

FOR SALE

Freestanding Office Building For Sale

255 Sherbrook Street, Winnipeg, MB



**8+ BUS ROUTES
NEARBY**



**GREAT
ACCESS**



**126,000+
POPULATION**

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SITE PLAN



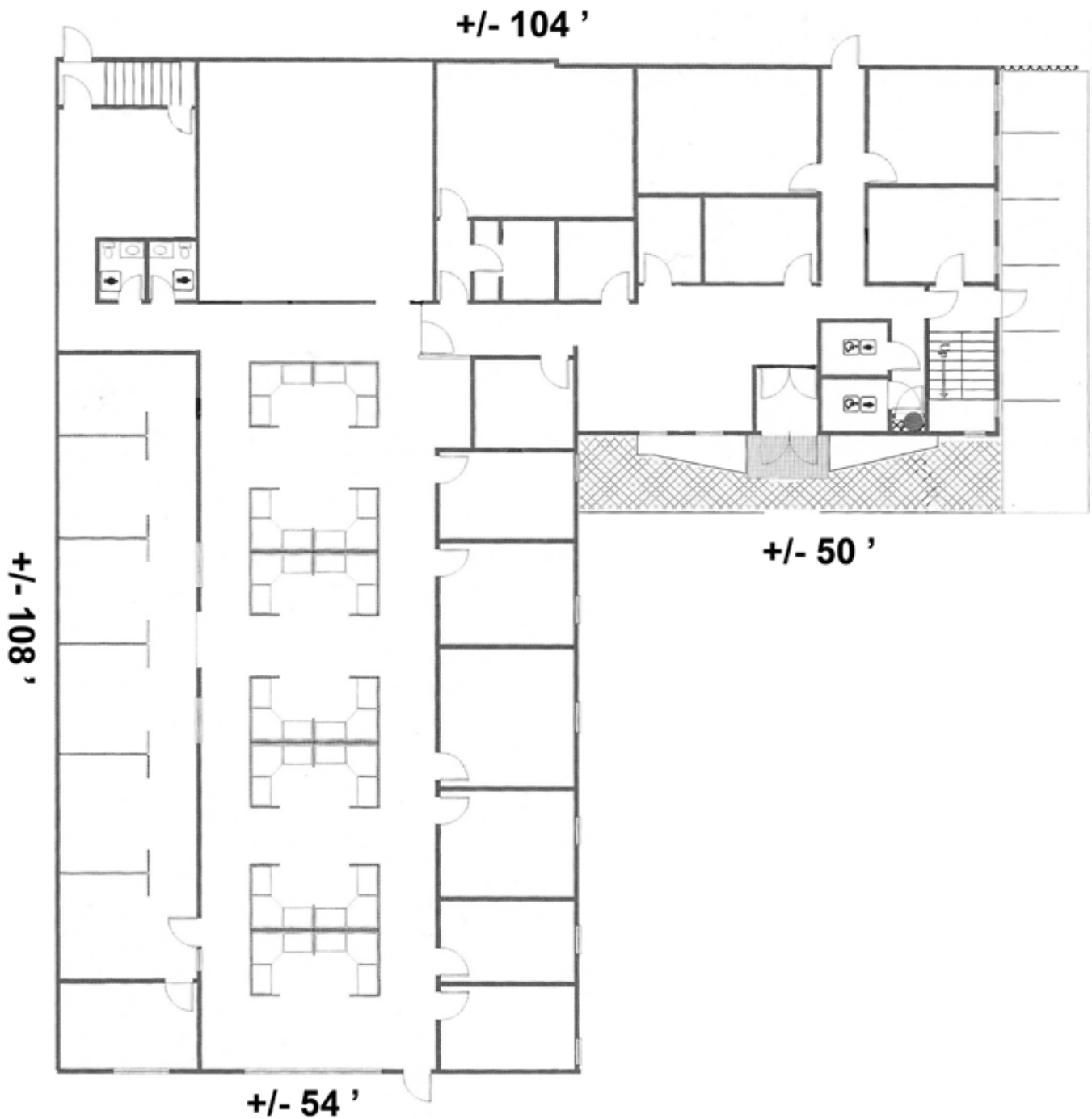
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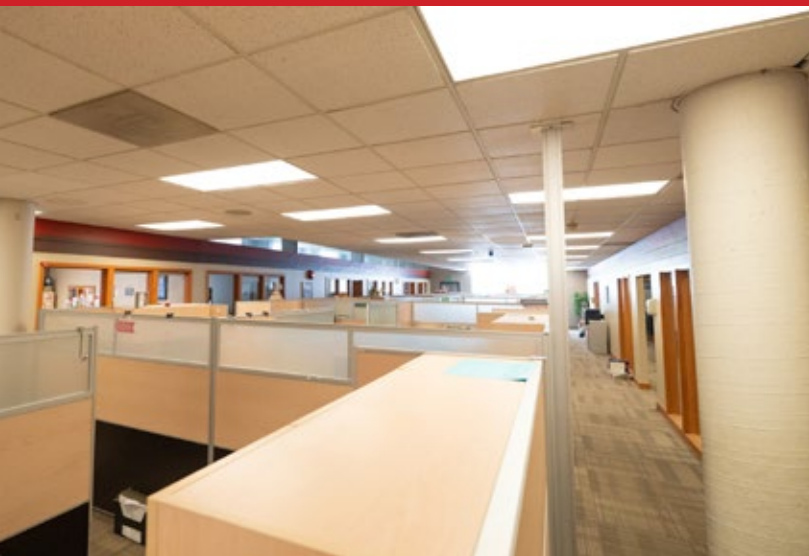
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FLOOR PLAN



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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

*Additional charge for parking

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 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

FEATURES

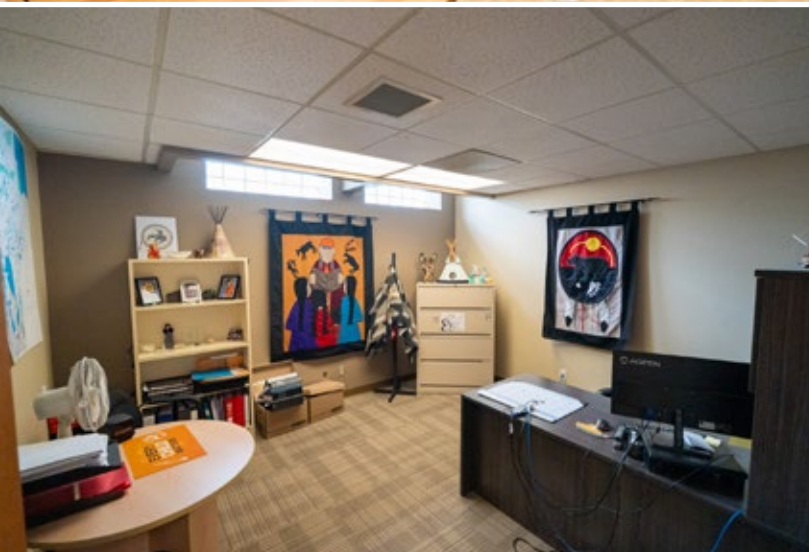
- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue and Broadway.

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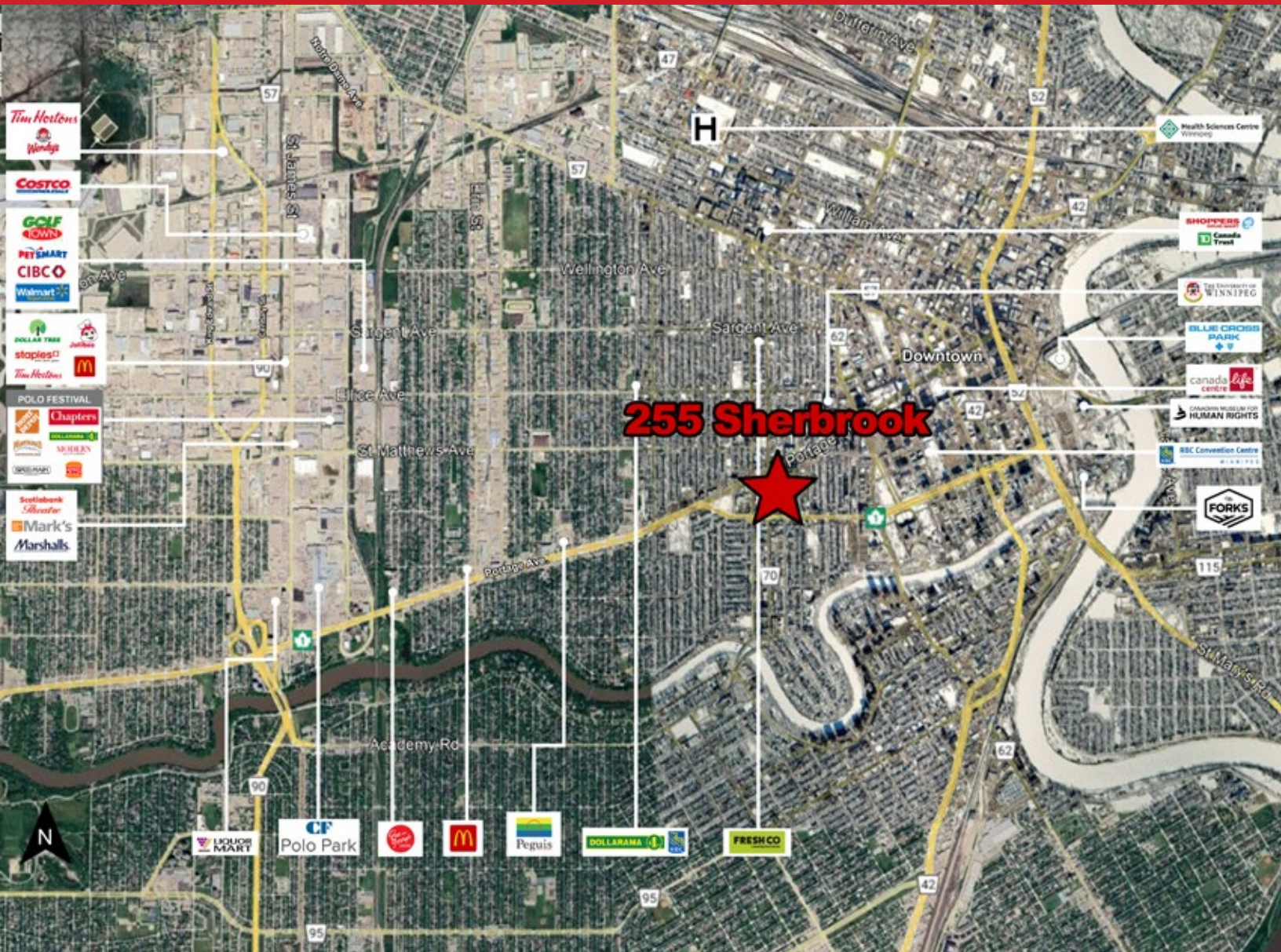


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Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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

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