

# FOR SALE/LEASE

Industrial & Office Space on Busy Thoroughfare

563-567 Notre Dame Avenue & 55 Lydia St, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



**EXCELLENT  
TRANSIT**

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## DEMOGRAPHICS

	<b>5 km. Radius</b>
Total Population	253,624
Daytime Population	355,119
Households	106,053
Median Age	36.3
Avg. Household Income	\$77,665

Environics Analytics ©2018

## FEATURES

- Located on Notre Dame Avenue in close proximity to downtown Winnipeg and Polo Park
- Three building industrial / flex office owner occupier opportunity
- Several recent upgrades to roof and building mechanical
- Easy access to transit and significant exposure from busy thoroughfare

204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Total Building Area	(+/-) 30,062 SF
Land Size	(+/-) 27,116 SF
<b>Asking Price</b>	<b>\$2,700,000</b>
Property Tax (2020)	\$35,313.23
Lease Rate	\$6.95/SF
Additional Rent	TBD
Parking	15 electrified surface stalls

\*the Purchaser is responsible for confirming the accuracy of size and any other information herein during it's due diligence

## 563 NOTRE DAME AVENUE

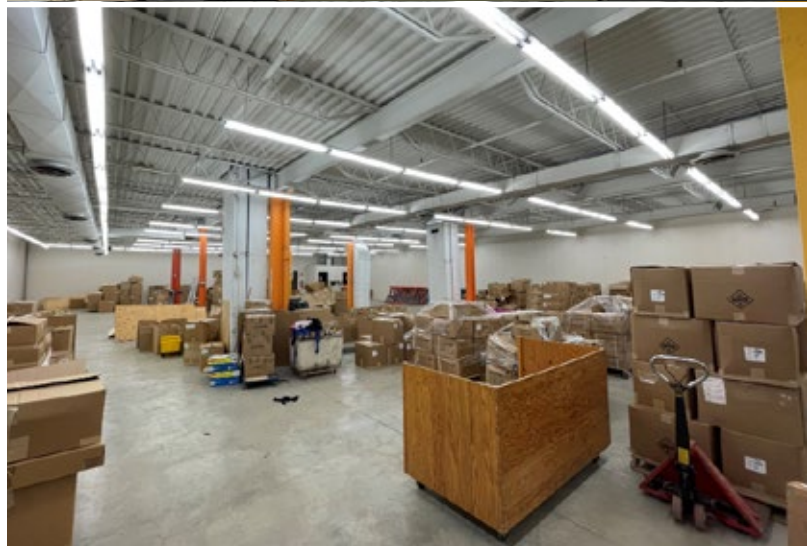
Building Area	11,270 SF
Property Tax (2020)	\$16,124.94
Zoning	C2 - Commercial
Power	600 Amp
Loading	8' x 6' grade level door

## 567 NOTRE DAME AVENUE

Building Area	15,312 SF (two floors)
Property Tax (2020)	\$15,266.48
Zoning	C2 - Commercial
Power	400 Amp
Loading	12' x 12' interior dock level door

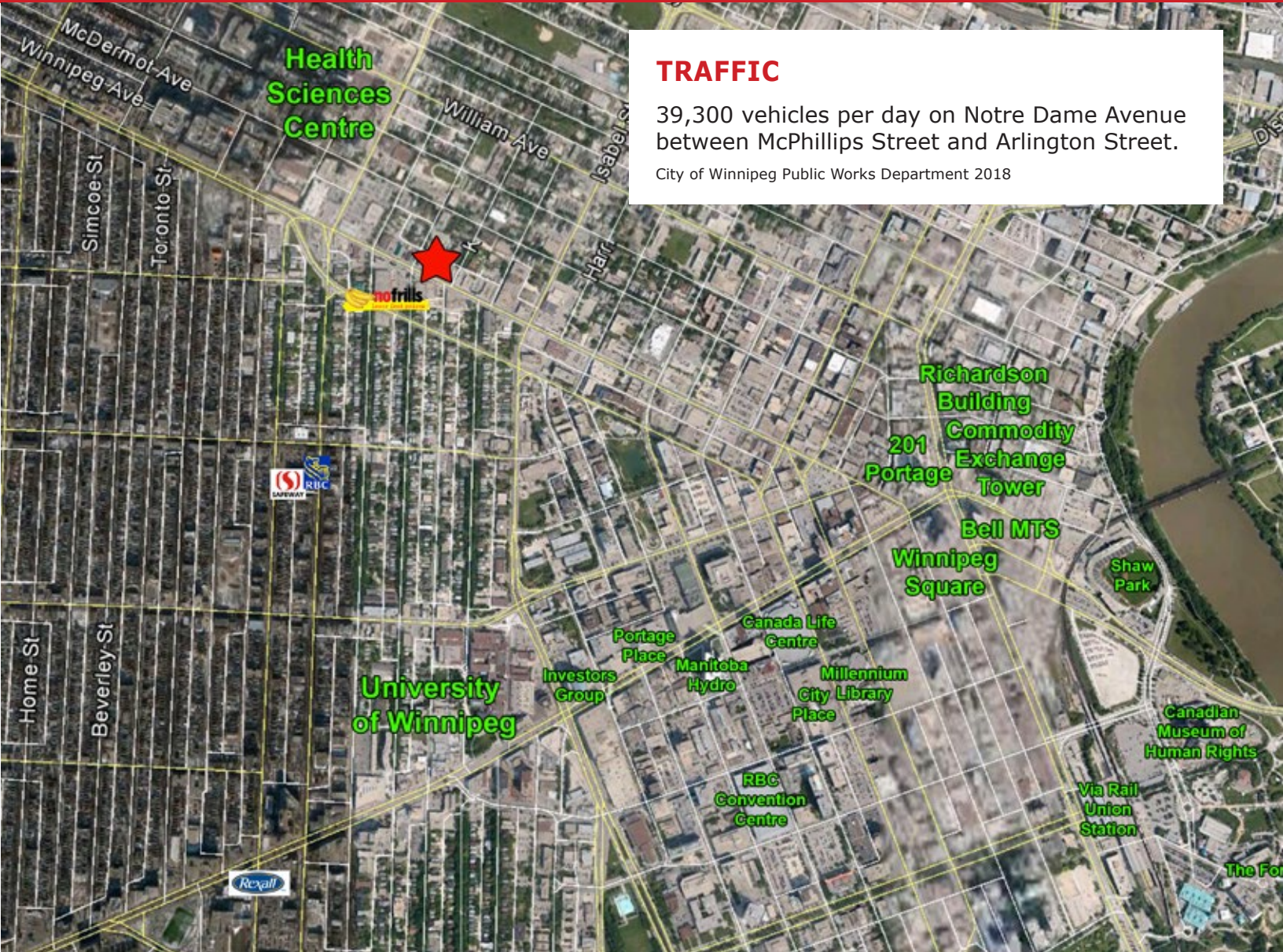
## 55 LYDIA STREET

Building Area	3,480 SF
Property Tax (2020)	\$3,921.81
Zoning	RMF - Residential Multi-Family
Loading	Grade Level Door



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## TRAFFIC

39,300 vehicles per day on Notre Dame Avenue between McPhillips Street and Arlington Street.

City of Winnipeg Public Works Department 2018

FOR MORE INFORMATION, PLEASE CONTACT:

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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.*

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