

FREESTANDING INDUSTRIAL BUILDING WITH REDEVELOPMENT OPPORTUNITY

814 MAIN ST, 207 & 209 JARVIS AVE



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 20,340 SF AVAILABLE

- Redevelopment opportunity in downtown Winnipeg suited for housing, medical boarding, or community support uses
- Former plans suggest opportunity for 52 Micro Units & 8 Suites
- Originally constructed in 1908
- Dock loading access
- Fully sprinklered throughout
- Varied clear ceiling heights:
 - 1st floor: 20'
 - 2nd floor: 16'
 - 3rd floor: 12'
- Recent building improvements include:
 - New boiler installed in 2008
 - Tar & gravel roof replaced in 2017
 - 7 new electrical panels

SALE PRICE: \$800,000 (\$39.33 PSF)

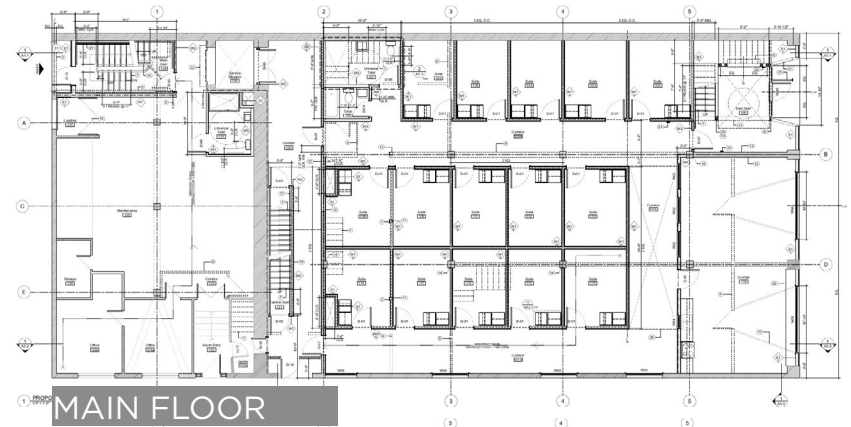
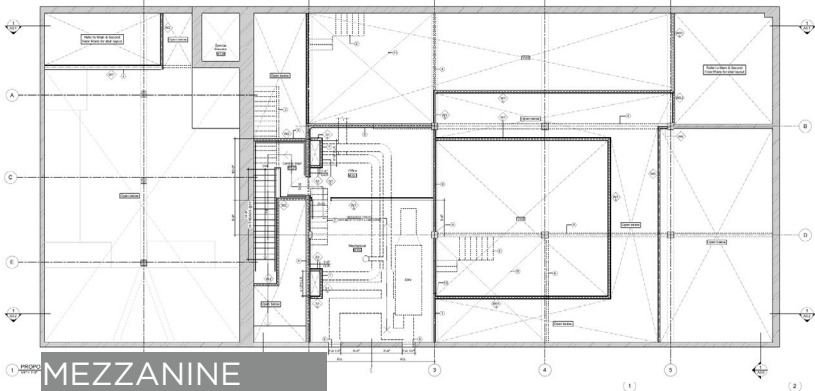
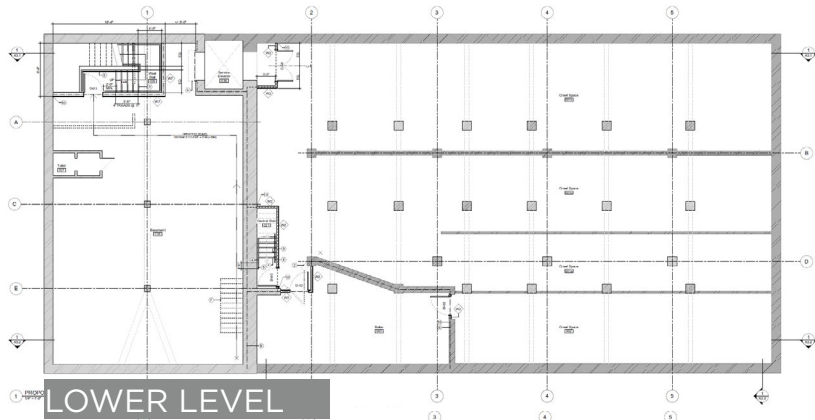
PROPERTY TAXES: \$14,984.09 (2025)



SITE PLAN



POTENTIAL REDEVELOPMENT PLANS



**Floor plans for potential redevelopment are not included and are for illustrative purposes only*

PROPERTY PHOTOS



AMENITIES AREA MAP

4 MINS
MAIN STREET

7 MINS
DOWNTOWN

15 MINS
PERIMETER HWY

22 MINS
RICHARDSON INTL' AIRPORT



- 1 CITY BREAD
- 2 U-HAUL
- 3 ACCESS STORAGE
- 4 SILOAM MISSION
- 5 TIM HORTONS
- 6 YOUNG'S TRADING
- 7 DINO'S GROCERY MART
- 8 CLEMENTINE CAFE
- 9 MANITOBA MUSEUM
- 10 CENTENNIAL CONCERT HALL
- 11 ROYAL MANITOBA THEATRE CENTRE
- 12 FAIRMONT
- 13 BLUE CROSS PARK
- 14 EARLS KITCHEN + BAR
- 15 GIANT TIGER
- 16 BURTON CUMMINGS THEATRE
- 17 NEEGANIN CENTRE
- 18 DUXTON WINDOWS & DOORS
- 19 ON SIDE RESTORATION
- 20 HUDDLE KA NI KANICHIHK



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