

FOR SALE

Investment Opportunity with Office and Parking Lot

255 & 248 Sherbrook Street, Winnipeg, MB



8+ BUS ROUTES
NEARBY



+/- 65
PARKING STALLS



GREAT
ACCESS



121,200+
POPULATION

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SITE PLAN



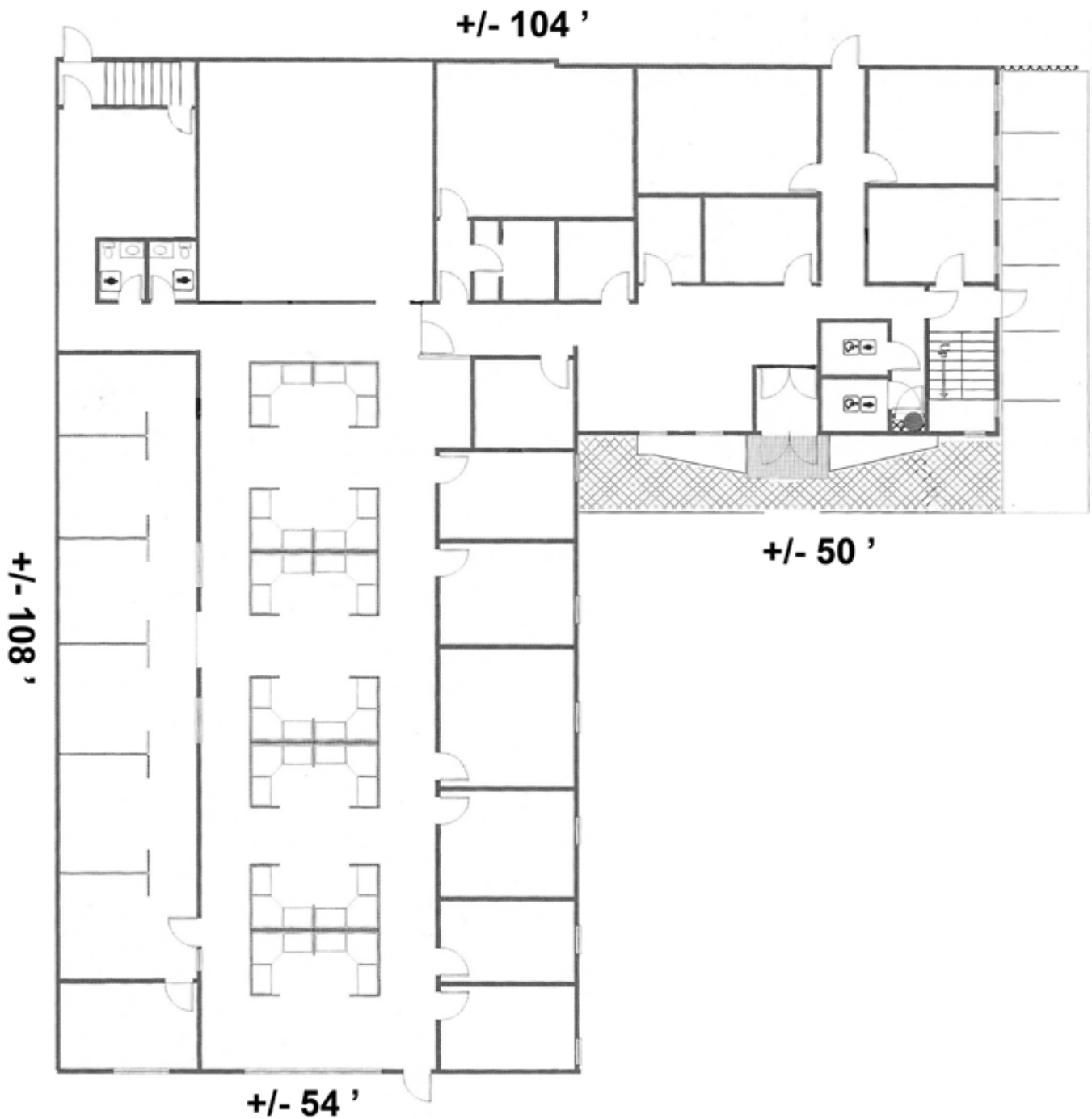
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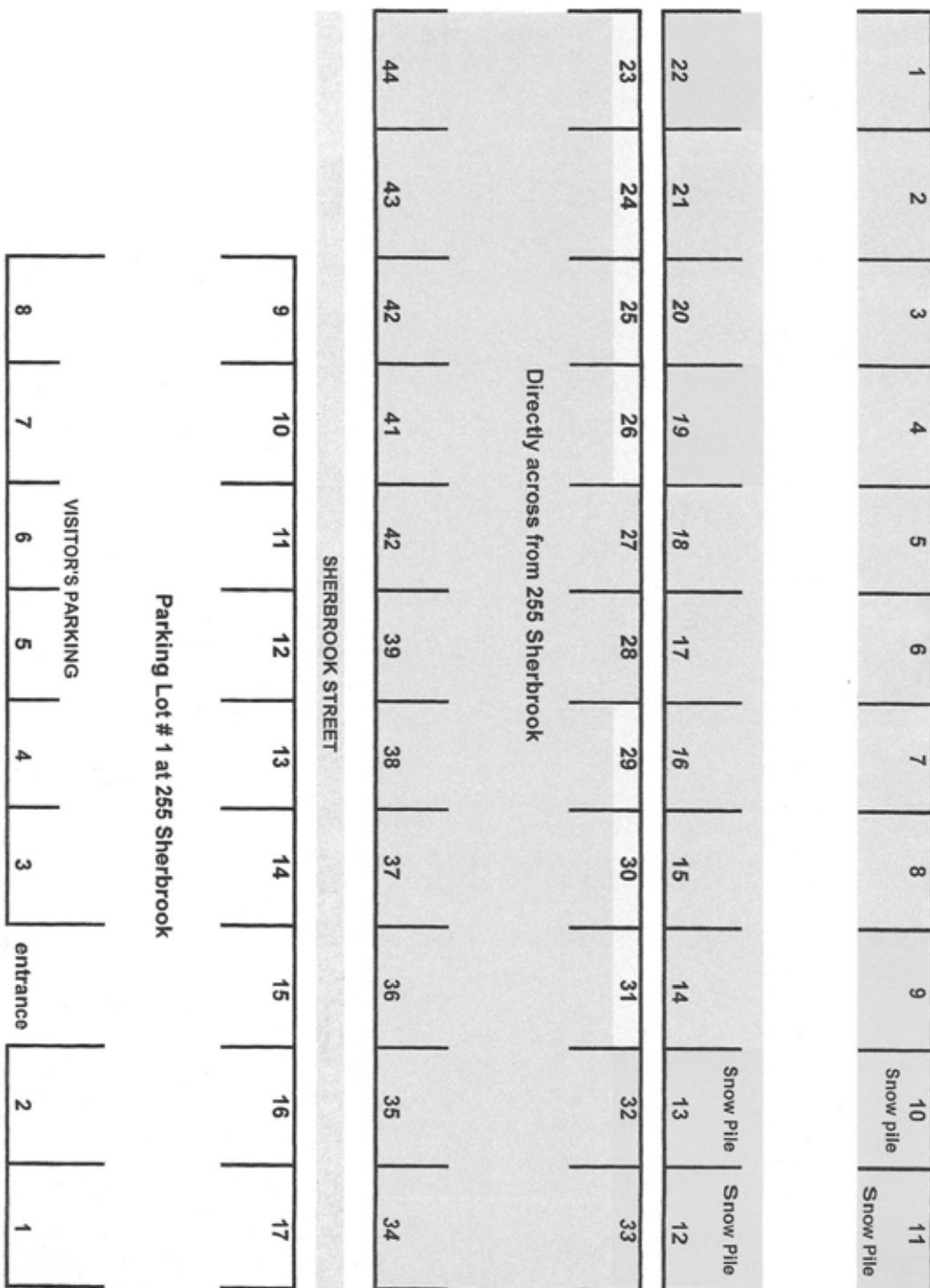
255 SHERBROOK FLOOR PLAN



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PARKING PLAN



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FEATURES

Building Size	+/- 12,475 SF
Land Area	
255 Sherbrook	+/- 16,327 SF
248 Sherbrook	+/- 12,319 SF
Sale Price	\$4,500,000.00
Property Taxes (2024 est.)	
255 Sherbrook	\$49,436.88
248 Sherbrook	\$13,565.99
Zoning	C2
Parking	+/- 65 Stalls

*Includes management fee

FEATURES

- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Downtown parking lot included in the purchase.

LOCATION

- Minutes from Canada Life Centre & RBC Convention Centre.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue and Broadway.
- Just minutes from downtown Winnipeg, providing convenient access to the city's core.
- Close proximity to Vimy Ridge Park, restaurants, and many retailers.

DEMOGRAPHICS

**3 km.
Radius**

Total Population	121,249
Daytime Population	212,122
Households	58,191
Median Age	36.7
Avg. Household Income	\$86,290

EnviroNics Analytics ©2024

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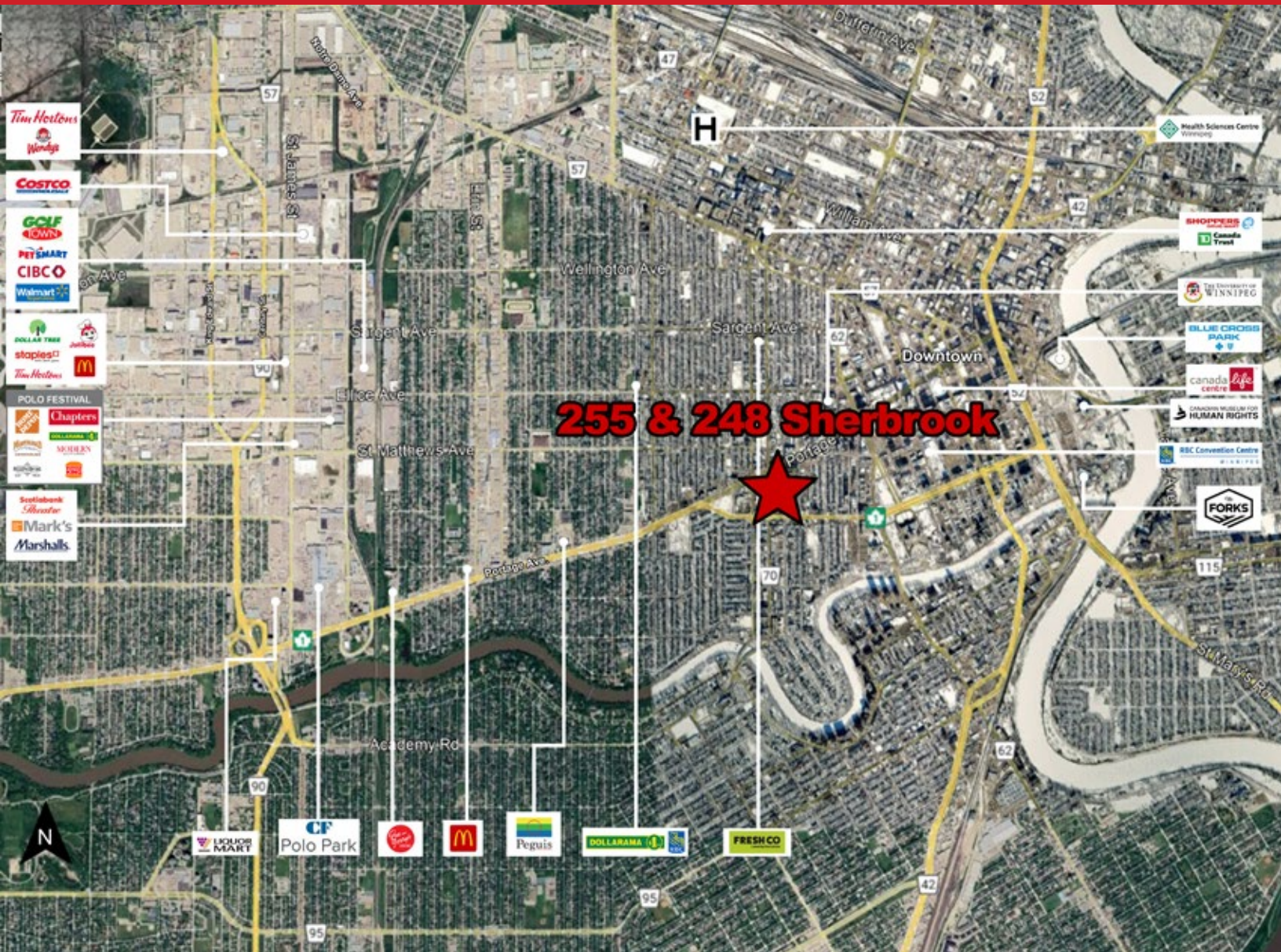
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Shindico

Succeeding by Helping Others Succeed



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

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