

FOR SALE

Freestanding Office/Warehouse Building

547 & 545 Notre Dame Avenue, Winnipeg, Manitoba



HIGH
WALK SCORE



DOMINANT
SIGNAGE



HIGH
TRAFFIC



ONSITE
PARKING



ACCESS TO
TRANSIT

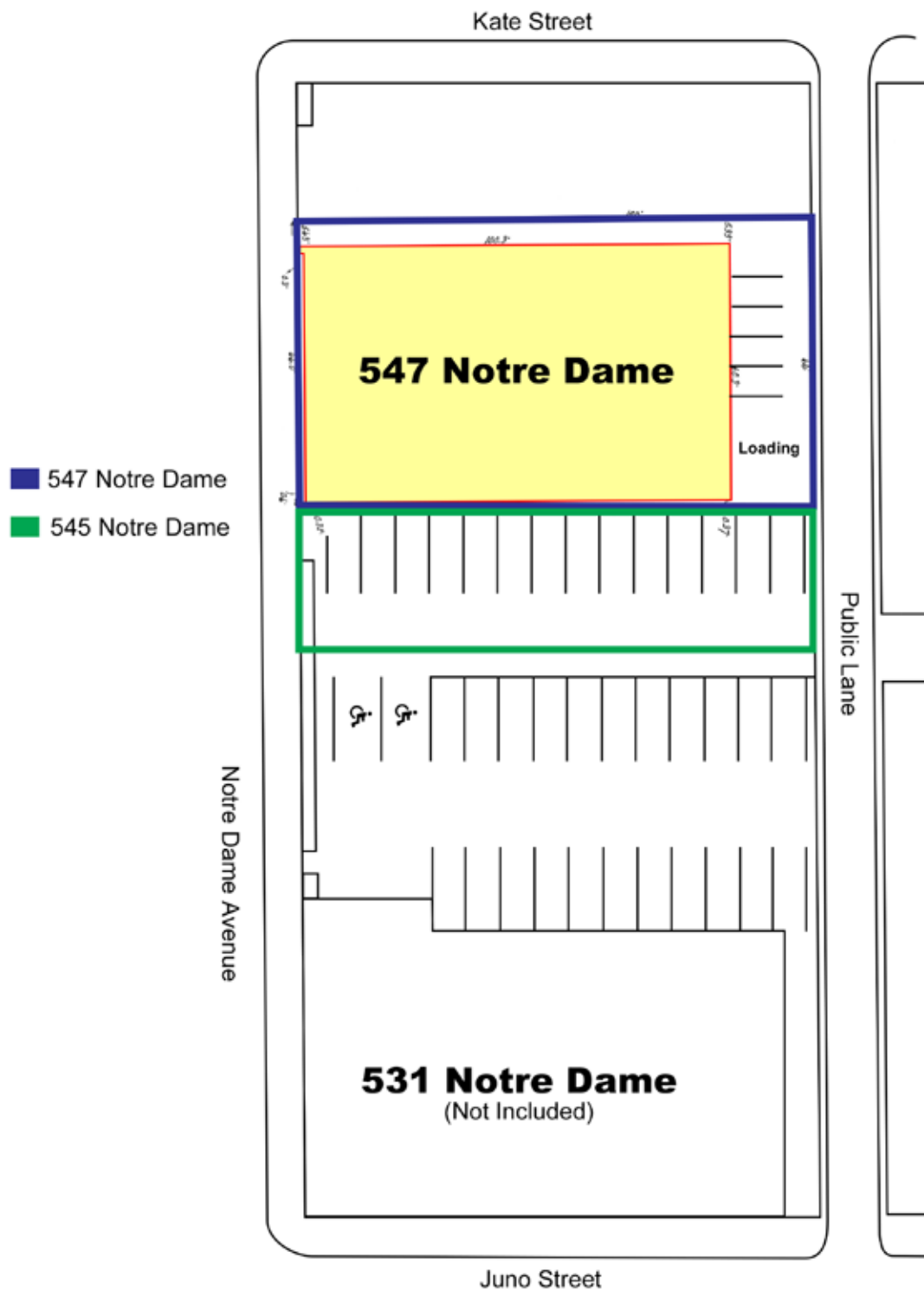
www.shindico.com

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547 & 545 Notre Dame Avenue, Winnipeg, Manitoba

SITE PLAN



204.474.2000

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[illegible]

Architectural floor plan of a mechanical room. The plan shows a rectangular room with a staircase at the top left, a large open area labeled "U/S Ceiling: 7'-8\"", and a smaller room on the right labeled "Mechanical Room". The plan includes various dimensions for walls, openings, and overall room size. A red line outlines the main room boundary, and a blue line outlines the mechanical room boundary. The overall dimensions are 40'-9" by 16'-6".

Dimensions (Overall): 40'-9" (width), 16'-6" (depth).

Dimensions (Left Wall): 2'-0" (top section), 13'-9" (bottom section).

Dimensions (Right Wall): 6'-0" (bottom section), 5'-0" (top section).

Dimensions (Bottom Wall): 5'-2", 4'-0", 12'-3", 6'-0", 16'-11", 4'-0", 5'-1", 4'-0", 6'-3", 4'-0", 7'-10".

Dimensions (Top Wall): 40'-9" (left section), 16'-6" (right section).

Internal Dimensions (Left Wall): 4'-0" (top section), 13'-9" (bottom section).

Internal Dimensions (Right Wall): 6'-0" (bottom section), 5'-0" (top section).

Internal Dimensions (Bottom Wall): 5'-2", 4'-0", 12'-3", 6'-0", 16'-11", 4'-0", 5'-1", 4'-0", 6'-3", 4'-0", 7'-10".

Internal Dimensions (Top Wall): 40'-9" (left section), 16'-6" (right section).

Labels: "U/S Ceiling: 7'-8\"", "Mechanical Room".



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PROPERTY SUMMARY

Building Area: Main Floor - +/- 6,000 SF
Lower Level - +/- 1,200 SF
Total - +/- 7,200 SF

Lot Size

547 Notre Dame 7,920 SF (66' x 120')
545 Notre Dame 3,960 SF (33' x 120')

Sale Price \$1,050,000

Property Taxes (2025)

547 Notre Dame \$13,682.94
545 Notre Dame TBD

Zoning CMU - Commercial Mixed Use

Parking +/- 19 on-site stalls

FEATURES

- **Developed office space with small warehouse/storage at rear.**
- On-site parking available for staff & customers.
- High profile signage opportunities.
- Dock level loading at rear.
- New roof installed in September 2020.
- **Ideal for professional or medical offices.**

LOCATION

- Situated at the northeast corner of Notre Dame Avenue & Kate Street.
- Walking distance to No Frills, Shoppers Drug Mart & TD Canada Trust.
- In close proximity to downtown Winnipeg and Health Sciences Centre.
- Excellent access to public transit.

TITLES

547 Notre Dame Avenue

1688788/1 - Lot 4 and 5 Plan 448 WLTO in RL 5 Parish of St. John

545 Notre Dame Avenue

2140088/1 - Lot 3 Plan 448 WLTO in RL 5 Parish of St. John



Meeting Room



Boardroom



Loading

204.474.2000

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547 & 545 Notre Dame Avenue, Winnipeg, Manitoba



- 14,800 vehicles per day on Notre Dame Avenue between Isabel Street & Sherbrook Street.

Reference: City of Winnipeg Public Works Department, 2023

547 Notre Dame Avenue

Michael Stronger

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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.