

FOR SALE

Freestanding Building Just South of Portage Avenue

545 Telfer Street South, Winnipeg, Manitoba



BUSY
RETAIL NODE



CONVENIENT
ACCESS



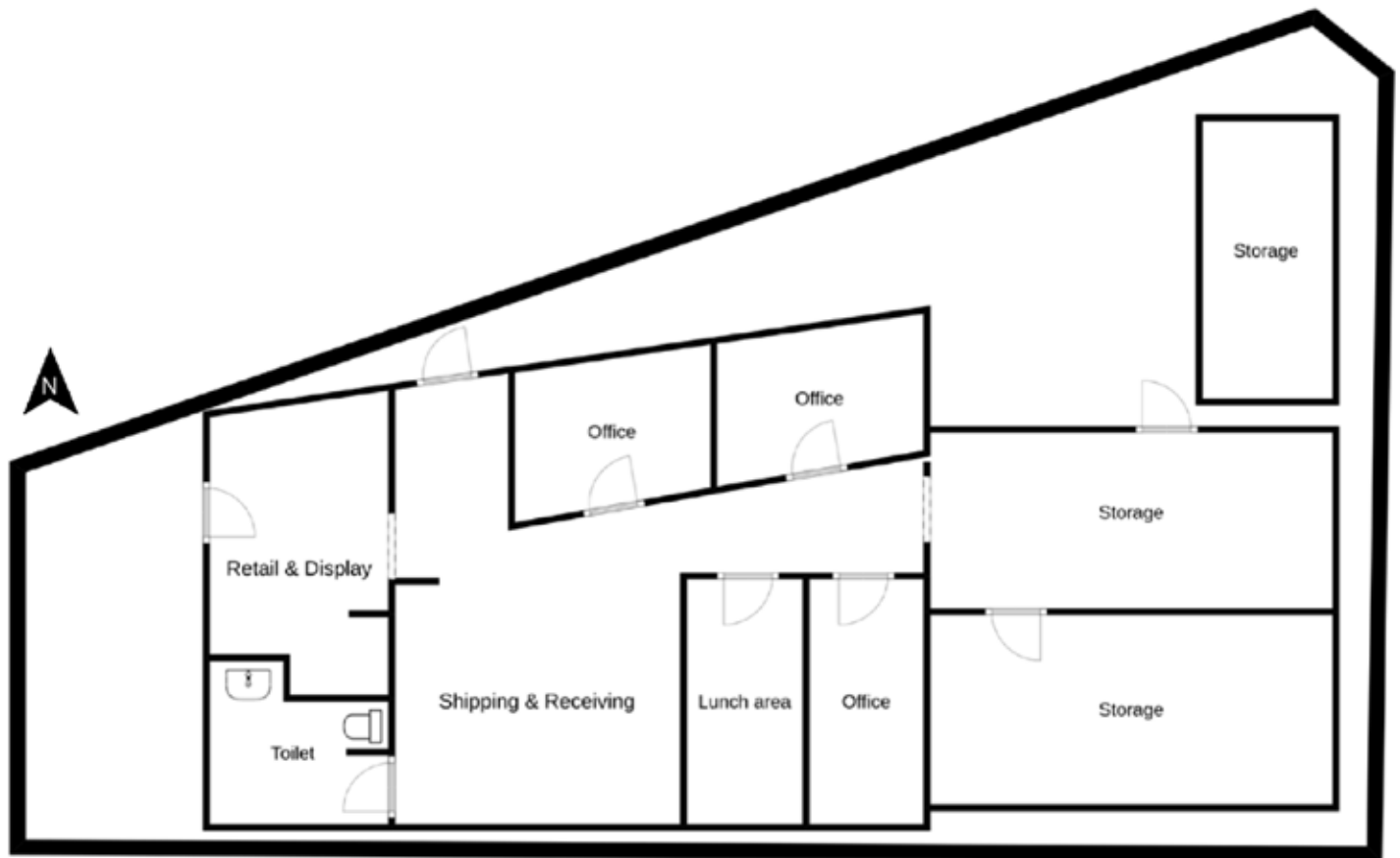
EXCELLENT
TRANSIT

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TRAFFIC

- 62,100 vehicles per day on Portage Avenue between Wall Street and Empress Street.

Reference: City of Winnipeg Public Works Department, 2019

204.474.2000

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PROPERTY SUMMARY

Building Size	+/- 2,437 SF
Land Size	+/- 4,055 SF
Sale Price	\$400,000
Property Taxes (2022)	\$4,967
Zoning	R2 - Residential - Two Family

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

FEATURES

- Conveniently located a few blocks east of CF Polo Park, Winnipeg's largest regional shopping centre, and minutes west of downtown.
- Excellent access to public transit on Portage Avenue.
- Exterior storage shed and fenced compound at rear.
- Suitable for a variety of commercial uses.
- Ideally suited for an owner/occupier.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	99,619	205,785
Daytime Population	106,880	303,660
Households	43,058	89,361
Median Age	37.4	37.6
Avg. Household Income	\$100,403	\$93,677

Source: Environics Analytics ©2021

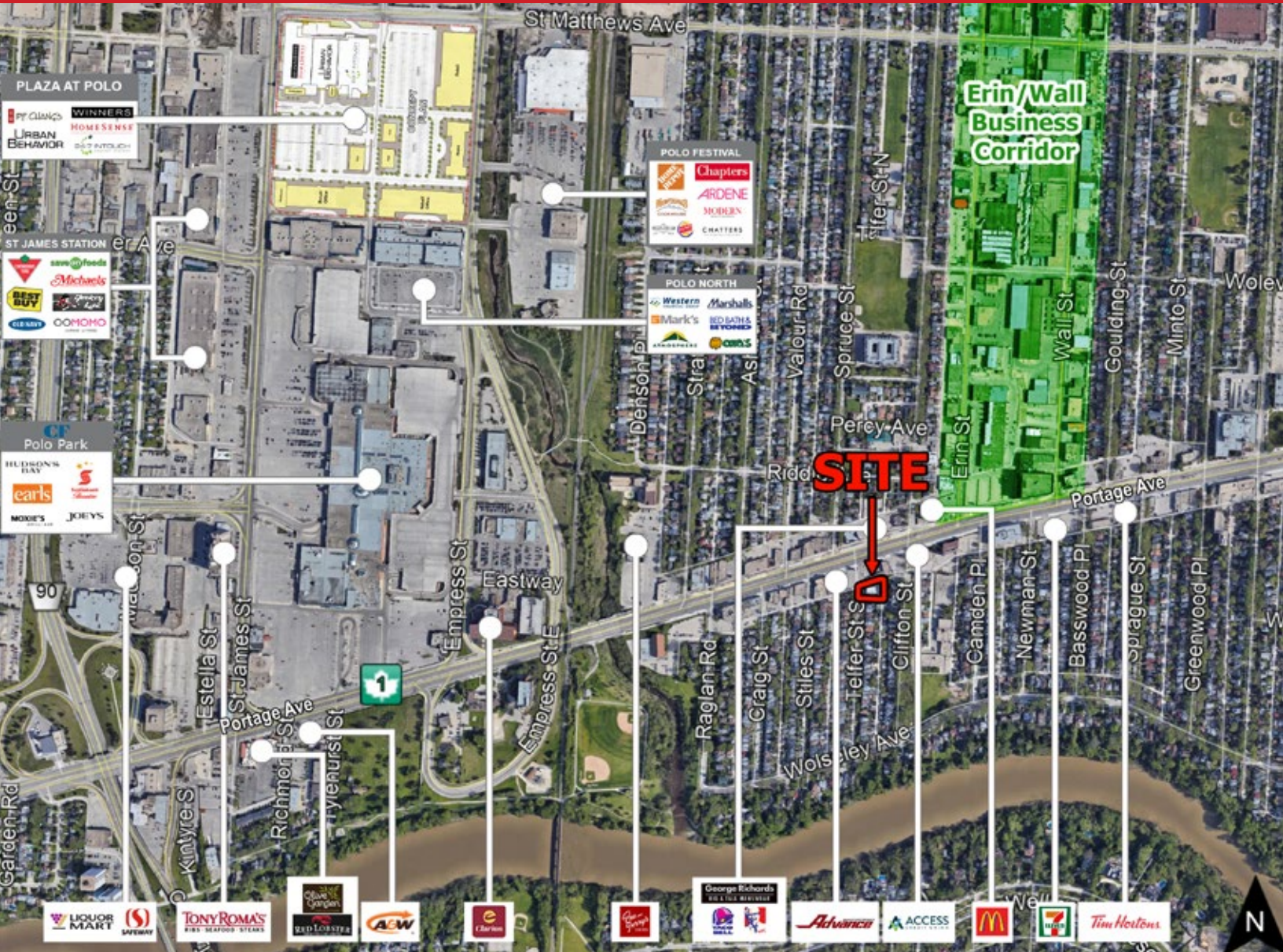
OFFERING PROCESS

Offers to be received on or after **June 22, 2022**. Offers can be submitted by email to mstronger@shindico.com and dalevizos@shindico.com or delivered to 200-1355 Taylor Avenue, Winnipeg MB, for consideration by the Vendor.



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545 Telfer Street South, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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