

FOR SALE

Multi-Tenant Neighborhood Strip Mall

1855 Ness Avenue, Winnipeg, Manitoba



LEASED

**FULLY
LEASED**



**INVESTMENT
OPPORTUNITY**



**ON-SITE
PARKING**



**PROMINENT
SIGNAGE**



**NEARBY
AMENITIES**

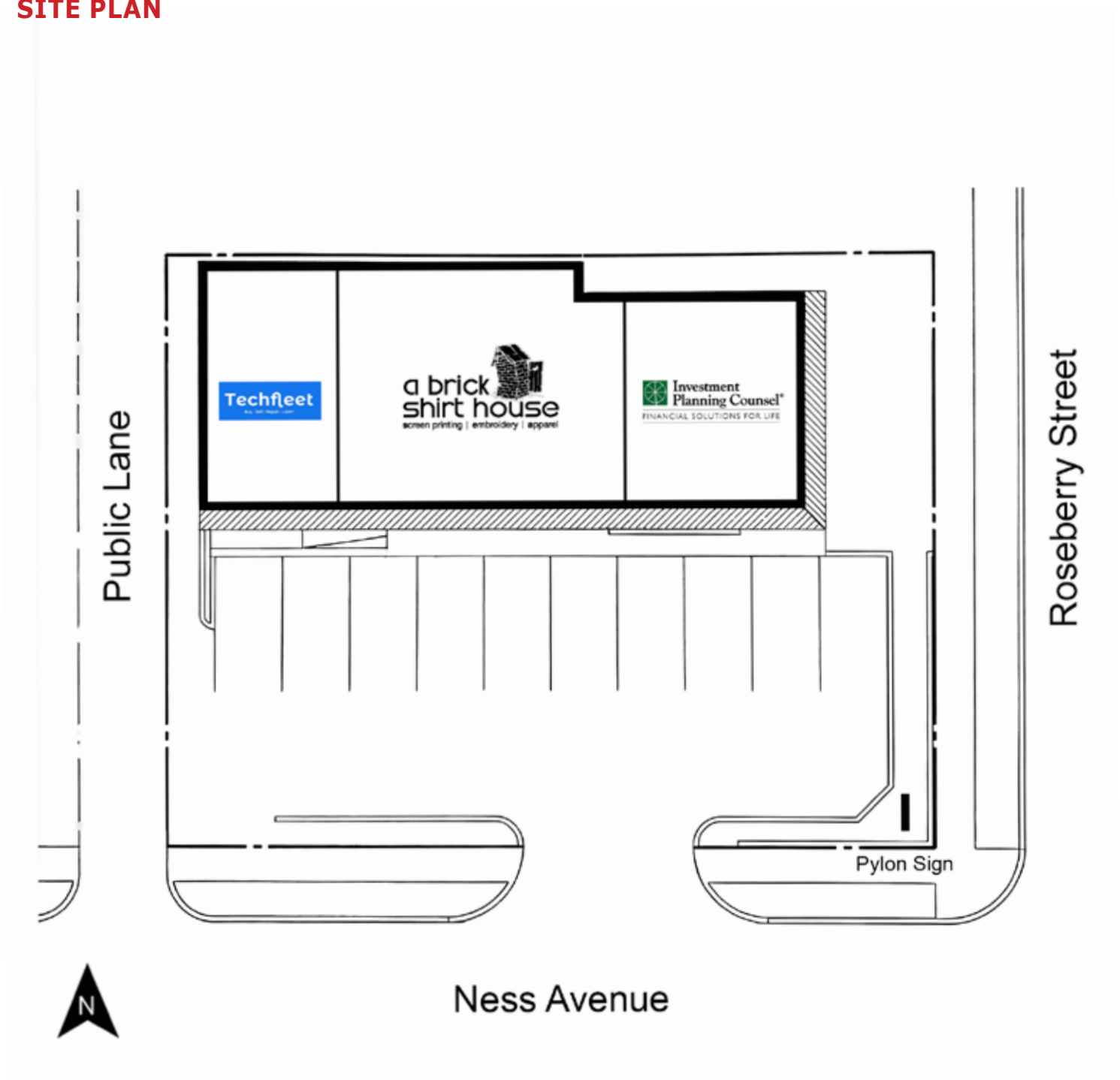
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1855 Ness Avenue, Winnipeg, Manitoba

SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Building Area	2,686 SF
Land Area	8,134 SF
Offering Price	\$810,000
Property Taxes (2025)	\$12,163.72
Zoning	C1
Number of Tenants	3
Parking	10 stalls with additional street parking

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

BUILDING FEATURES

- Spray foam roof installed in 2018.
- 3 x rooftop HVAC units installed in 2015.
- Prominent pylon signage.

LOCATION

- Situated near CF Polo Park, Winnipeg's largest and most established shopping district with multiple amenities.
- Excellent access to Route 90 and Portage Avenue.
- Close proximity to Winnipeg James Armstrong Richardson International Airport.

INVESTMENT HIGHLIGHTS

- Flexibility with short-term leases.
- Potential for owner-occupier.
- Strong rental upside with below market in-place rents.
- Property consists of in-demand retail and service space just west of Polo Park.

DEMOGRAPHICS

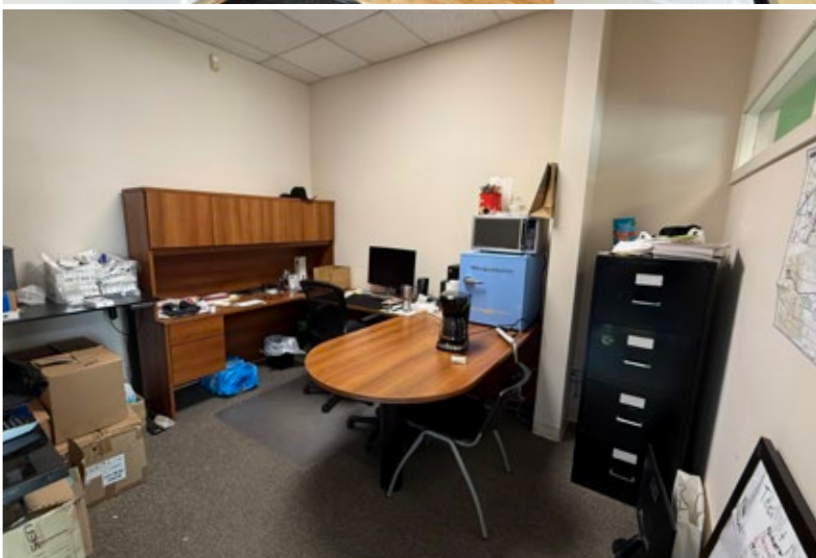
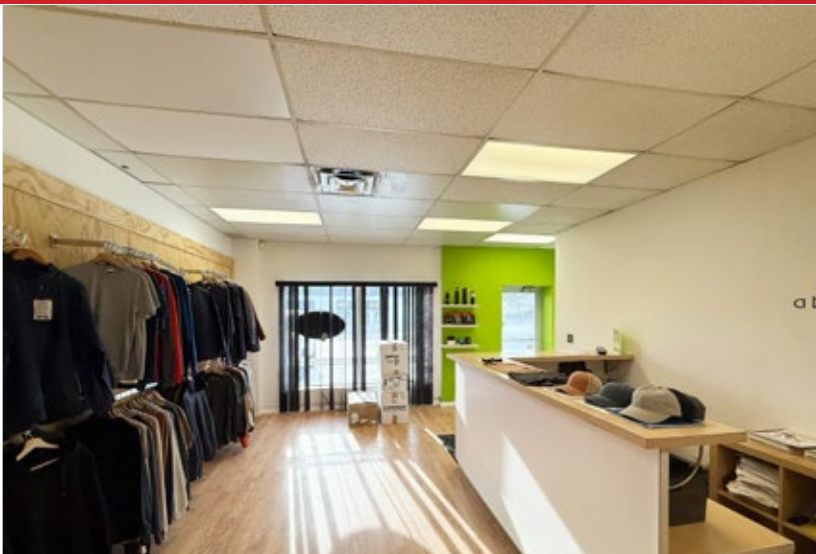
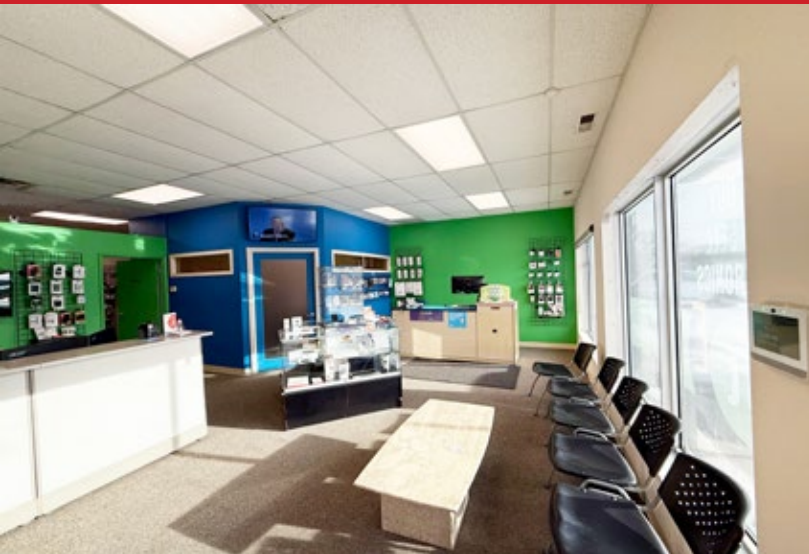
	3 km. Radius	5 km. Radius
Total Population	46,865	169,828
Daytime Population	70,830	222,992
Households	19,668	73,268
Median Age	39.4	39.2
Avg. Household Income	\$140,878	\$112,924

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SUCCEEDING BY HELPING OTHERS SUCCEED



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