

FOR SALE

Premier Riverfront Office Building

554 St Mary's Road, Winnipeg, Manitoba



**INVESTMENT
OPPORTUNITY**



**ON-SITE
ELECTRIFIED PARKING**



**WINDOWS
ON ALL 4 SIDES**



**10 MIN DRIVE TO
PORTAGE & MAIN**

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THE OFFERING

Shindico Realty Inc. (“Shindico”) is pleased to offer for sale a 100% freehold interest in 554 St. Mary’s Road in Winnipeg, Manitoba (the “Property”) on behalf of the registered owner, Sherwood Developments Ltd. (the “Vendor”).

The Property is presented on an “as is, where is” basis. The information herein is subject to errors, omissions, change of offering price/rental rates, or withdrawal without notice.

All interest and offers will be reviewed and considered by the Vendor as received.

Further information on this opportunity is available upon execution of a **non-disclosure agreement**.

PROPERTY SUMMARY

Scheduled Rentable Area	11,343 SF
Lower Level* (walk out)	3,650 SF
Main Level	3,827 SF
Second Level	3,866 SF

**Includes 200 SF of storage space leased to Exchange Group at no charge*

Land Area	7,721 SF
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Offering Price	\$3,500,000
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Property Taxes (2026)	\$51,104.44
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Zoning	C2 - Commercial
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Parking	23 Stalls with additional street parking
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TRAFFIC

40,400 vehicles per day on St Mary’s Road between St Anne’s Road and Goulet Street.

City of Winnipeg Public Works Department 2024

FEATURES

- Opportunity for purchaser to occupy finished lower level office as early as Spring 2027.
- Three levels of professional office space with unique riverfront views.
- Building has windows on all 4 sides.
- Substantially renovated throughout in 2015.
- Elevator access.
- Conveniently situated 10 minutes from Downtown and St. Vital Shopping Centre.
- Spectacular views of the Red River and Downtown Winnipeg!

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	75,696	206,683
Daytime Population	76,818	280,734
Households	35,848	93,485
Median Age	37.9	37.9
Avg. Household Income	\$94,148	\$97,093

Environics Analytics ©2025

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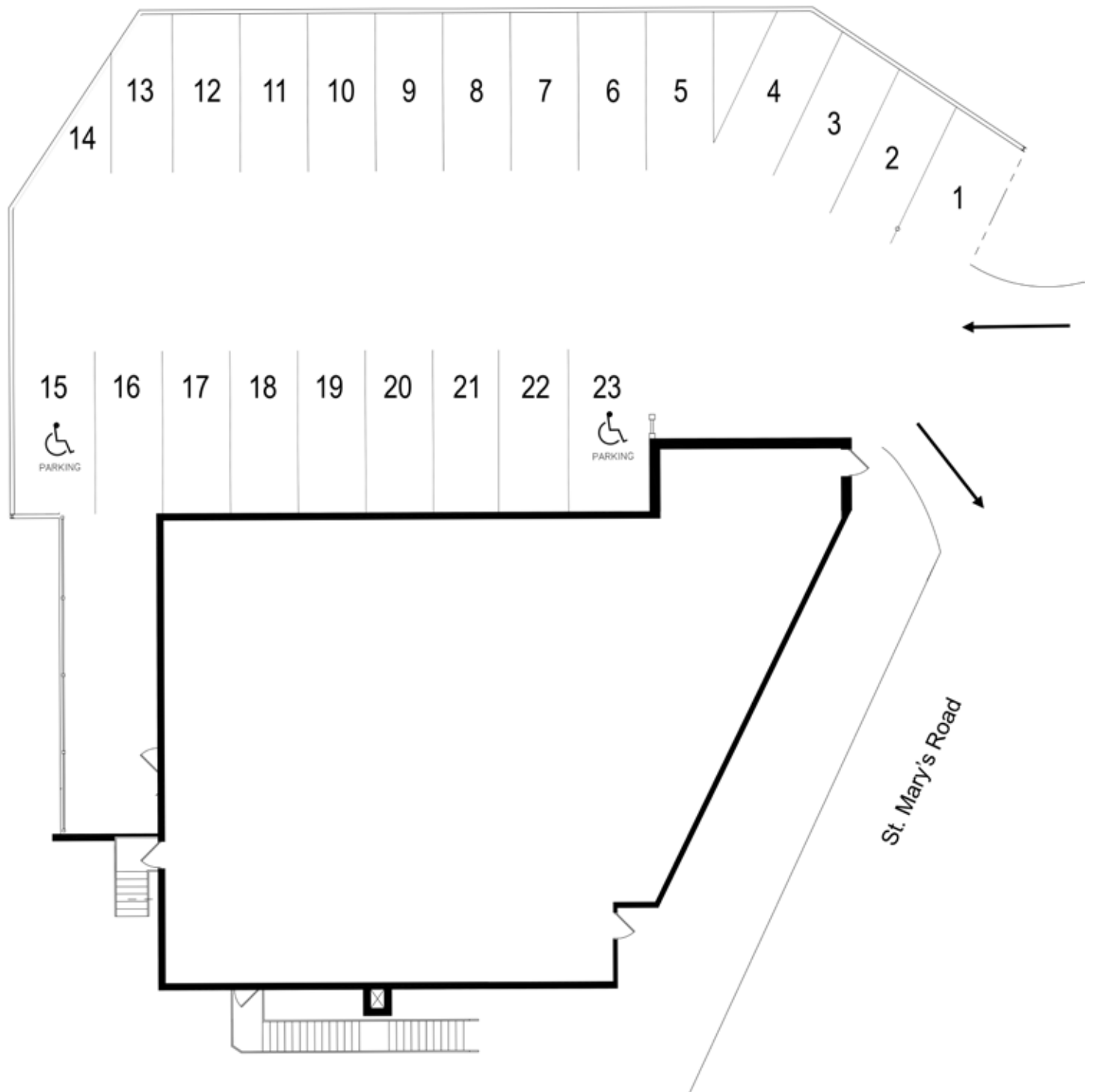
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SITE PLAN

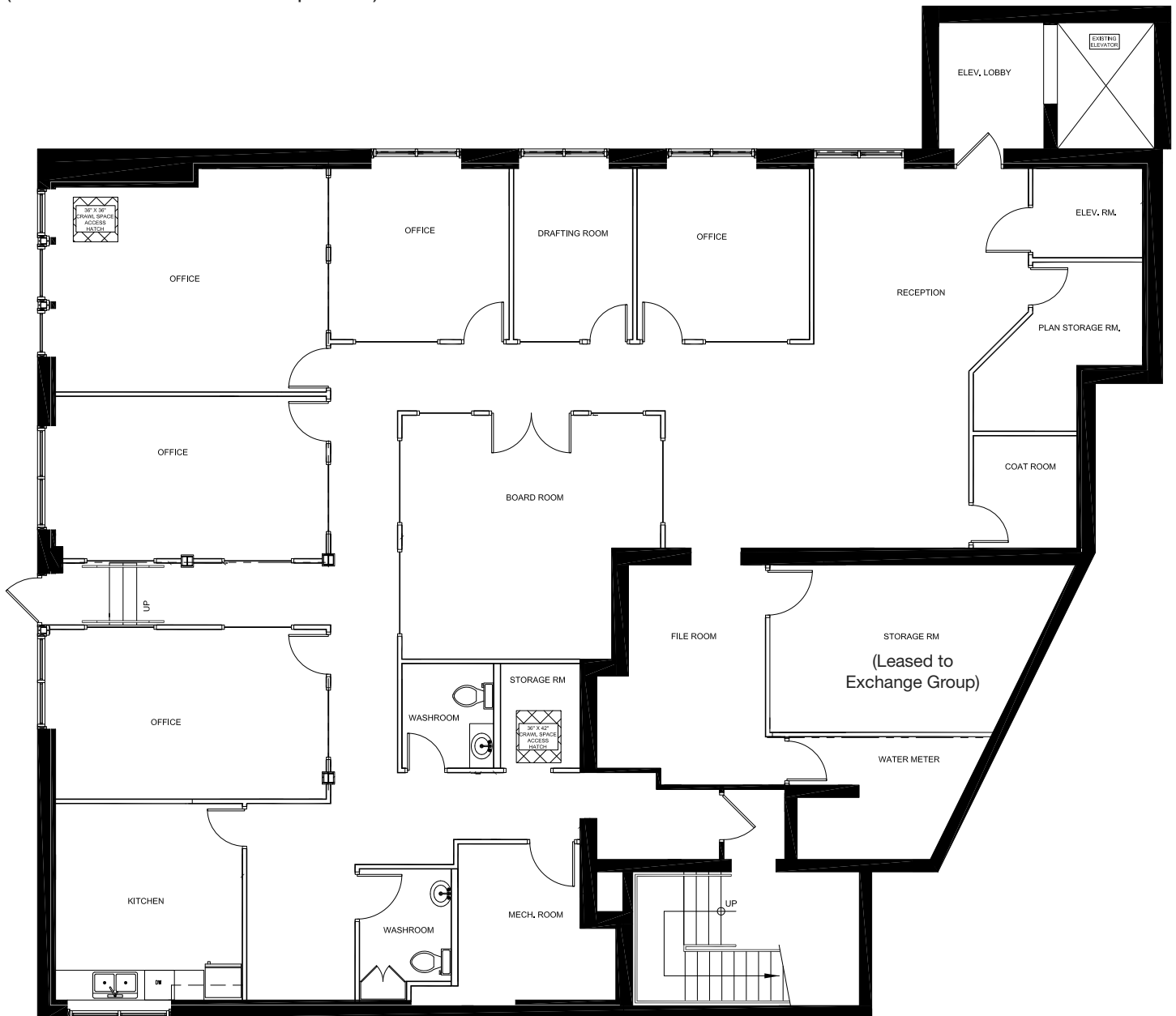


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LOWER LEVEL PLAN

(Leased to Sherwood Developments)



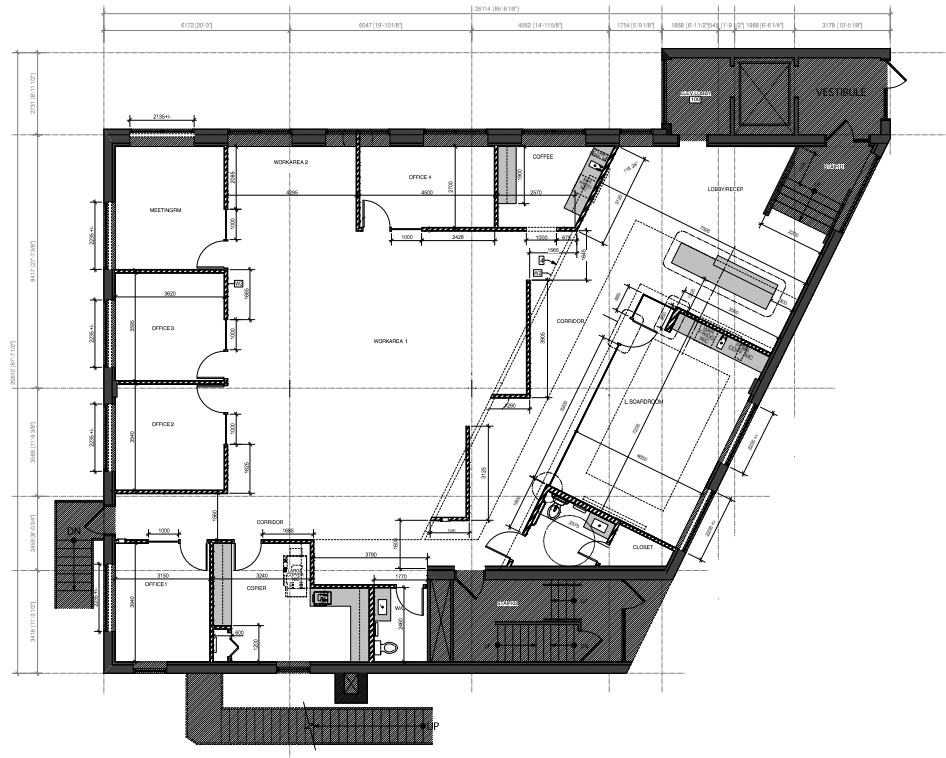
360° LOWER LEVEL VIRTUAL TOUR

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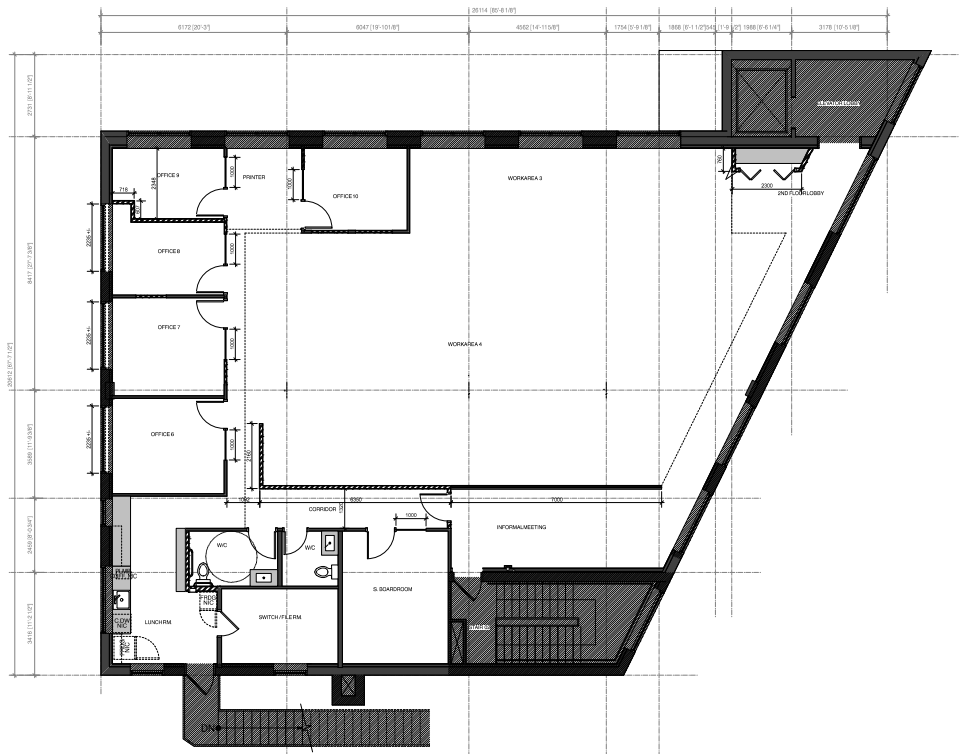
MAIN LEVEL PLAN

(Leased to Exchange Group)



SECOND LEVEL PLAN

(Leased to Exchange Group)



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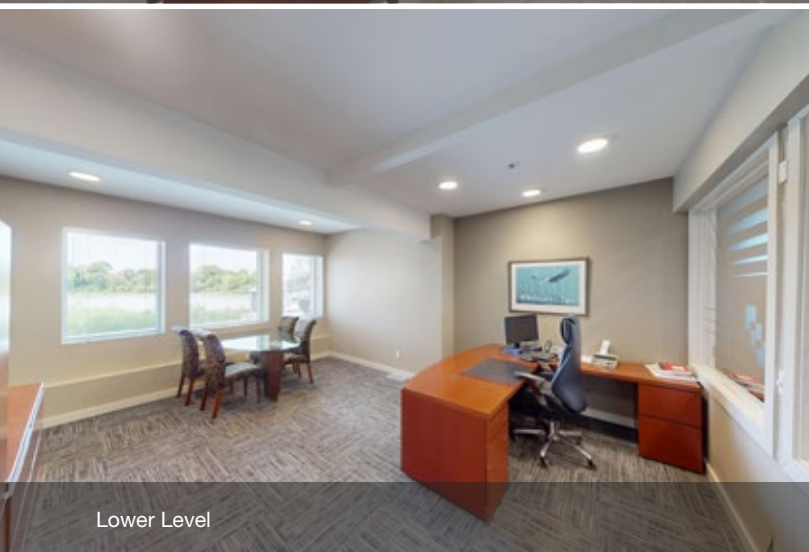
554 St Mary's Road, Winnipeg, Manitoba



Lower Level



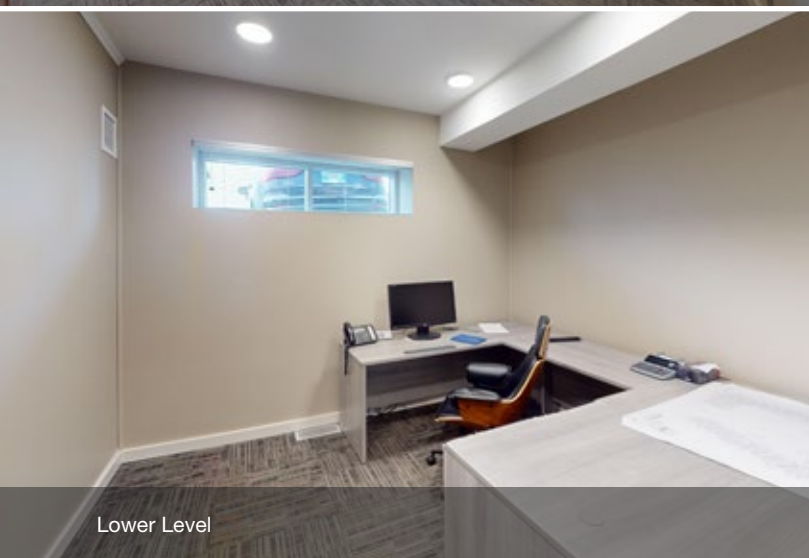
Lower Level



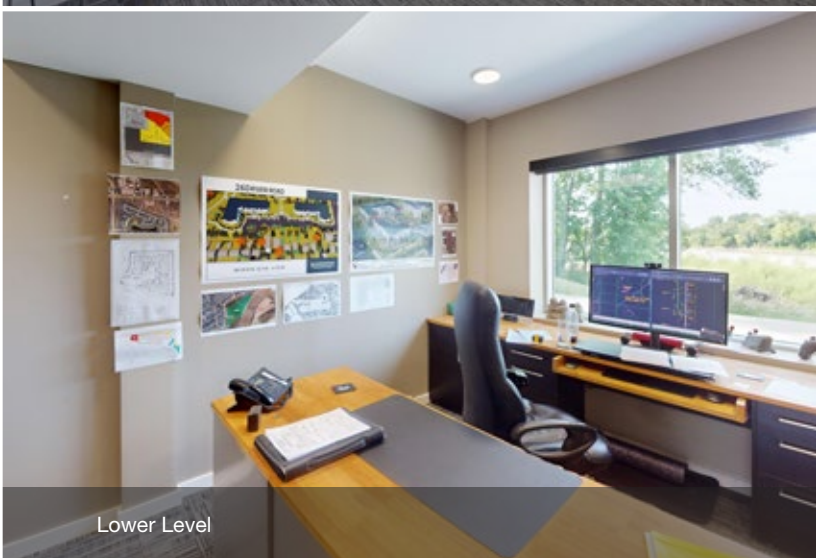
Lower Level



Lower Level



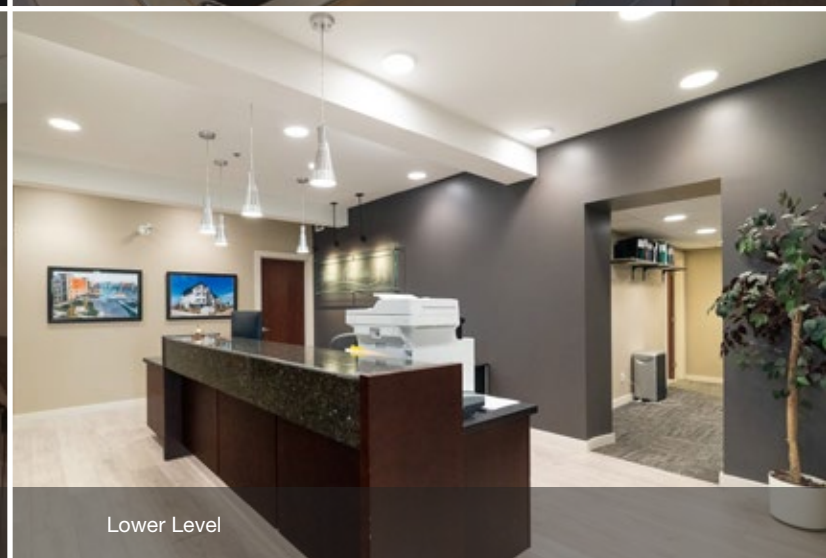
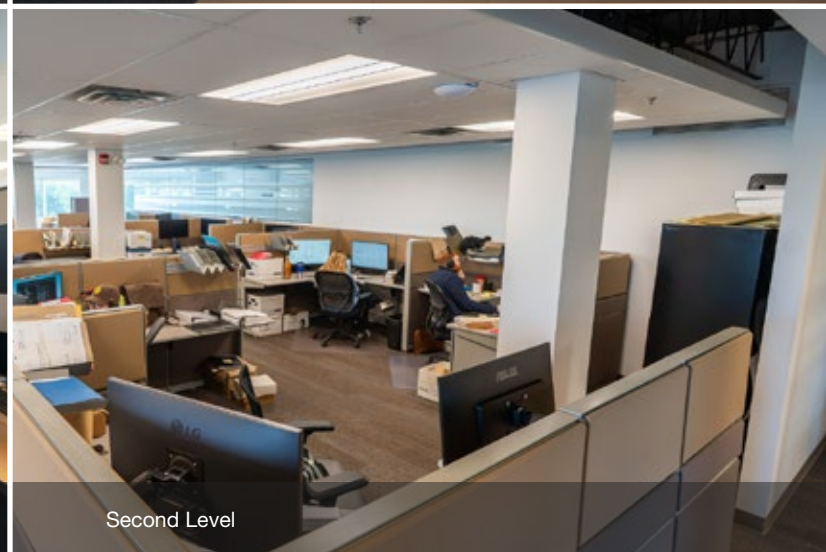
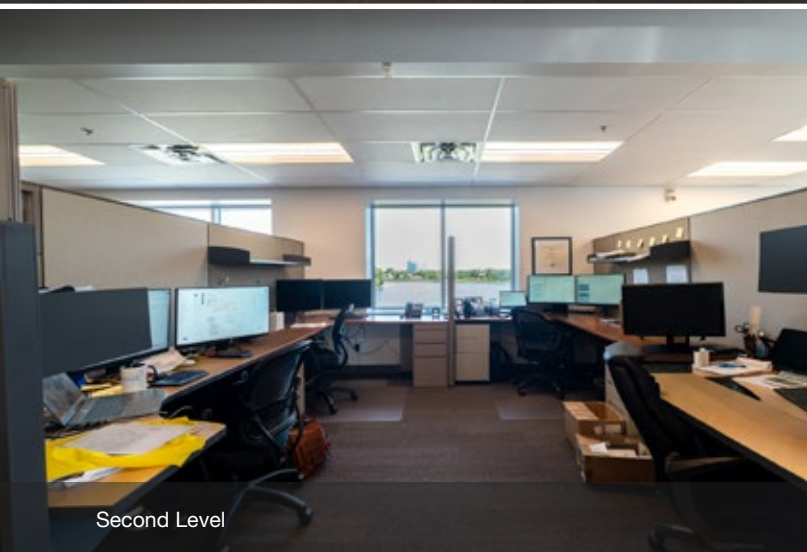
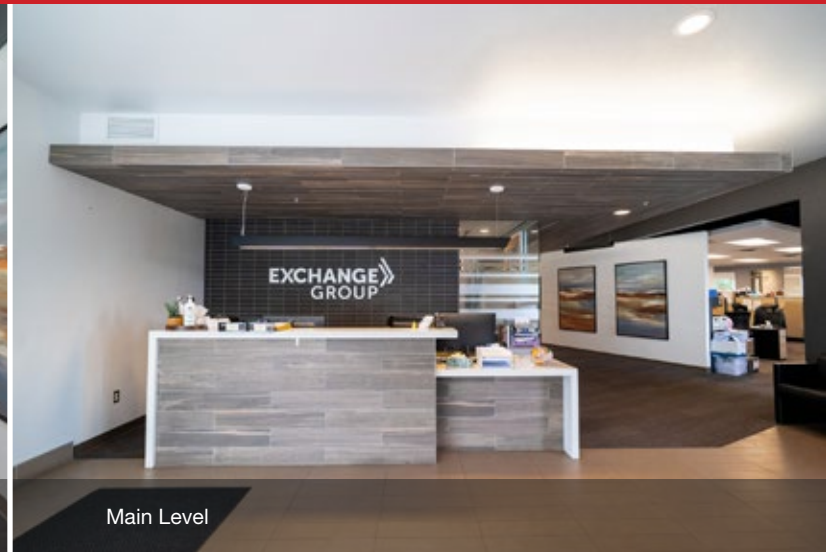
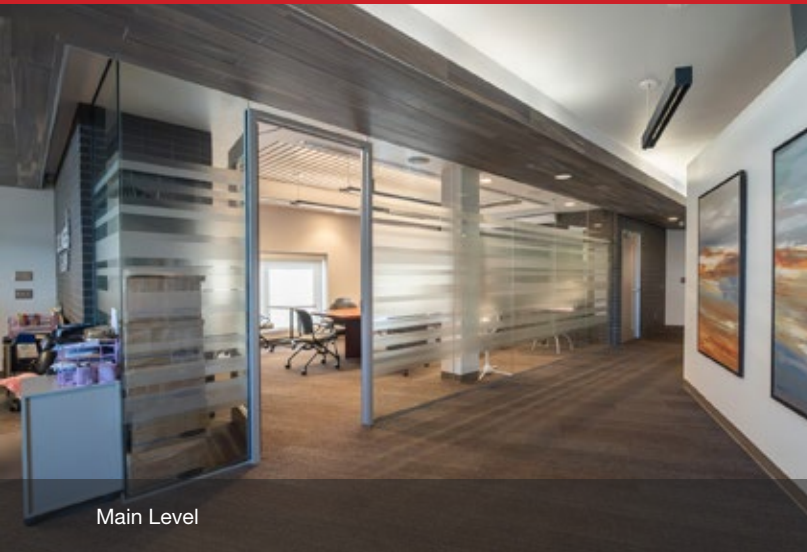
Lower Level



Lower Level

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INDEMNIFICATION AND DISCLAIMER STATEMENT

The information contained herein is presented solely for the purpose of review by prospective buyers of the Property. Buyers should consult with their own independent legal and accounting professionals. This information shall not be made available to any other person without the consent of the Vendor or Shindico.

Shindico makes no representation or warranty as to the accuracy or completeness of the information herein and no legal liability is assumed or shall be implied with respect thereto.

Additional Property information can be made available to prospective buyers:

- Rent Roll
- Cash Flow Statement
- Construction Plans
- Mechanical Report
- Survey (Building Location Certificate)
- Tenant Leases
- Property Tax Statement
- Title Search
- Phase 1 ESA (Environmental)
- Geotechnical Report
- Miscellaneous Building Reports

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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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