

FOR SALE

Freestanding Two Storey Building

250 Portage Avenue, Winnipeg, Manitoba



22 FT.
MAIN FLOOR
CEILING HEIGHT



PROMINENT
SIGNAGE
OPPORTUNITIES



GREAT
EXPOSURE ON
PORTAGE AVE.



CONNECTED
TO ADJACENT
PARKADE

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PROPERTY SUMMARY

Lower Level	+/- 7,237 SF
Main Level	+/- 7,237 SF
Upper Level	+/- 7,237 SF
Total	+/- 21,711 SF

Offering Price	\$2,550,000
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Property Taxes (2025)	\$61,357.35
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Zoning	M - Multiple Use
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LOCATION

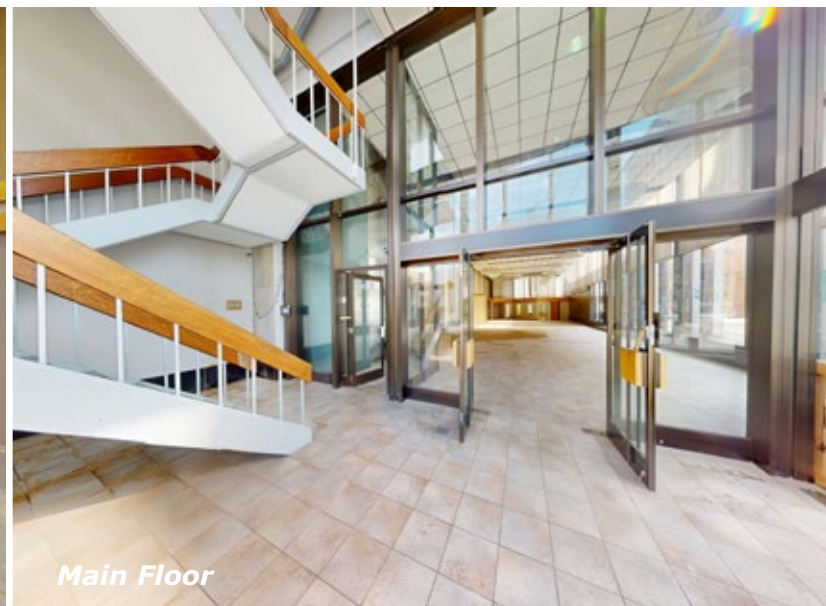
- High profile location on the southwest corner of Portage Avenue & Garry Street in Winnipeg's Central Business District
- Steps from Portage & Main and the SHED District, Winnipeg's epicentre of development
- Walking distance to The Forks, Bell MTS Place, RBC Convention Centre, University of Winnipeg, and Red River College
- Strong pedestrian and transit connectivity with ample public parking nearby

FEATURES

- **Impressive 22 ft. high main floor ceilings which can allow for mezzanine potential.**
- Floor to ceiling windows on three sides provides abundant natural light.
- Full lower level.
- Fully functional bank vault in the lower level.
- Second-floor offices overlooking Portage Ave.
- Elevator Access.
- One block west of access into the underground concourse and Shops of Winnipeg Square.
- Flexible configuration suitable for office, medical, retail, or mixed-use.
- Signature head office opportunity with strong signage opportunities.
- Electrical system is 1400 Amps, 600V, 3-Phase Service, Expandable to 2.5 Megawatts.
- Directly adjacent to multi-level Garry Street parkade (358 stalls).
- 3 dedicated covered parking spots directly at rear door in the adjacent parkade. Stalls are reserved for the property until 2064).



Main Floor



Main Floor

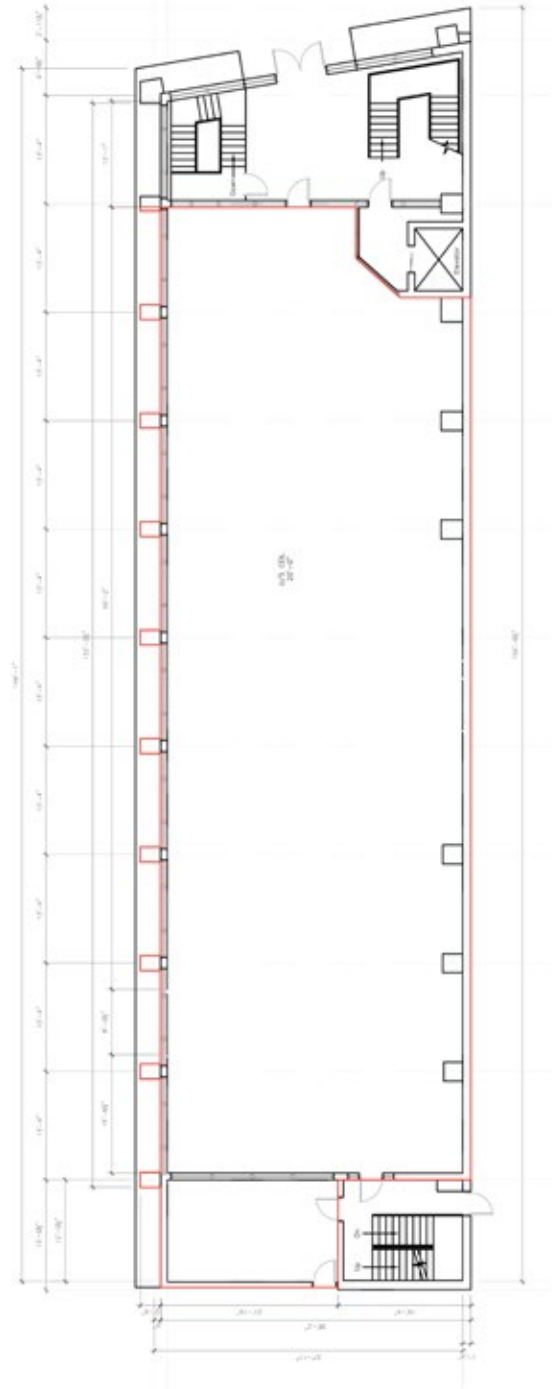
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MAIN FLOOR - FLOOR PLAN



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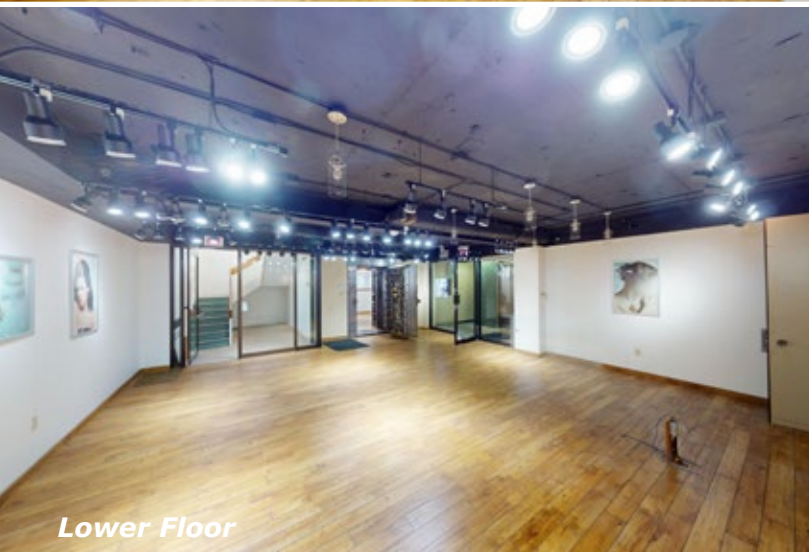
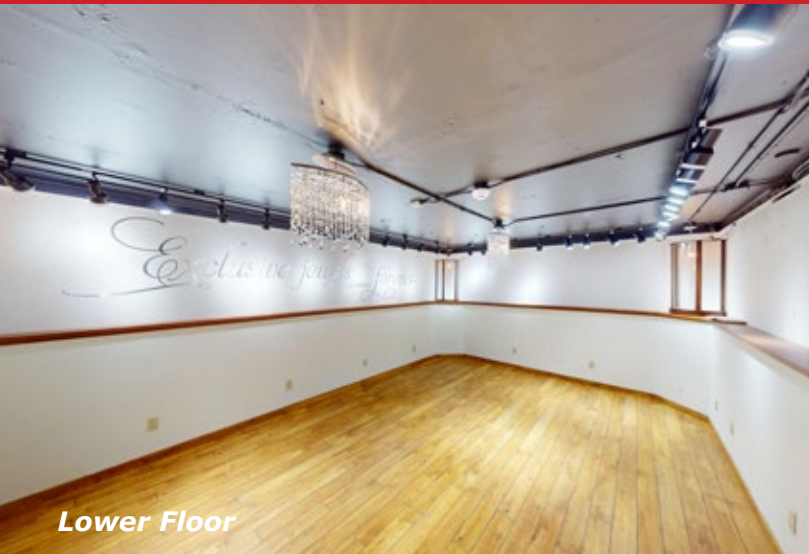


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City of Winnipeg Public Works Department 2023

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

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