

FOR SALE

Stand Alone Office Opportunity

3317 Roblin Boulevard, Winnipeg, Manitoba



3,600 SF
BUILDING AREA



2 NEARBY
BUS ROUTES



C2
ZONING



STRONG
DAYTIME POPULATION

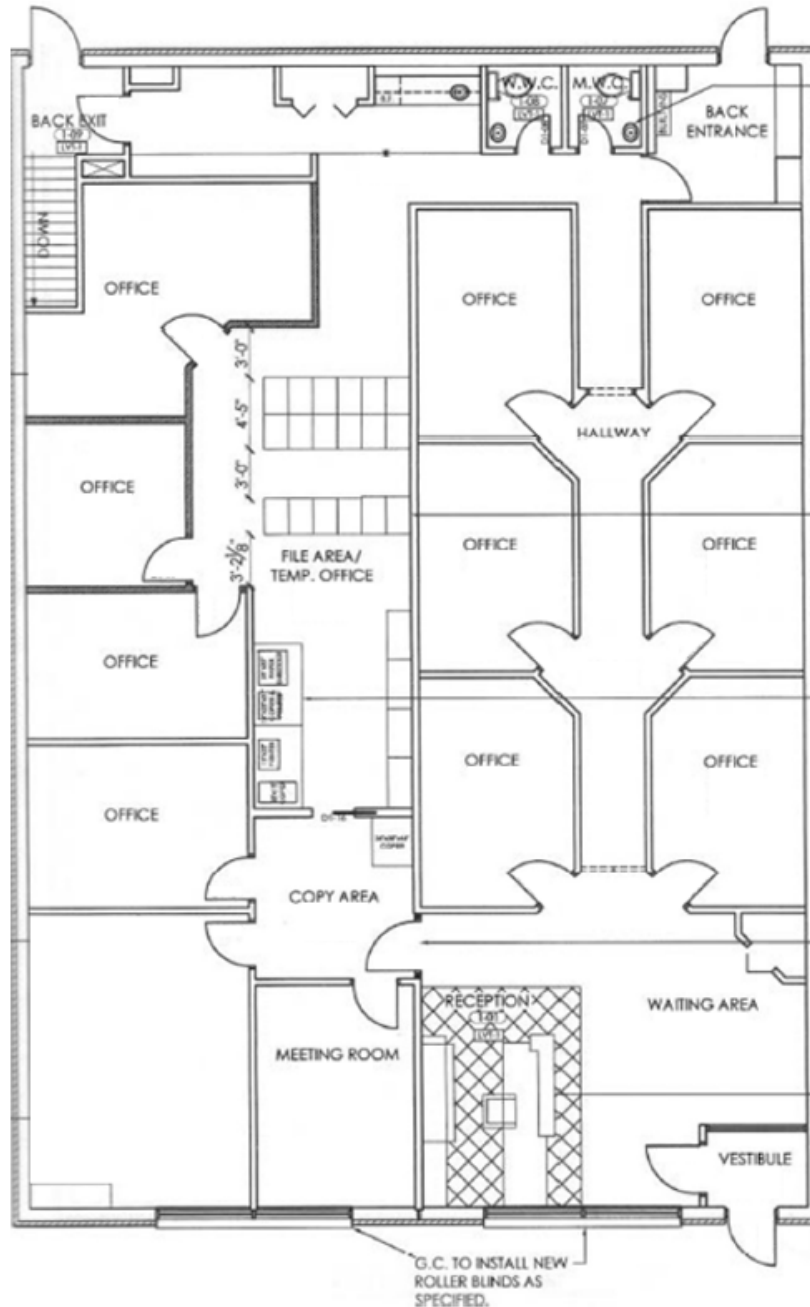
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FLOOR PLAN



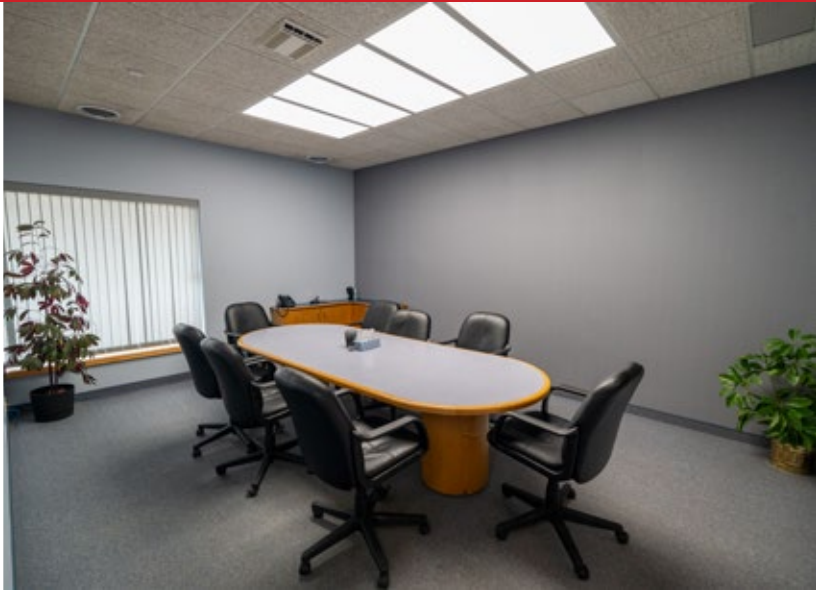
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PROPERTY SUMMARY

Total Building Area	3,600 SF
Total Land Area	5,496 SF
Available	Immediate
Asking Price	\$1,200,000
Property Taxes (2025 est.)	\$12,491.71
Zoning	C2

FEATURES

- Single storey office building
- Built in 1976 - masonry construction
- 5 electric vehicle stalls, with additional parking available on the street
- 1,200 SF basement with washroom, staff area and storage area
- HVAC throughout the entire space
- Power-3 Phase, 600V
- Roof report conducted in 2023
- Excellent end user opportunity for professional, medical, retail

LOCATION

- Located on Roblin Boulevard in the Charleswood area
- Plenty of amenities nearby for staff and clients
- Convenient access to public transit routes
- Close proximity to the neighbourhoods of St. James, River Heights, and Tuxedo

DEMOGRAPHICS - CHARLESWOOD/TUXEDO/ST.JAMES

	5 km. Radius
Total Population	111,757
Daytime Population	114,203
Households	48,409
Median Age	42.3
Avg. Household Income	\$129,487

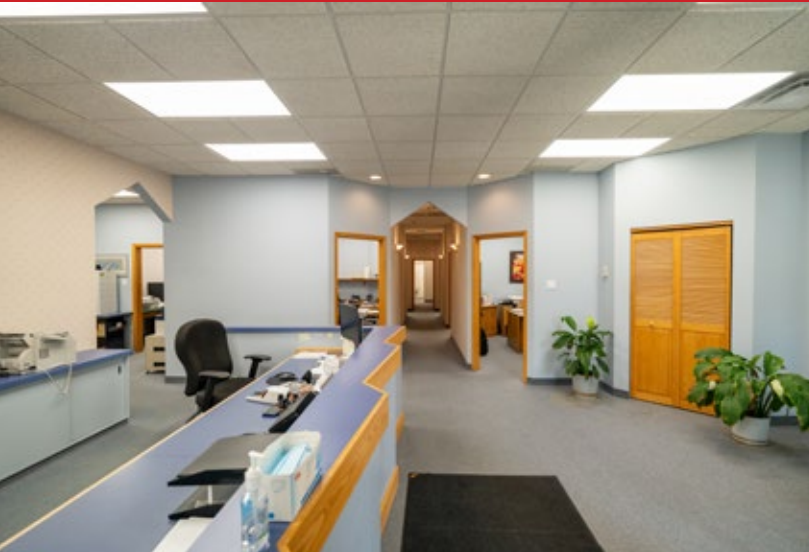
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LEGAL DESCRIPTION

LOT 2 PLAN 4696 WLTO IN RL 32 AND 33 PARISH
OF SAINT CHARLES

TITLE NUMBER: 2553953 WLTO

FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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