

UNIQUE INDUSTRIAL OPPORTUNITY FOR SALE

53 HIGGINS AVENUE



Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

 **CUSHMAN &
WAKEFIELD**
Winnipeg

PROPERTY HIGHLIGHTS

(+/-) 73,523 SF ON 2.04 ACRES

Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential.

The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.



PRICING

Asking Price: \$4,300,000 (\$58.49 PSF)

Property Taxes: \$19,198.39 (2025)

SITE DETAILS

Land Area: (+/-) 88,920 sq. ft.

Legal Description: FIRSTLY: PARCEL "A" PLAN 29713 WLTO IN RL 14, 15 AND 16 PARISH OF ST JOHN

BUILDING DETAILS

Building Area: (+/-) 49,620 original structure
(+/-) 23,903 warehouse
(+/-) 73,523 total
(+/-) 11,434 basement (additional)

Number of Stories: 6

Clear Ceiling Height: 13' - 22'

Year Built: 1917 & 1948

Construction Type: Post & beam with brick exterior (original structure)
Masonry (warehouse)

Roof: Tar & gravel

Parking: (+/-) 46 stalls

Loading: 2 ramped, 2 dock

HVAC:

- Original structure - forced air and AC
- Warehouse - forced air and radiant heat

Electrical: 3 phase 600 volt 1200amp

Fire Suppression: Dry sprinkler system

Zoning: M2 - Manufacturing General



THE HISTORY OF OGILVIE FLOUR MILL



EARLY MILLING HISTORY

Overlooking the Red River near the CPR Station, 53 Higgins Avenue was part of Winnipeg's historic Ogilvie Flour Mill complex, one of the city's earliest major grain-milling sites.

Built in 1881, the six-story brick mill was accompanied by a brick engine and boiler house and a 100-foot smoke stack, making it one of Winnipeg's tallest structures at the time.

Over its 123 years, the mill was expanded and renovated repeatedly, and at its peak, the Winnipeg facility was Ogilvie's largest, with the company once considered the world's biggest individual flour mill.

FIVE ROSES & CULTURAL LEGACY

In 1954, Ogilvie acquired Lake of the Woods Milling Company, the original producer of Five Roses Flour, founded in Keewatin, Ontario.

Operations continued until 1989, when changing transportation networks, evolving trade patterns, and rising urban industrial costs led to its closure. Ogilvie was later sold to Labatt's, leaving them as owners of an empty building and the legacy of a once-dominant grain company.

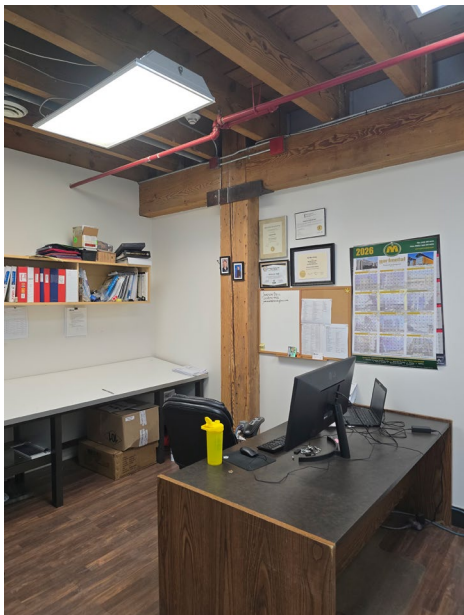
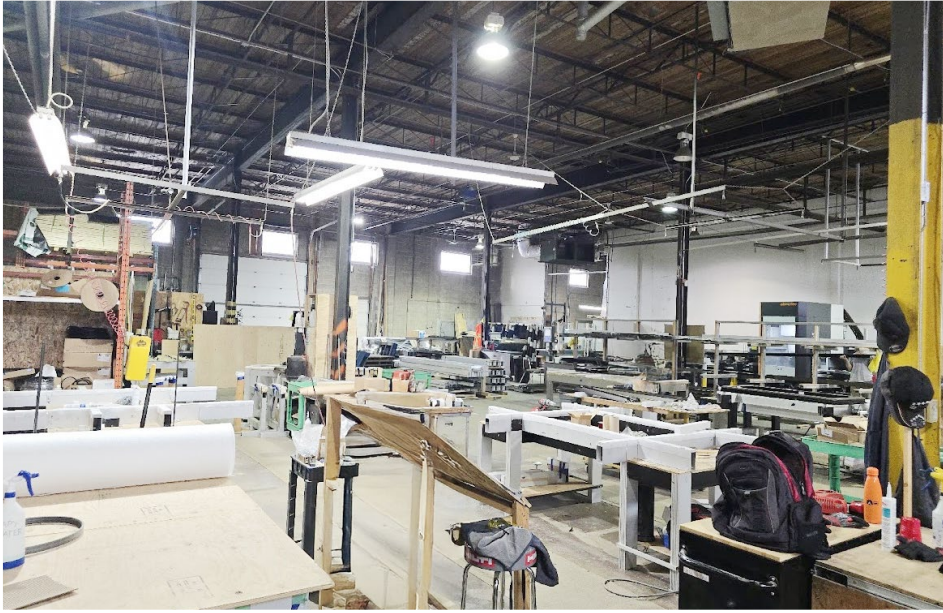
A NEW CHAPTER

In the early 1990s, a private entity purchased the property with the intention of transforming it into a museum celebrating Winnipeg's pivotal grain trade heritage. Sadly, that vision never came to fruition.

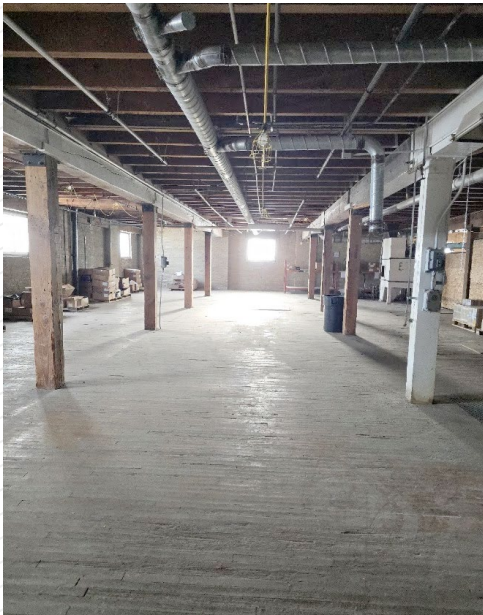
The mill, which had stood for 124 years, was mostly demolished in 2005, leaving the still standing storage building that bears the name of its original owners. The storage tower on the fifth and sixth floors, along with the iconic "Five Roses Flour" signage, remain as a tribute to the site's history. Like many historic structures in Winnipeg, it is not protected by a heritage designation.

[CLICK HERE FOR MORE INFO](#)

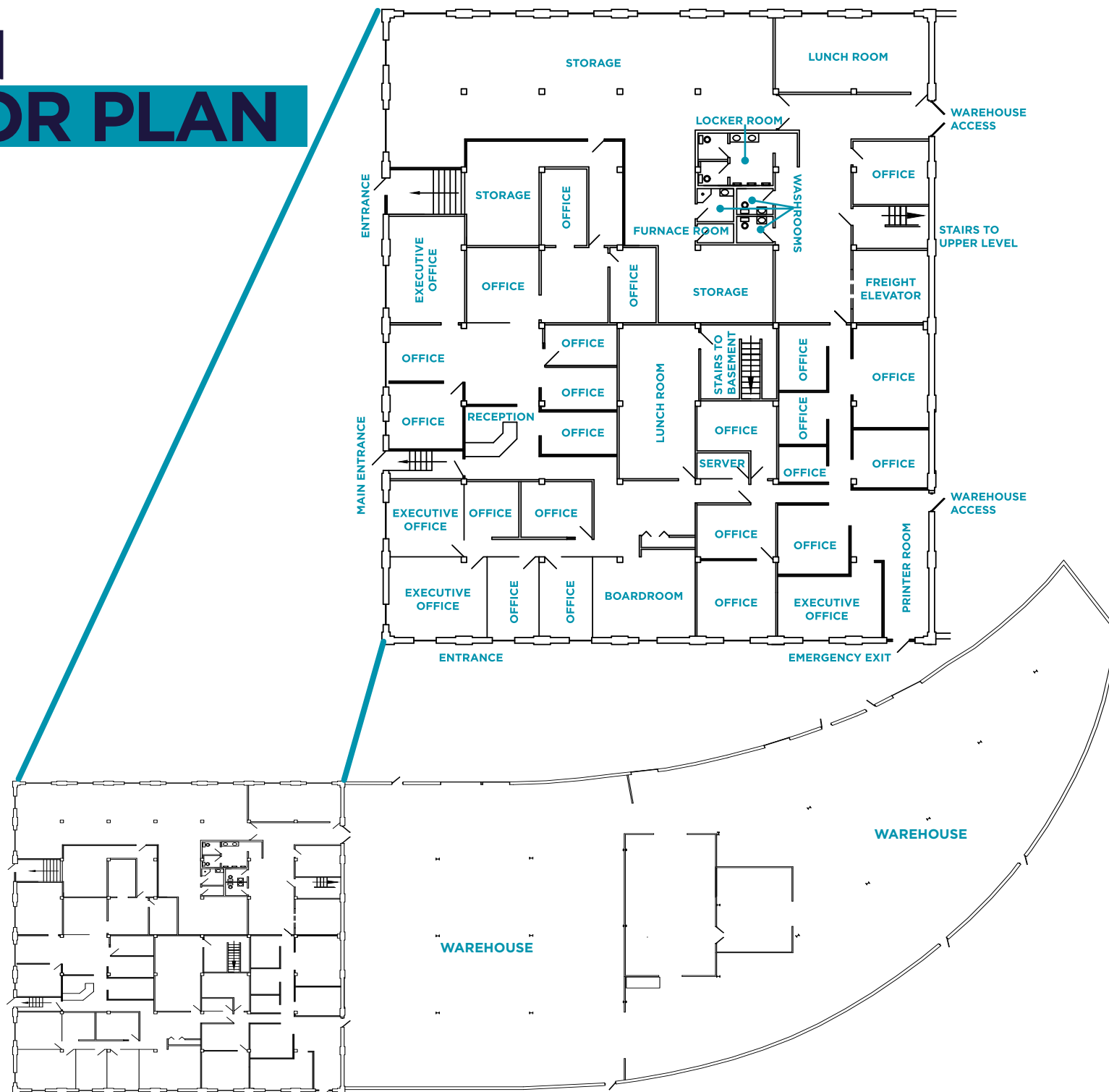
INTERIOR PROPERTY IMAGES



INTERIOR PROPERTY IMAGES

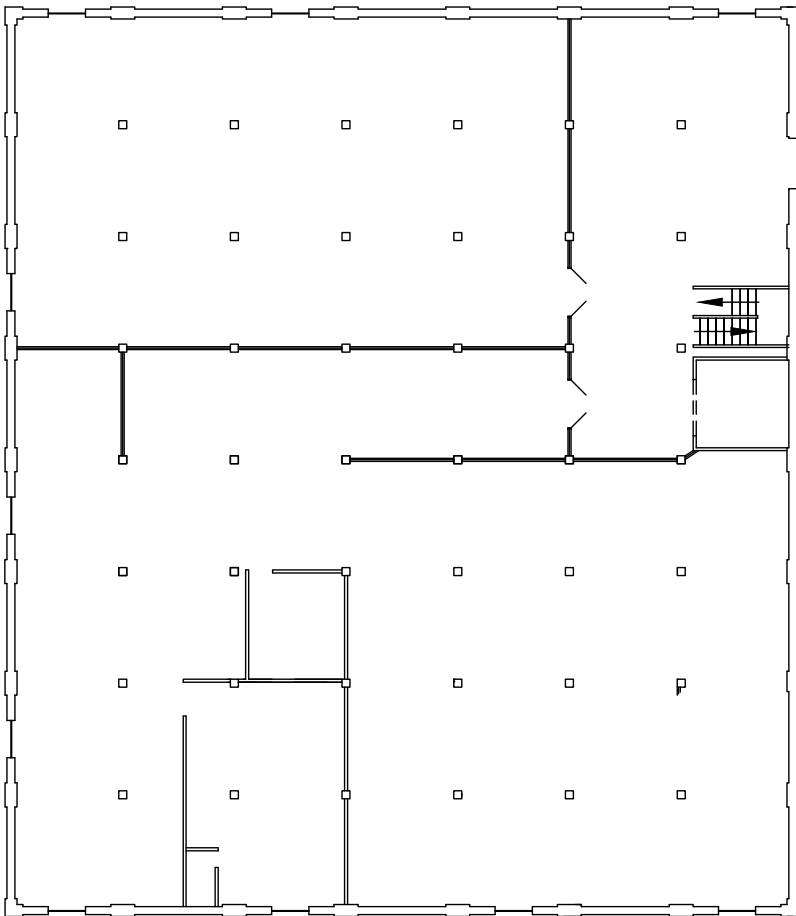


MAIN FLOOR PLAN

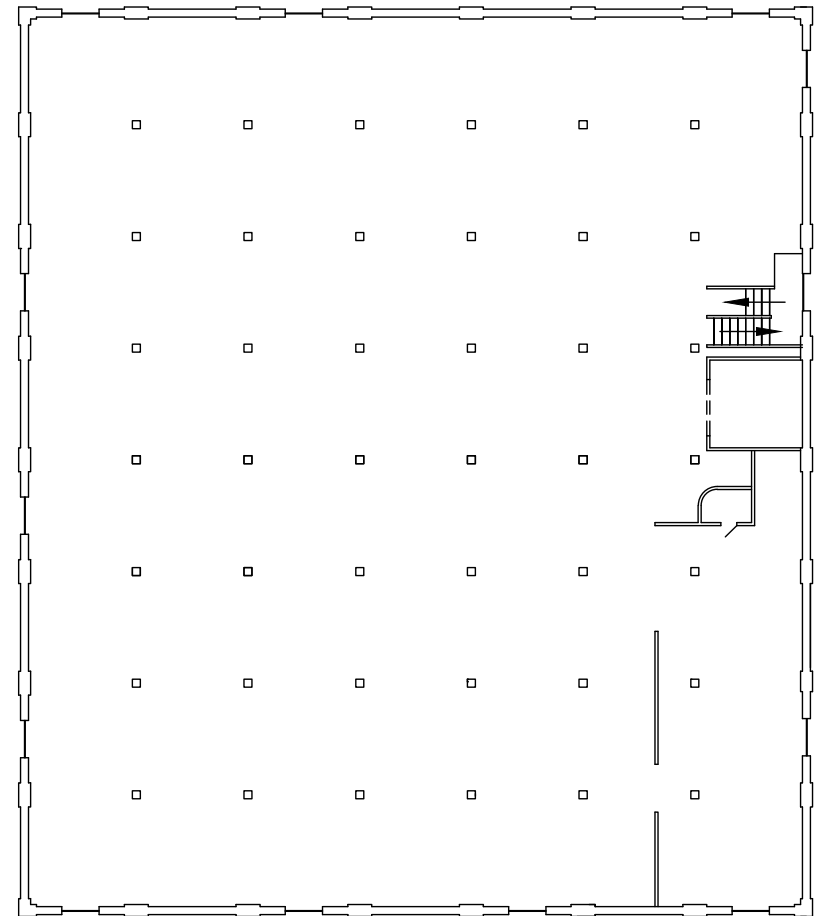


FLOOR PLAN

2ND FLOOR

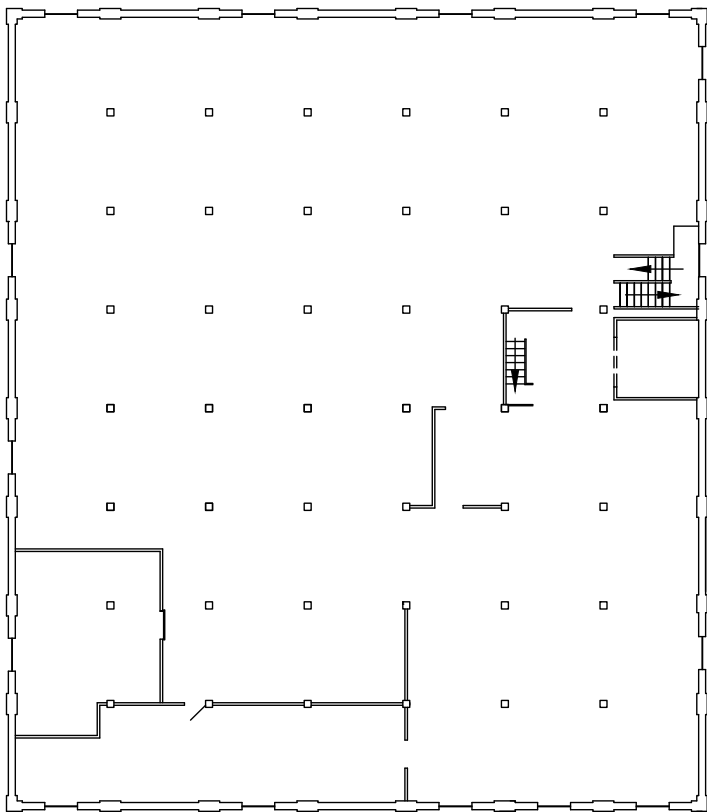


3RD FLOOR

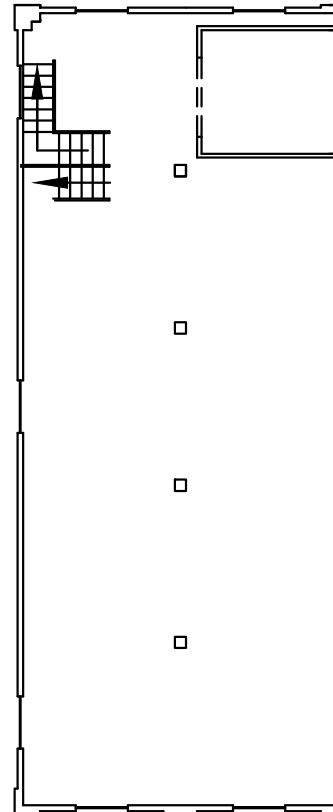


FLOOR PLAN

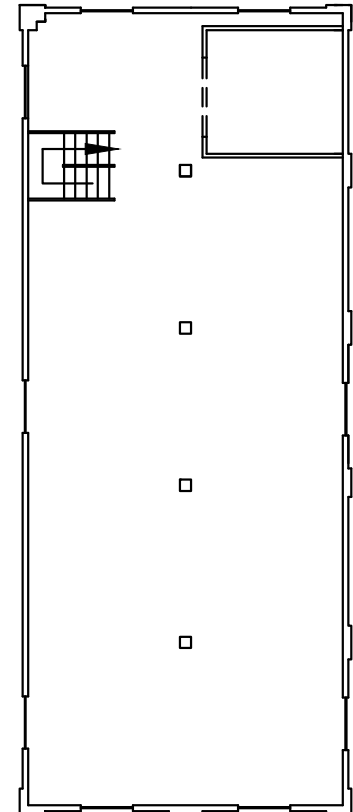
4TH FLOOR



5TH FLOOR



6TH FLOOR



AREA AMENITIES

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



CONTACT

Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

53 HIGGINS AVENUE | CW WINNIPEG