

FOR SALE

Fully Developed Character Office Building

426 Portage Avenue, Winnipeg, Manitoba



**DIRECTLY
ACROSS FROM
PORTAGE PLACE
REDEVELOPMENT**



**TURNKEY
OFFICE**



**HERITAGE
FACADE**



**OWNER-OCCUPIER
INVESTMENT
OPPORTUNITY**

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PROPERTY SUMMARY

Offering Price	\$1,350,000
Land Area	+/- 5,639 SF
Main Floor	+/- 5,502 SF
Second Floor	+/- 2,650 SF
Lower Level	+/- 5,502 SF
Property Taxes (2026)	\$49,952.54
Zoning	M - Multiple-Use

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

LOCATION

- Located on the south side of Portage Avenue, between Vaughan Street and Kennedy Street, in Winnipeg's Central Business District.
- Strong pedestrian and transit connectivity along one of Winnipeg's primary downtown corridors.
- Steps from Portage & Main, the SHED District, and Winnipeg's Central Business District amenities.
- Directly across from the **\$650-million Portage Place** redevelopment, transforming the mall into a health-care centre and housing.

FEATURES

- Property is currently leased to Downtown Winnipeg Biz until April 30, 2027.
- Elevator Access.
- Fully developed and functional lower level with good ceilings height.
- Originally developed for Bank of Montreal.
- Convenient access to City Skywalk, with adjacent underground and surface parking.
- Approximately 16 enclosed offices, open area workstations, and boardrooms.
- Flexible M – Multiple Use zoning supports office, retail, or mixed-use.

PORTAGE PLACE DEVELOPMENT

- A roughly **265,000 SF** health-care centre integrating primary care, mental health services, surgery, diagnostics, and other medical programs, including an expanded Pan Am Clinic.
- A 15-storey residential tower with affordable housing units redevelopment, transforming the mall into a health-care centre and housing.
- **Project completion targeted for 2028.**



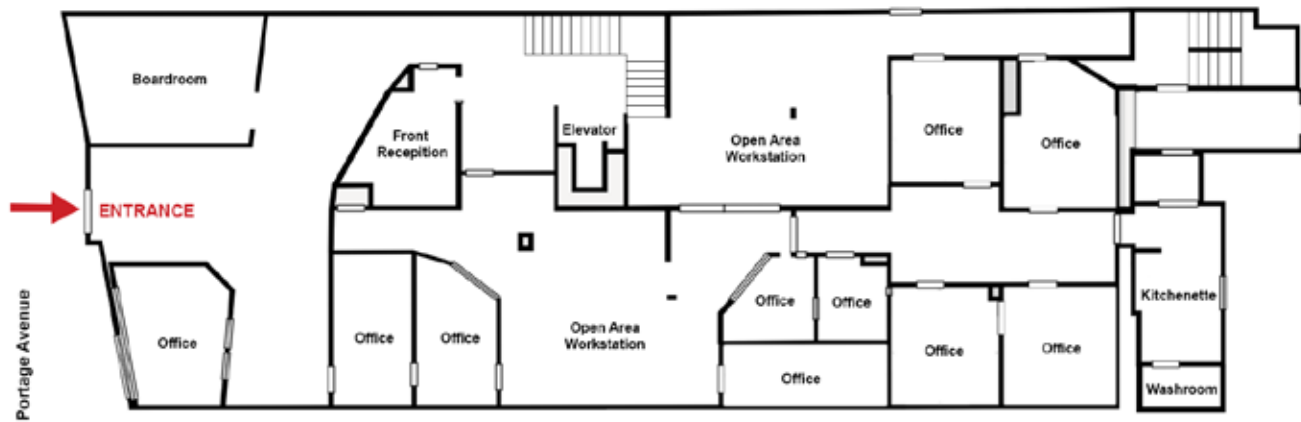
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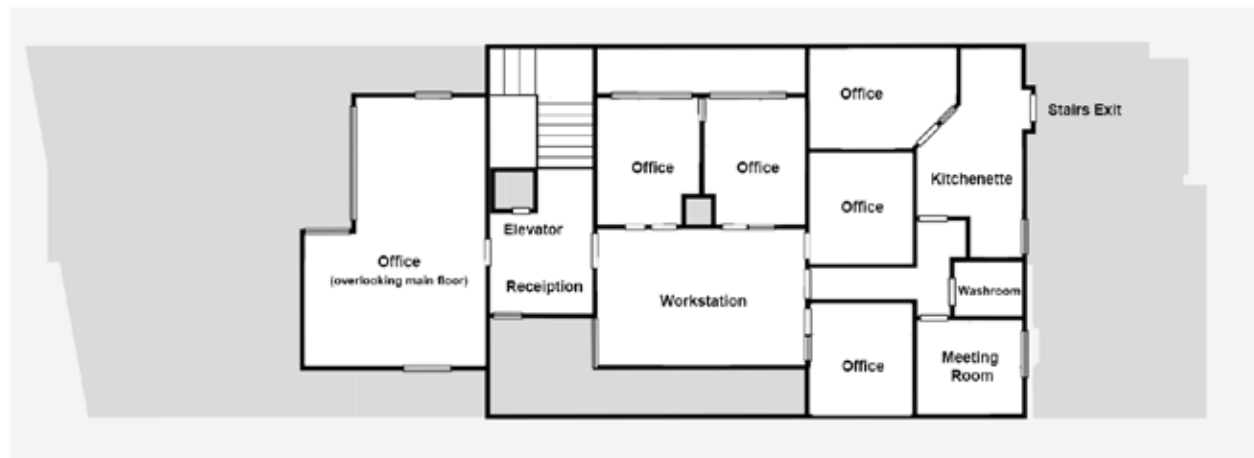
426 Portage Avenue, Winnipeg, Manitoba

MAIN FLOOR



FLOOR PLAN FOR ILLUSTRATION ONLY

SECOND FLOOR

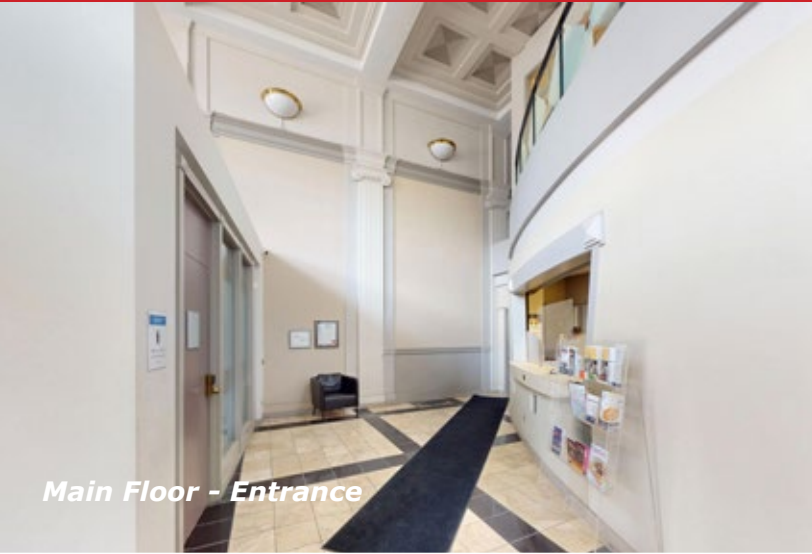


FLOOR PLAN FOR ILLUSTRATION ONLY

360° [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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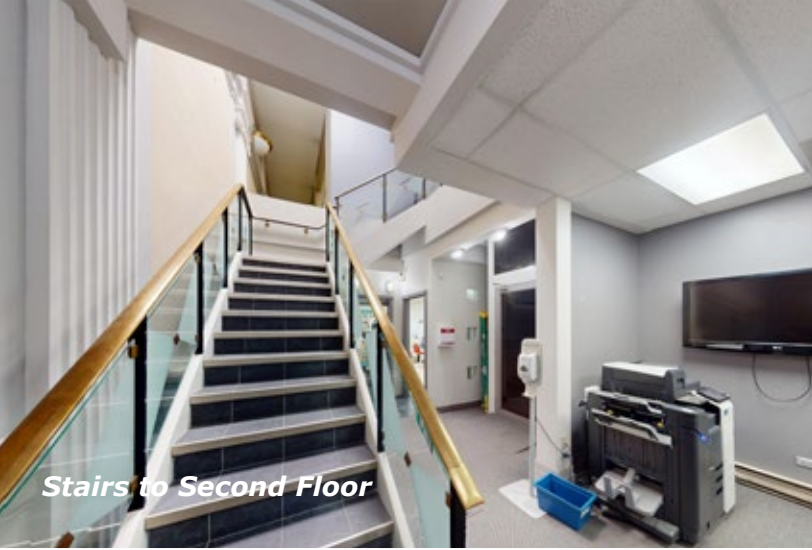
Main Floor - Entrance

A photograph of the main floor entrance, showing a bright, modern interior with a curved staircase on the right, a reception counter, and a tiled floor.



Main Floor - Meeting Room

A photograph of a large meeting room with a long dark table, several chairs, a large screen, and a yellow grid ceiling.



Stairs to Second Floor

A photograph of a staircase with a wooden handrail and glass balustrade, leading up to the second floor.



Main Floor - Meeting Room

A photograph of a meeting room with a long wooden table, chairs, and a wall with the text "IT'S OUR DOWNTOWN".



Open Work Area

A photograph of an open work area with several desks, chairs, and a large window.



Main Floor - Offices

A photograph of a hallway with several offices, each with a glass door and a desk.

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Second Floor - Office



Second Floor - Offices



Second Floor - Work Desks



Second Floor - Meeting Room



Second Floor - Kitchennete



Second Floor - Office

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*Services provided by Dino Alevizos Personal Real Estate Corporation

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