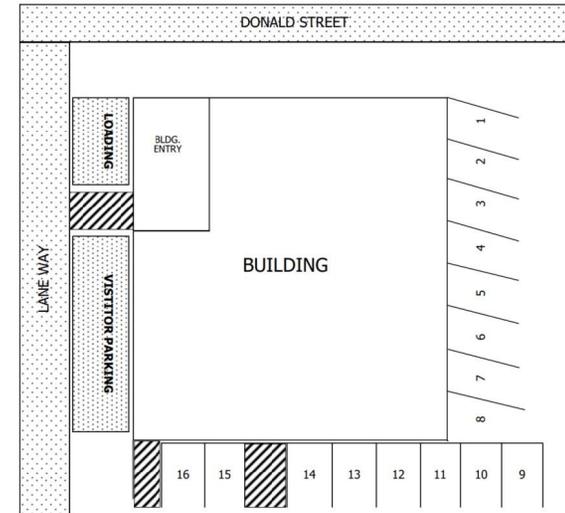
MCFAYDEN PARK	1
FORT GARRY	2
BONNYCASTLE PARK	3
WETLAND GARDEN	4
SLIDE HILL	5
SHAW PARK	6
MEMORIAL PROVINCIAL PARK	7



# PARKING PLAN



## 55 Donald Street 16 Parking Stalls



## 321 Assiniboine Ave 32 Parking Stalls



**\*Total of 48 Parking Stalls**

1st Floor Private Office



1st Floor Boardroom



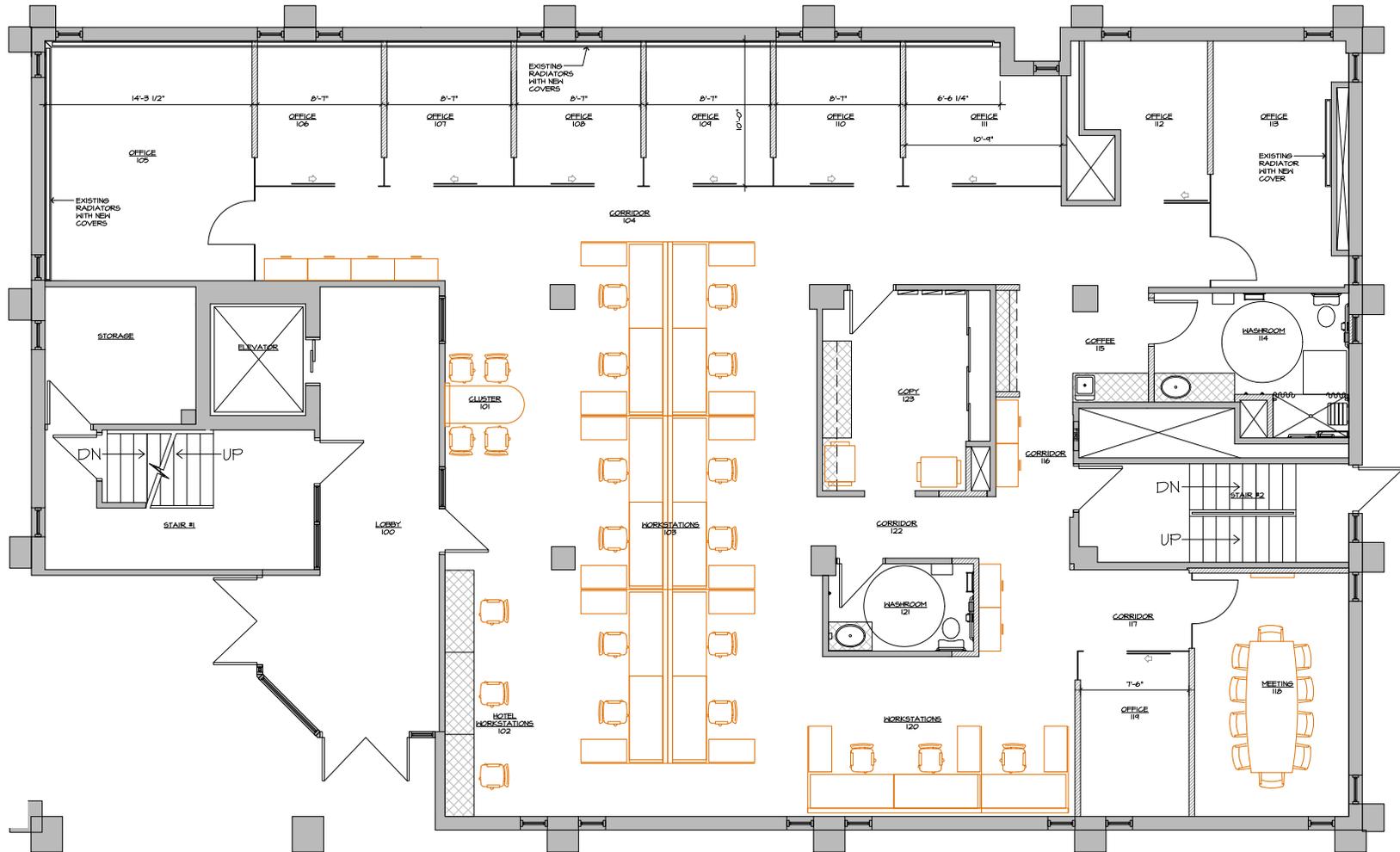
1st Floor Offices



# FLOOR PLANS



## 1st Floor - (+/-) 3,954 SF



2nd Floor Reception



2nd Floor Boardroom



2nd Floor Kitchenette



2nd Floor Meeting Room



2nd Floor Open Work Area



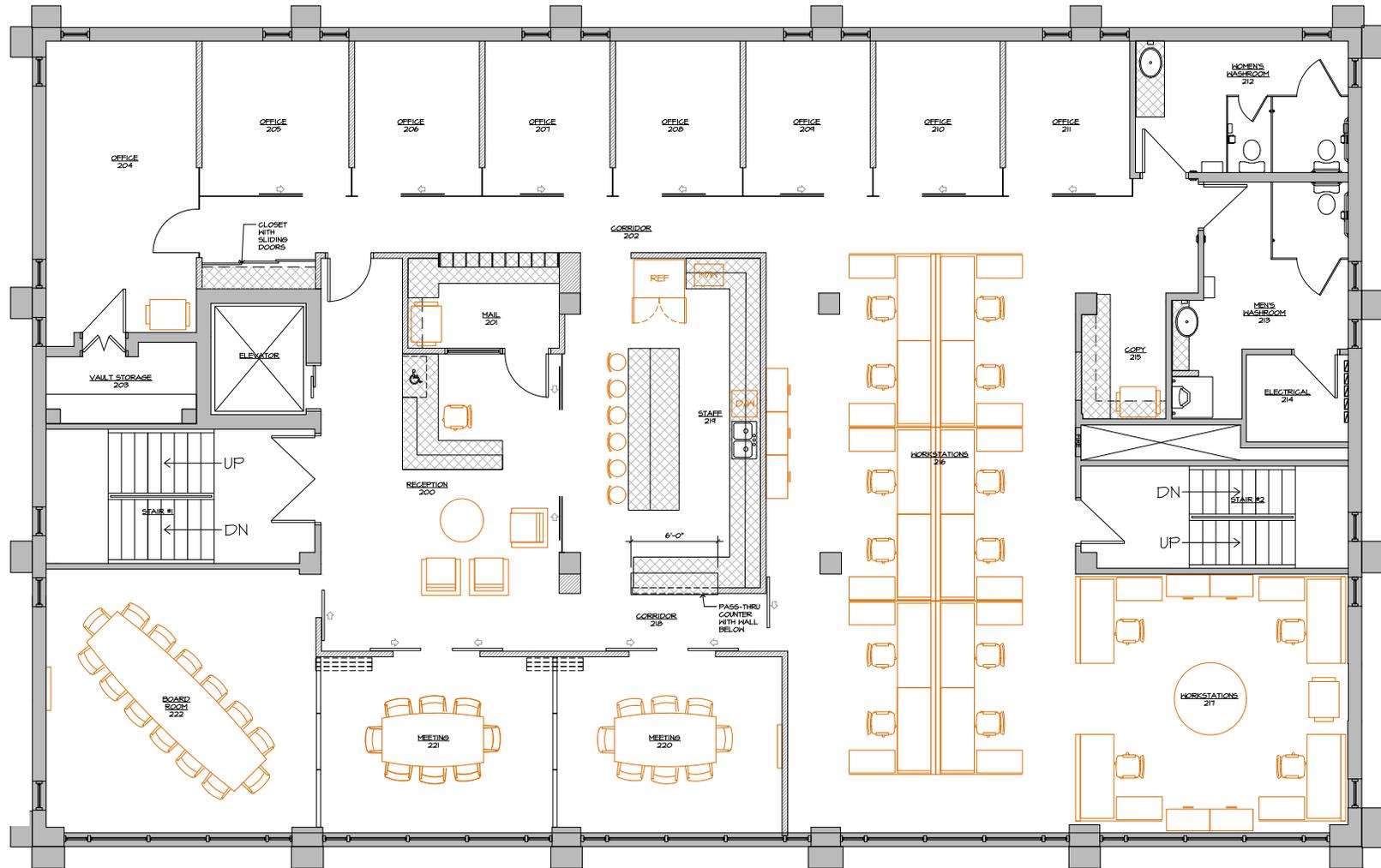
2nd Floor Open Work Area



# FLOOR PLANS



## 2nd Floor - (+/-) 4,674 SF



3rd Floor Reception



3rd Floor Meeting Room



3rd Floor Kitchen



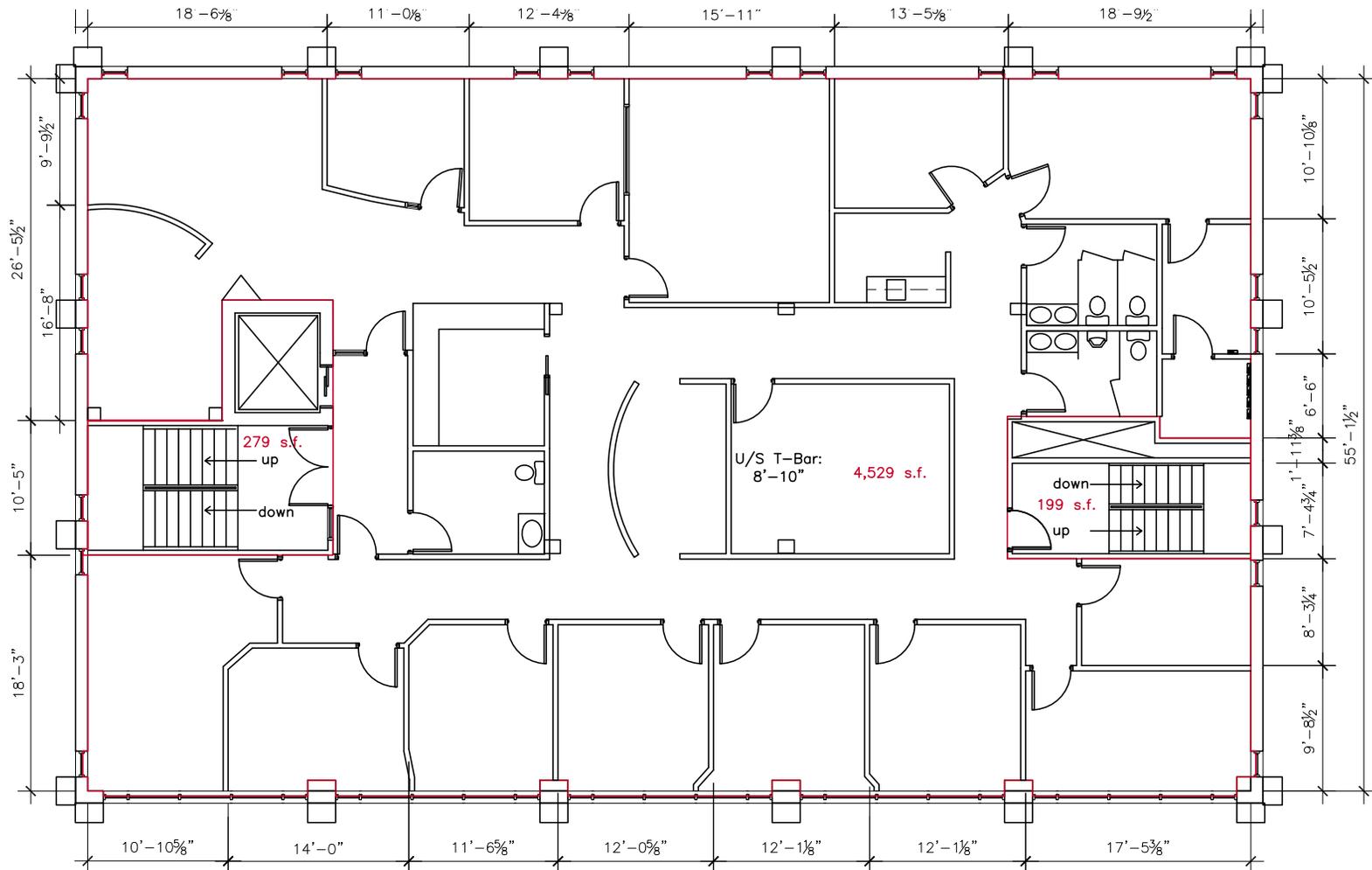
3rd Floor Office



# FLOOR PLANS



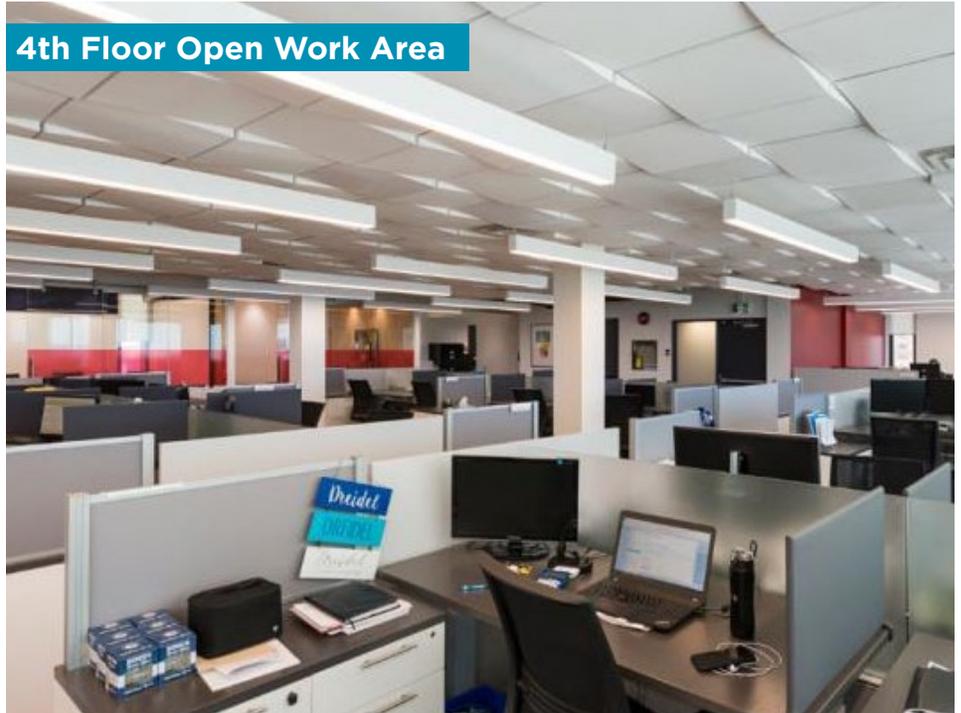
## 3rd Floor - (+/-) 4,414 SF



4th Floor Lobby Reception



4th Floor Open Work Area



4th Floor Meeting Room



4th Floor Kitchenette



# FLOOR PLANS



4th Floor - (+/-) 4,677 SF



5th Floor Open Work Area



5th Floor Boardroom



5th Floor Kitchenette



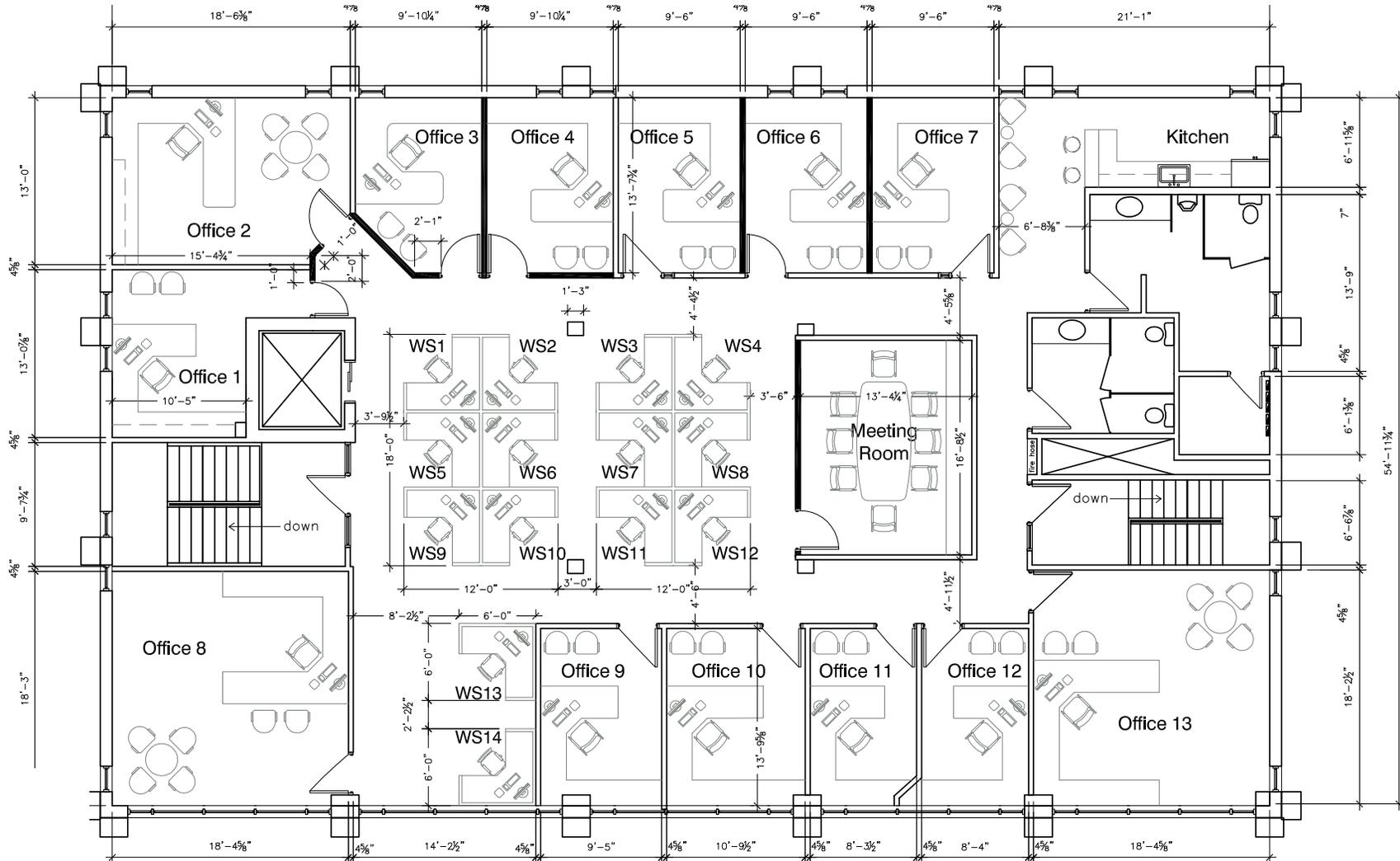
5th Floor Office



# FLOOR PLANS



## Fifth Floor - (+/-) 4,685 SF



## CONTACT

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