

FOR SALE

Freestanding Office Building For Sale

255 Sherbrook Street, Winnipeg, MB



8+ BUS ROUTES
NEARBY



GREAT
ACCESS



126,000+
POPULATION

www.shindico.com

Shindico

FOR SALE

255 Sherbrook Street, Winnipeg, MB

SITE PLAN



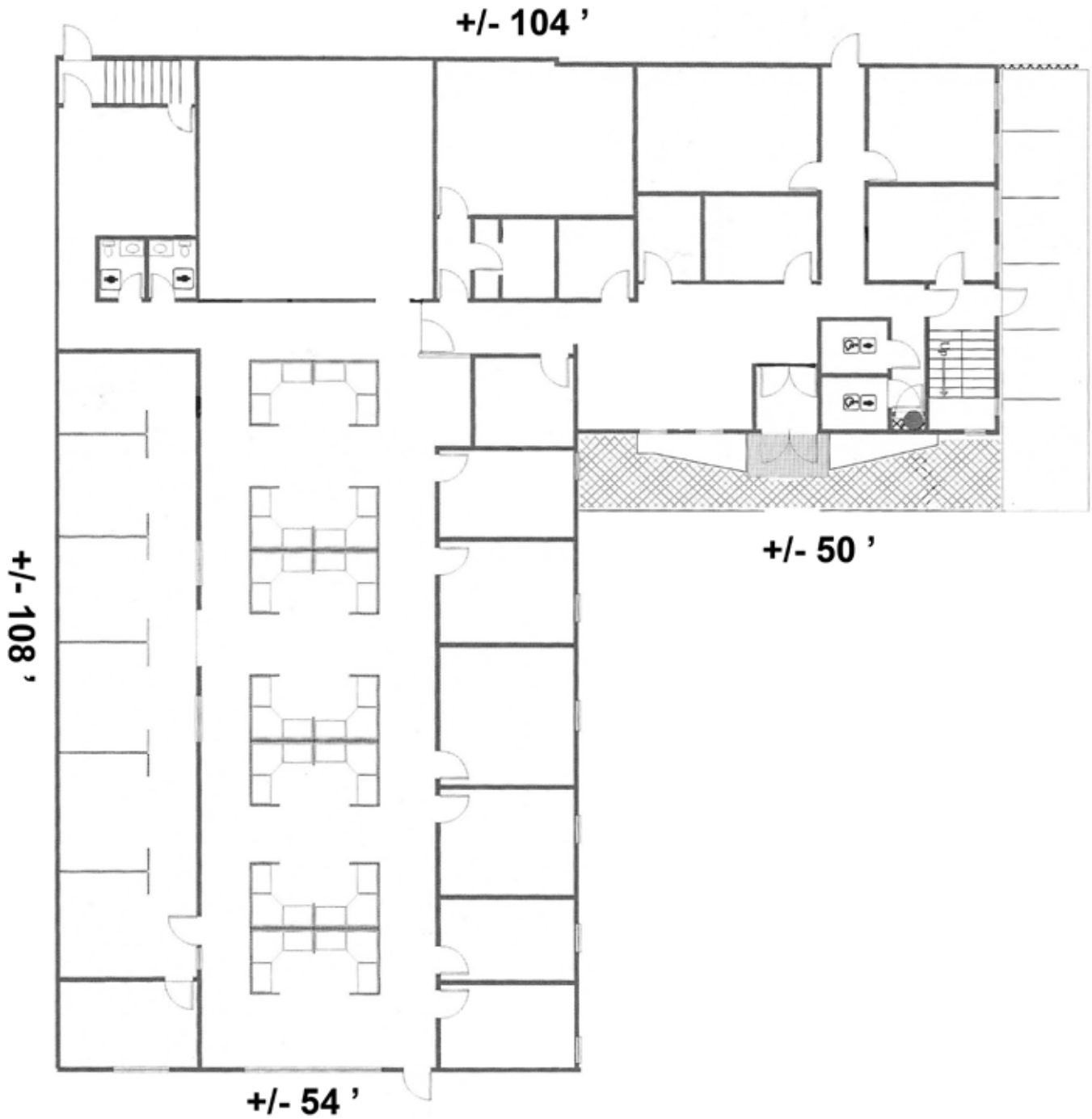
204.474.2000

Shindico

FOR SALE

255 Sherbrook Street, Winnipeg, MB

FLOOR PLAN



FOR SALE

255 Sherbrook Street, Winnipeg, MB



PROPERTY SUMMARY

Available	+/- 12,475 SF
Land Area	+/- 16,327 SF
Sale Price	\$2,795,000
Property Taxes (2024 est.)	\$49,436.88
Zoning	C2
Parking	+/- 21 Stalls

FEATURES

- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue and Broadway.

LOCATION

- Minutes from Canada Life Centre & RBC Convention Centre.
- 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	126,516
Daytime Population	221,796
Households	58,414
Median Age	36.4
Avg. Household Income	\$89,181

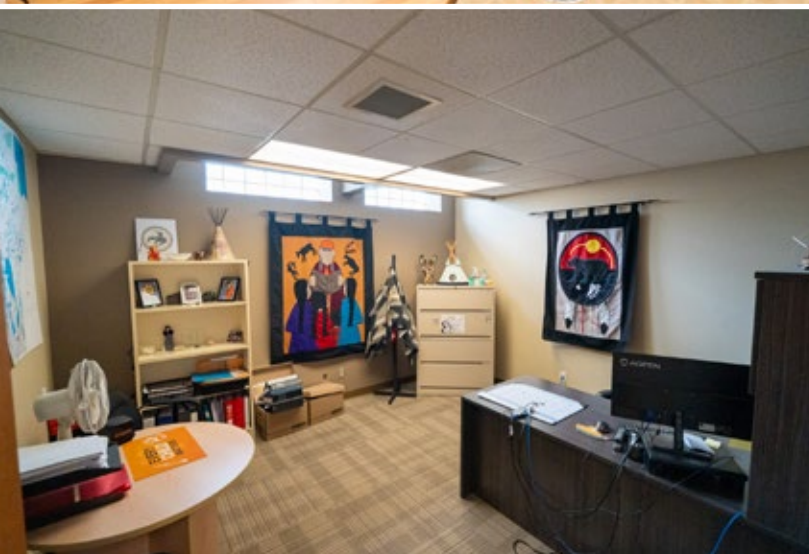
Environics Analytics ©2025

204.474.2000

Shindico

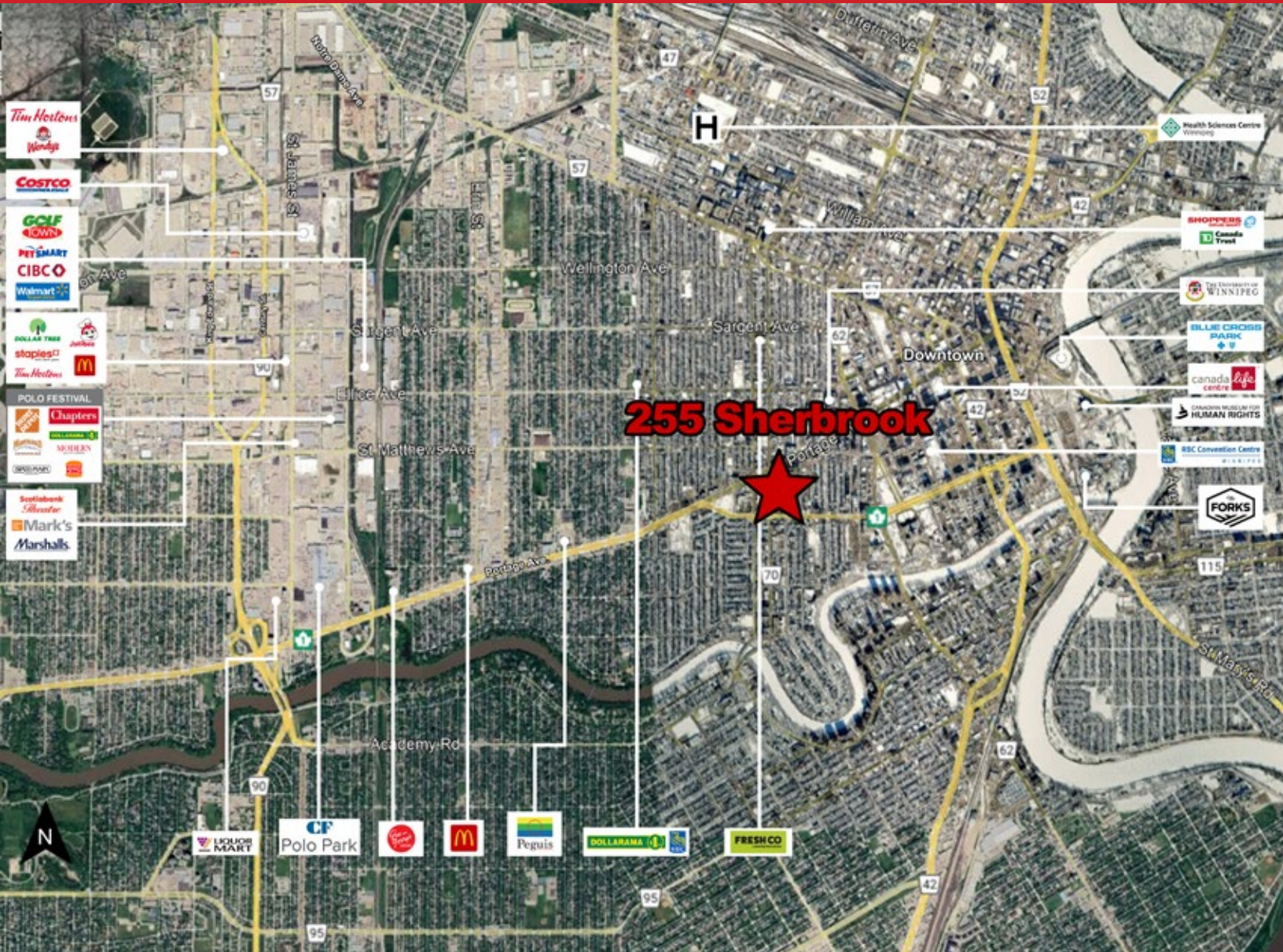
FOR SALE

255 Sherbrook Street, Winnipeg, MB



FOR SALE

255 Sherbrook Street, Winnipeg, MB



FOR MORE INFORMATION, PLEASE CONTACT:

Murray Goodman

Senior Vice President, Industrial & Investment
P (204) 928-8228
C (204) 990-4800
mgoodman@shindico.com

Mark Scaletta

Vice President, Industrial
P (204) 928-8223
C (204) 510-3754
mscaletta@shindico.com

Robert Scaletta

Senior Vice President, Industrial
P (204) 928-8242
C (204) 223-9777
rscaletta@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.020426