

FOR SALE

Prime Office/Retail Opportunity in Windsor Park

1053 Autumnwood Drive, Winnipeg, Manitoba



BUSY
RETAIL NODE



CONCRETE
BLOCK



GREAT
ACCESS



FENCED
COMPOUND

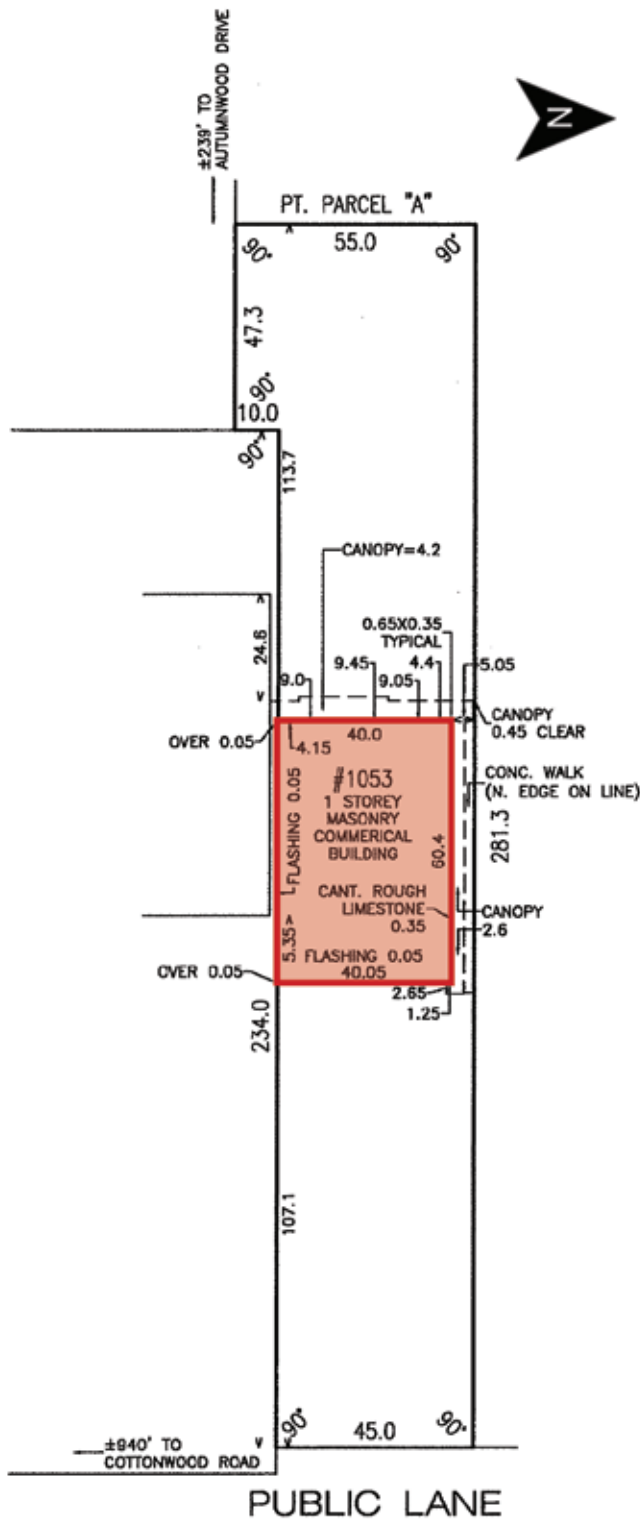
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SURVEY PLAN



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PROPERTY SUMMARY

Available	2,400 SF
Land Area	+/- 13,133 SF
Sale Price	\$760,000.00
Property Taxes (2024 est.)	\$12,053.51
Zoning	C3

FEATURES

- Durable concrete block construction.
- Built in 1978.
- Excellent opportunity for owner-occupiers looking to establish their own space.
- Prime location in Windsor Park, with convenient access to Fermor Avenue.
- Close to a variety of amenities, including shopping, dining, schools, and parks.
- Well-maintained commercial office property featuring a rare, fully fenced compound at the rear.
- Three dedicated parking spots located at the front of the building for added convenience.

TRAFFIC

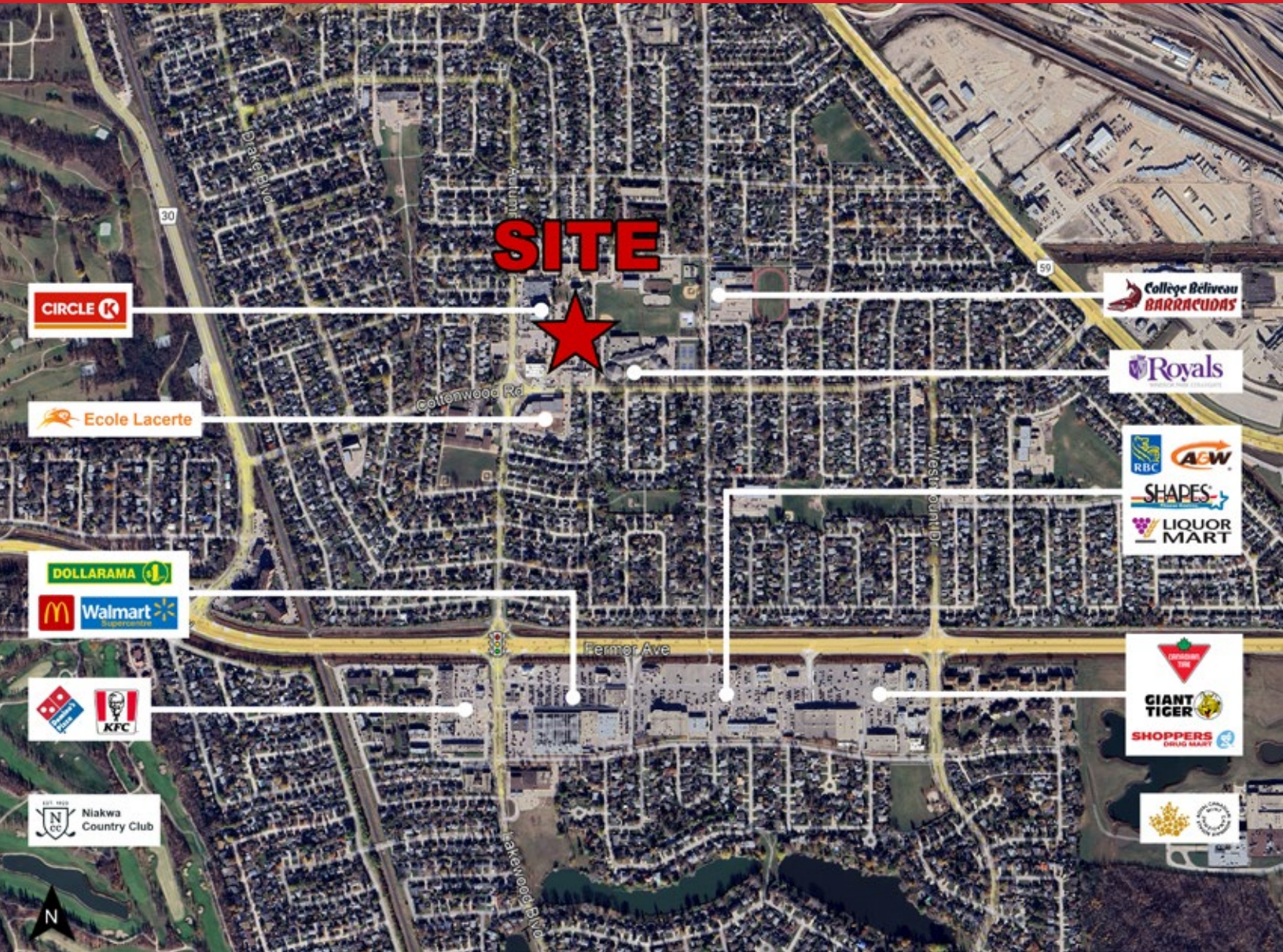
30,500 vehicles per day on Fermor Avenue between Archibald Street and Lagimodiere Boulevard.

City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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