

# FOR SALE/LEASE

Developed Office Building with Warehouse & Outdoor Compound

109-111 George Avenue, Winnipeg, MB



**12' OVERHEAD  
LOADING DOOR**



**DOMINANT  
SIGNAGE**



**TURNKEY  
OFFICE**



**41,400 VEHICLES  
PER DAY**

Disraeli Hwy. (2024)

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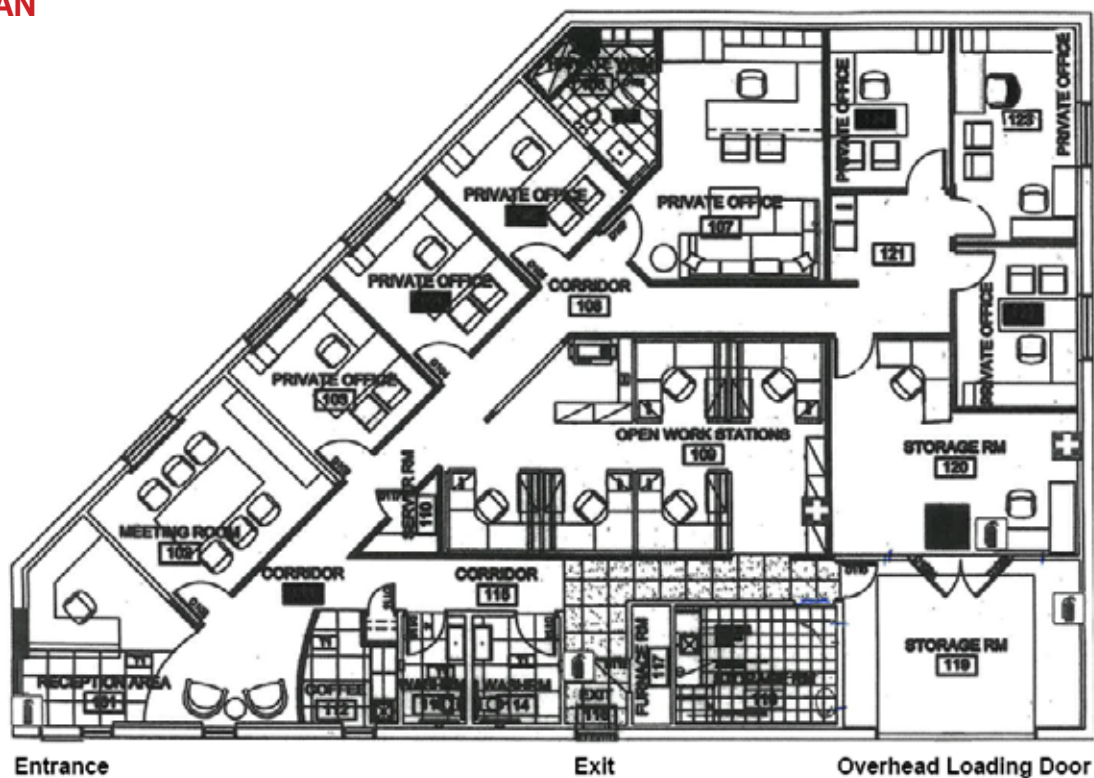
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## SITE PLAN



## FLOOR PLAN



204.474.2000

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## PROPERTY SUMMARY

|                       |                                                     |
|-----------------------|-----------------------------------------------------|
| Available             | +/- 4,102 SF                                        |
| Land Area             | +/- 13,922 SF                                       |
| Offering Price        | \$1,250,000                                         |
| Net Rent              | TBD                                                 |
| Property Taxes (2026) | \$12,094.61                                         |
| Zoning                | M - Multiple Use                                    |
| Parking               | 20 stalls<br>+/- 6 stalls within a secured compound |

\*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

## FEATURES

- Owner-Occupier Opportunity
- 3 minutes from Portage & Main
- Professional offices combined with functional warehouse space
- Dedicated paved parking lot with gravel compound area
- Prominent building signage opportunities on multiple sides
- Private washroom with a shower located inside the largest private office
- Features open work stations, private offices, reception area, meeting room, break room, restrooms, server room, and storage/warehouse space
- Concrete foundation and block frame with brick exterior
- PVC windows
- 12' overhead loading door
- 240V, 200-amp electrical service
- Fluorescent and LED lighting
- Existing rental income from 3rd party pylon sign

## TRAFFIC

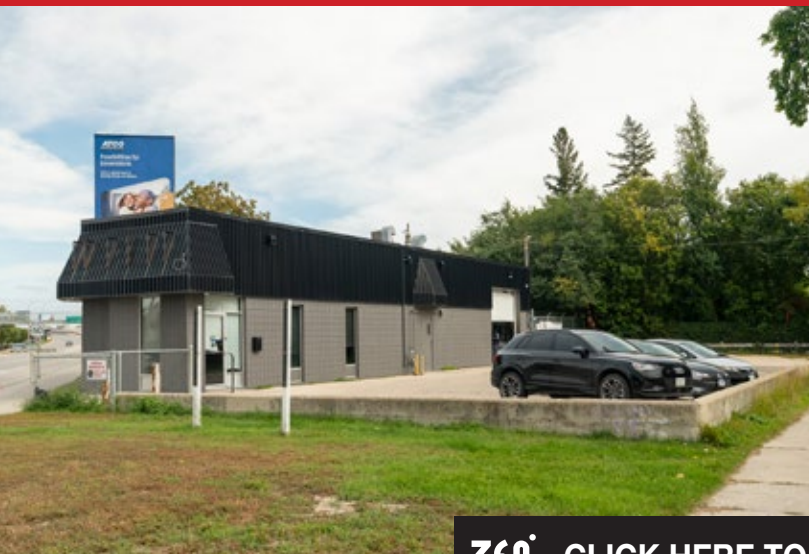
41,400 vehicles per day on Disraeli Freeway between Logan Avenue and Higgins Avenue.

City of Winnipeg Public Works Department 2024

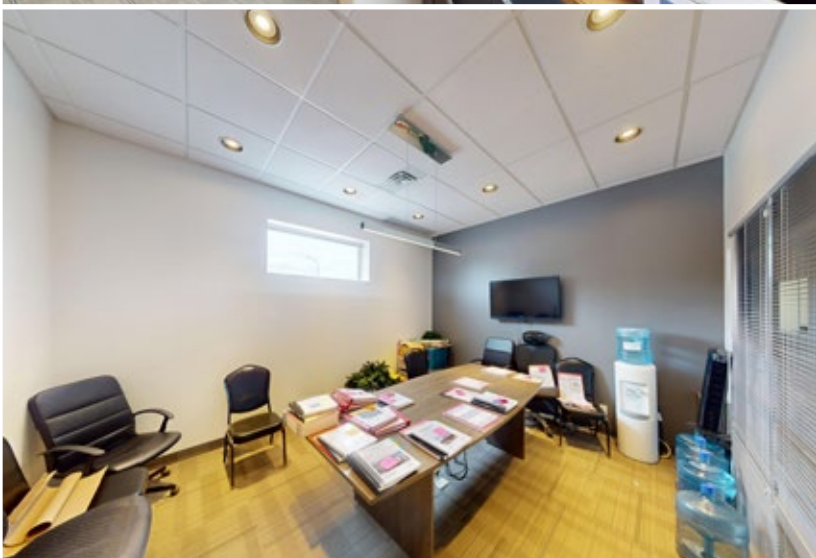
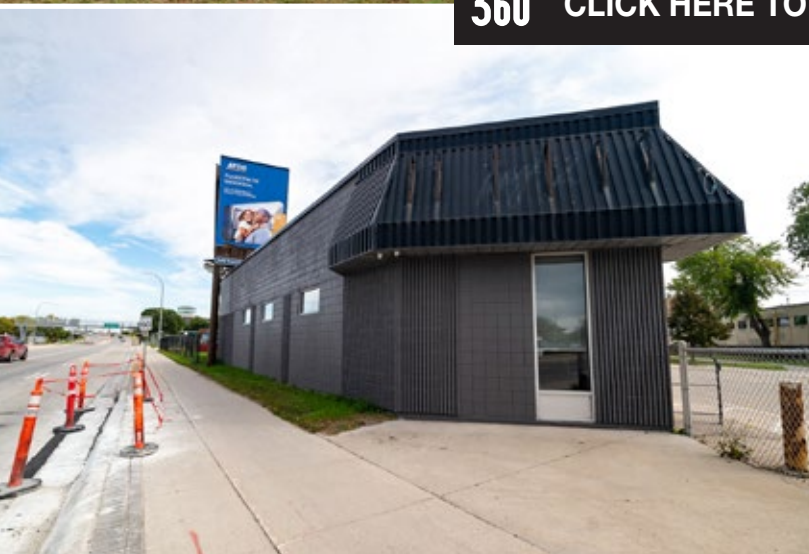
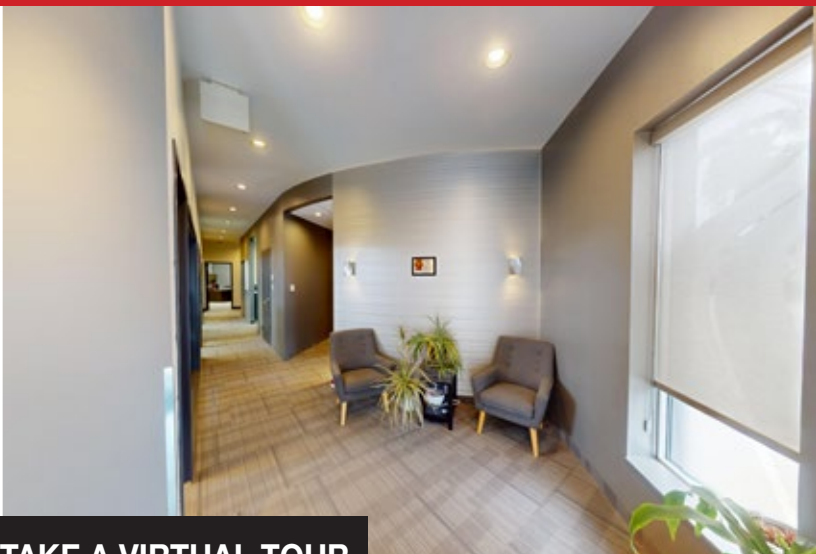


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**360°** [CLICK HERE TO TAKE A VIRTUAL TOUR](#)



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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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