

FREESTANDING SUBURBAN OFFICE BUILDING FOR SALE

1871 NESS AVENUE



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 3,781 SF AVAILABLE

- Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities
- Excellent visibility and exposure along Ness Avenue
- Features fully built out office/showroom space with existing improvements
- Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services
- Excellent signage opportunity along Ness Ave

SALE PRICE: \$745,000.00 (\$197.00 PSF)

PROPERTY TAX: \$16,322.52 (2025)



SITE DETAILS

Land Area:	(+/-) 5,100 SF (0.12 Acres)
Legal Description:	SP LOT 13 PLAN 35182 WLTO IN RL 31 AND 32 PARISH OF ST JAMES

BUILDING AREA (+/-):

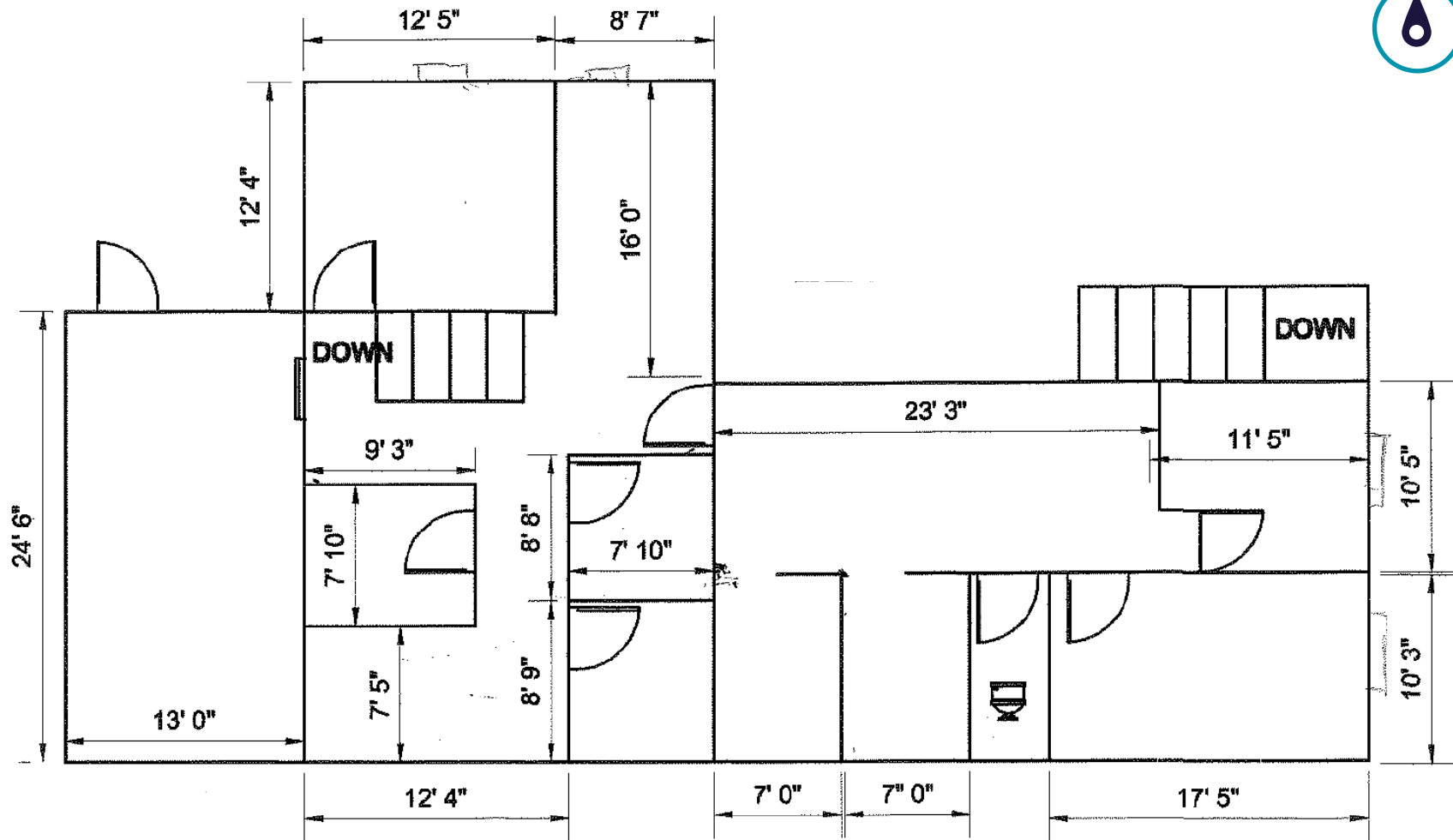
Main Level:	2,069 SF
Second Level:	1,712 SF
Lower Level:	836 SF
Total:	4,617 SF

BUILDING DETAILS

Year Built:	1918
Parking:	4 Dedicated Surface Stalls
Ceiling Height:	10'
Zoning:	C1 - Commercial Neighbourhood

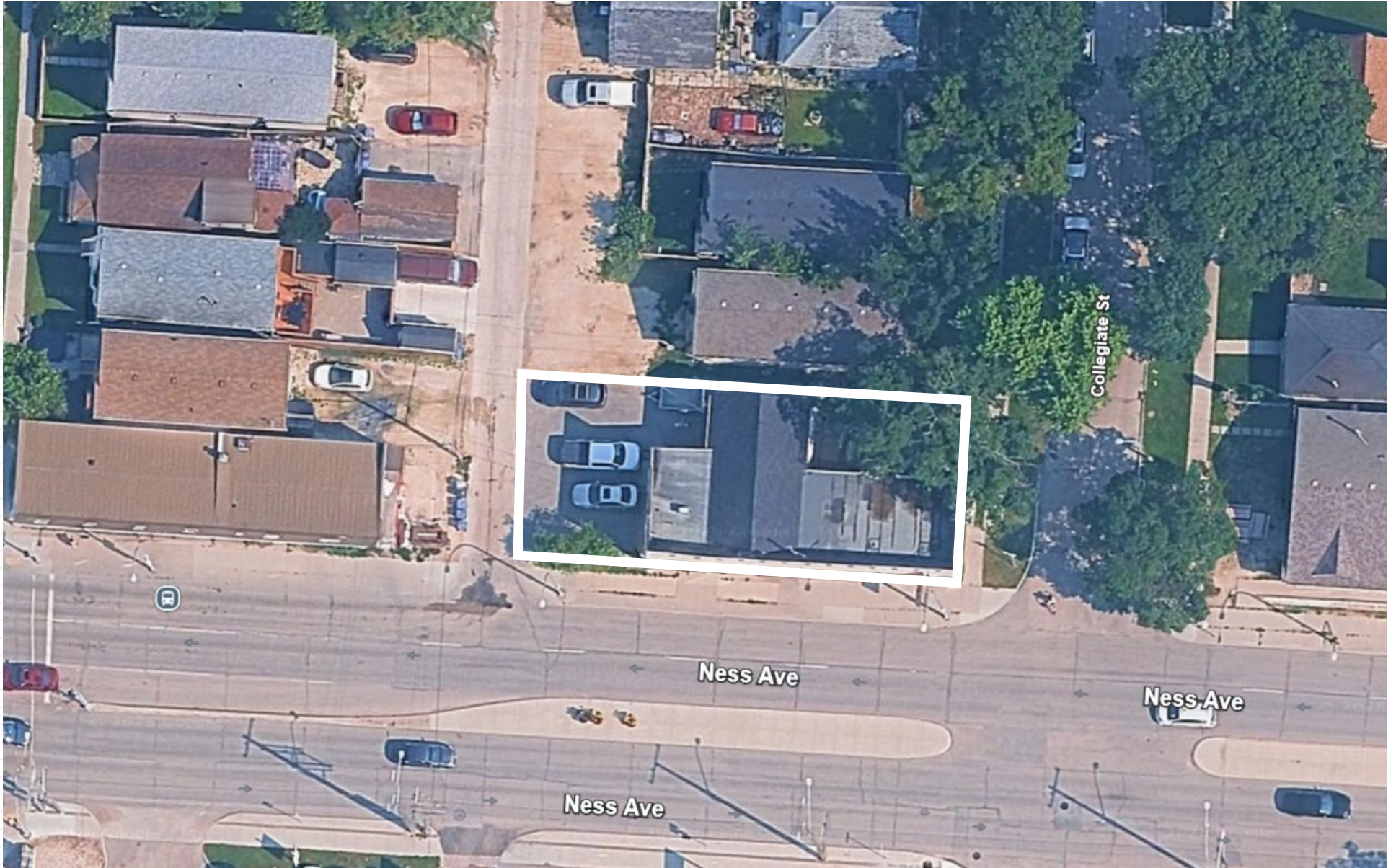
FLOOR PLAN

SECOND FLOOR



Ness Ave

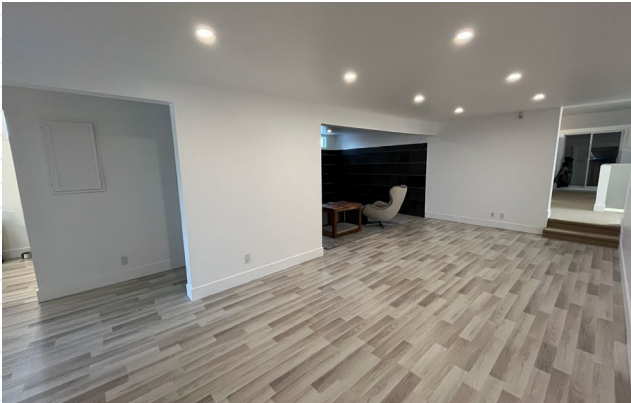
SITE PLAN



MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS

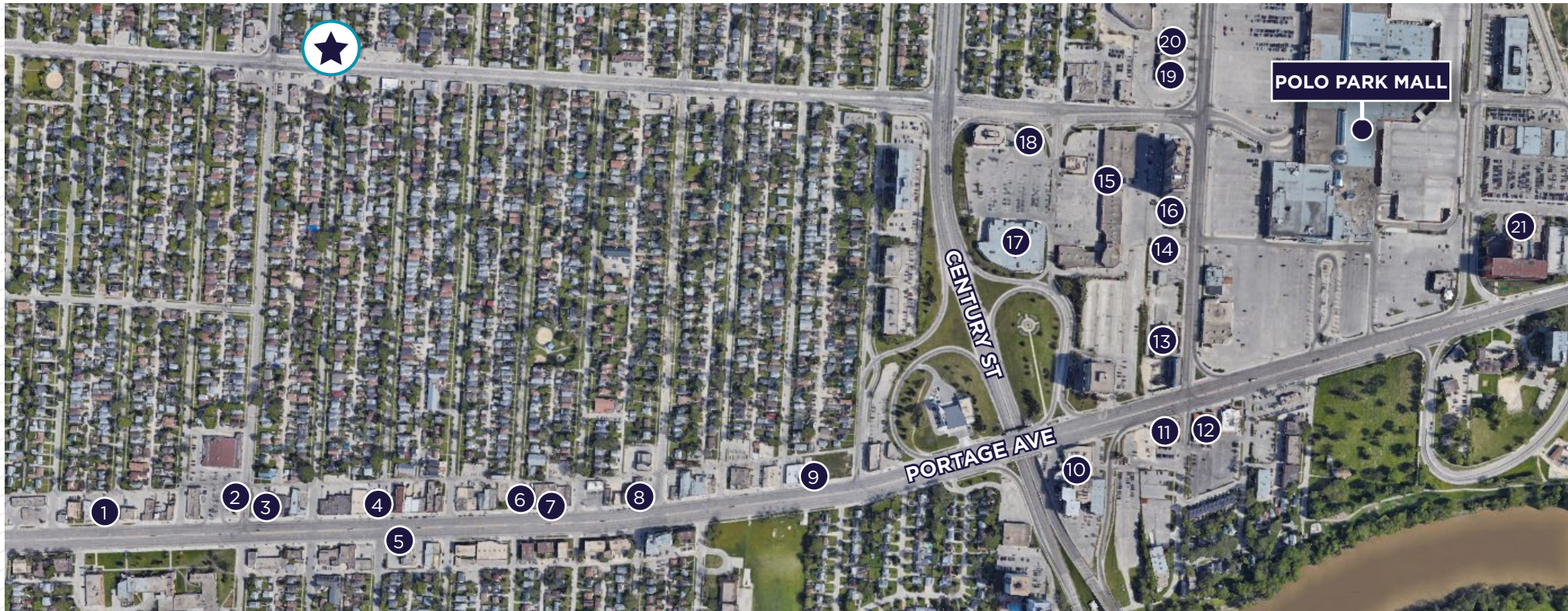


AREA AMENITIES

4 MINS
POLO PARK

15 MINS
DOWNTOWN WINNIPEG

11 MINS
RICHARDSON INTL' AIRPORT



LOCAL AMENITIES

- 1 THE BURGER PLACE
- 2 TIM HORTONS
- 3 PIZZA PIZZA
- 4 GOOD EARTH RESTAURANT
- 5 CO-OP
- 6 OLYMPIA CYCLE & SKI
- 7 ST JAMES LANES & LOUNGE

- 8 CANADIAN SUPER SHOP
- 9 INTEGRAL DENTAL
- 10 VICOUNT GORT HOTEL
- 11 DYNACARE LABORATORY
- 12 OLIVE GARDEN
- 13 YE'S BUFFET
- 14 WENDY'S
- 15 MADISON SQUARE

- 16 TONY ROMA'S
- 17 SAFEWAY
- 18 SHELL
- 19 BOSTON PIZZA
- 20 ASSINIBOINE CREDIT UNION
- 21 THE ORIGINAL PANCAKE HOUSE



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