

FOR SALE

Freestanding Office Building For Sale

255 Sherbrook Street, Winnipeg, MB



8+ BUS ROUTES
NEARBY



GREAT
ACCESS



126,000+
POPULATION

FOR SALE

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SITE PLAN



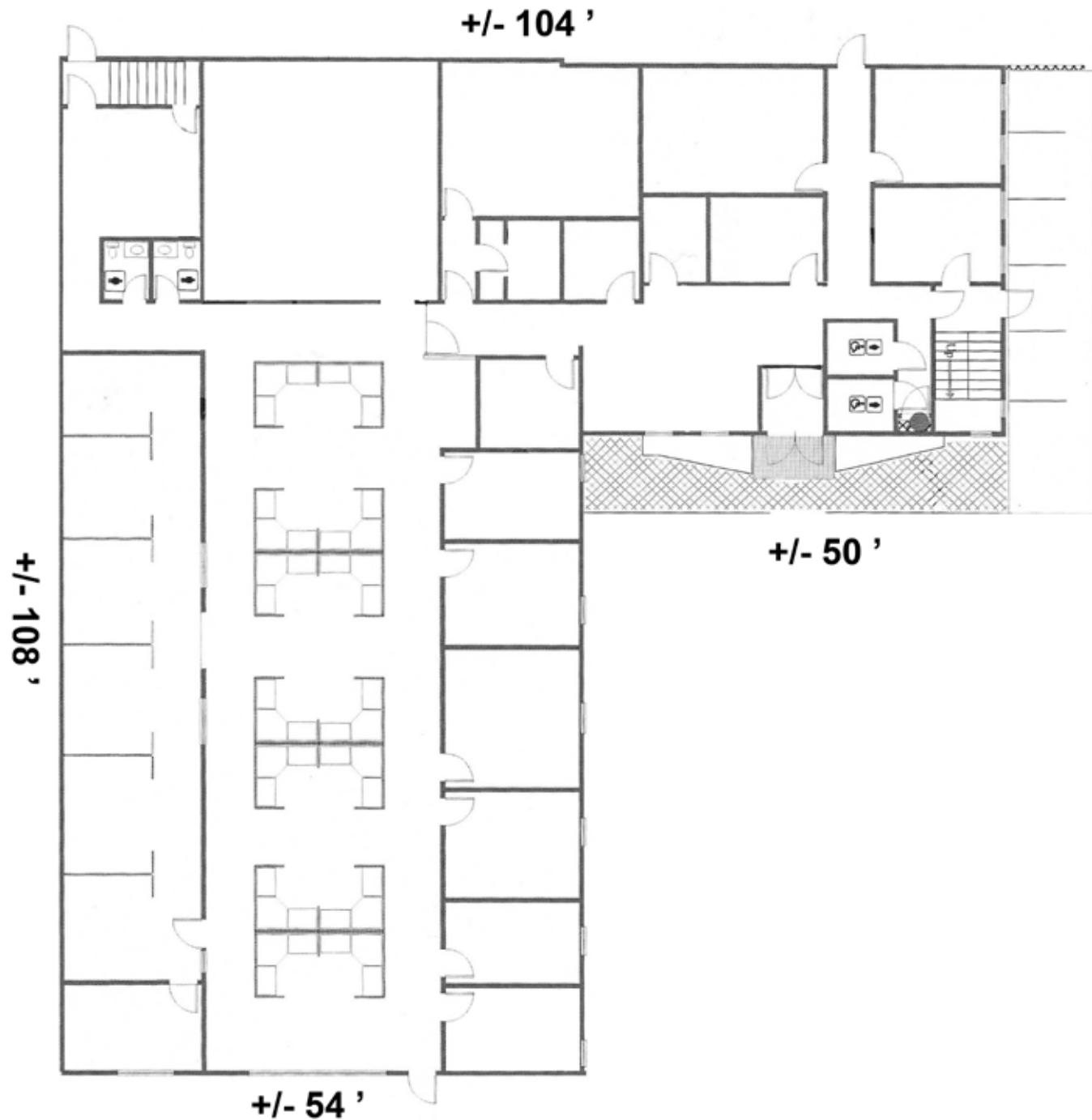
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FLOOR PLAN



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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

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

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