

FOR SALE

Freestanding Building Just East of Health Sciences Centre

605 Notre Dame Avenue, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ON-SITE
PARKING**



**EXCELLENT
TRANSIT**

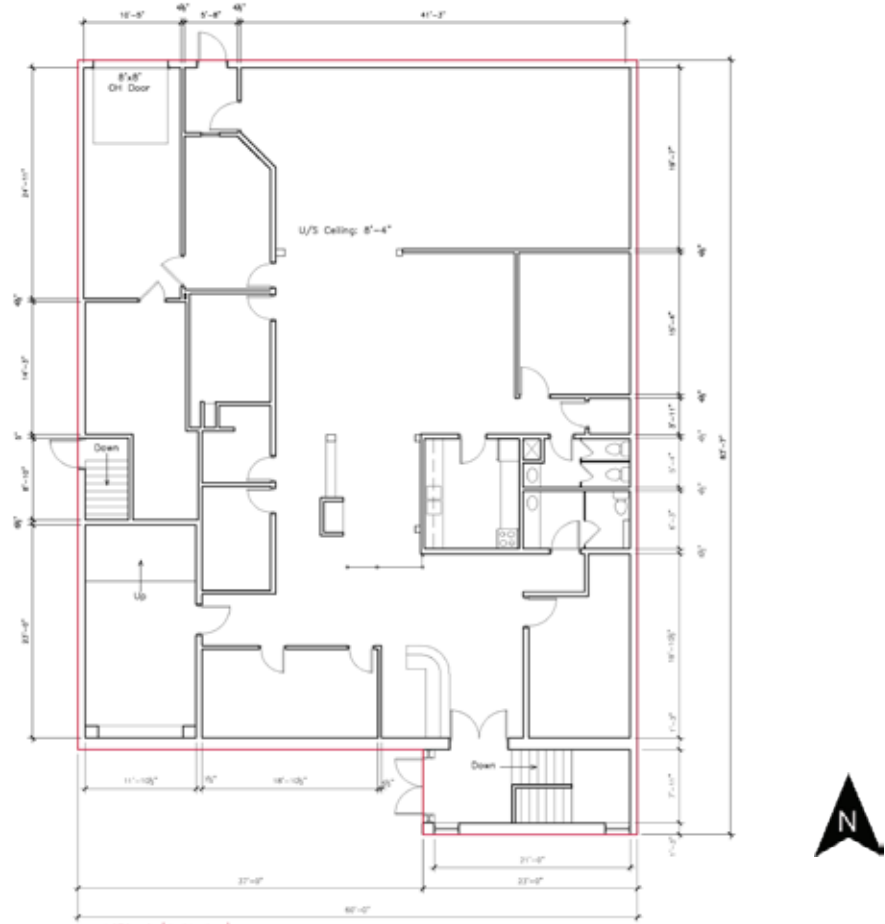


**VERY
WALKABLE**

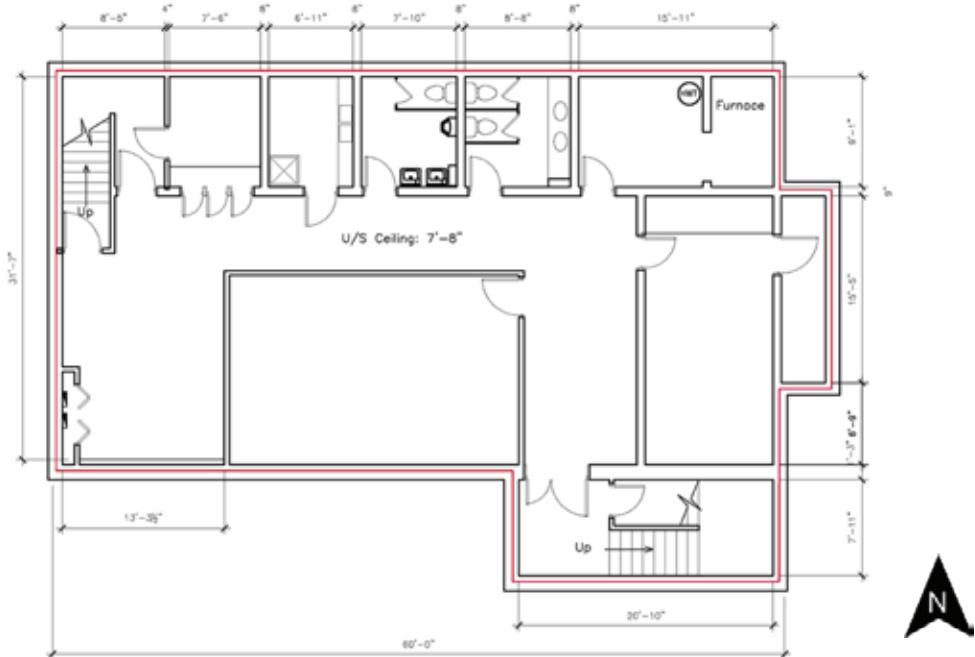
FOR SALE

605 Notre Dame Avenue, Winnipeg, Manitoba

MAIN LEVEL



LOWER LEVEL



FOR SALE

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PROPERTY SUMMARY

Main Level	(+/-) 4,687 SF
Lower Level	(+/-) 2,238 SF
Total Building Size	(+/-) 6,925 SF
Lot Size	(+/-) 11,678 SF
Sale Price	\$900,000
Property Taxes (2022)	\$8,338.74
Parking	15 on-site parking stalls
Zoning	CMU - Commercial Mixed-Use

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

FEATURES

- High profile building with excellent signage opportunities
- Combination of private offices and open workspace
- Functional lower level with separate washrooms
- Overhead loading door with small warehouse area
- High value on-site parking in Health Sciences Centre district

LOCATION

- Located on Notre Dame Ave. between Furby & Lydia Streets
- Directly across from No Frills grocery store
- Excellent access to public transit

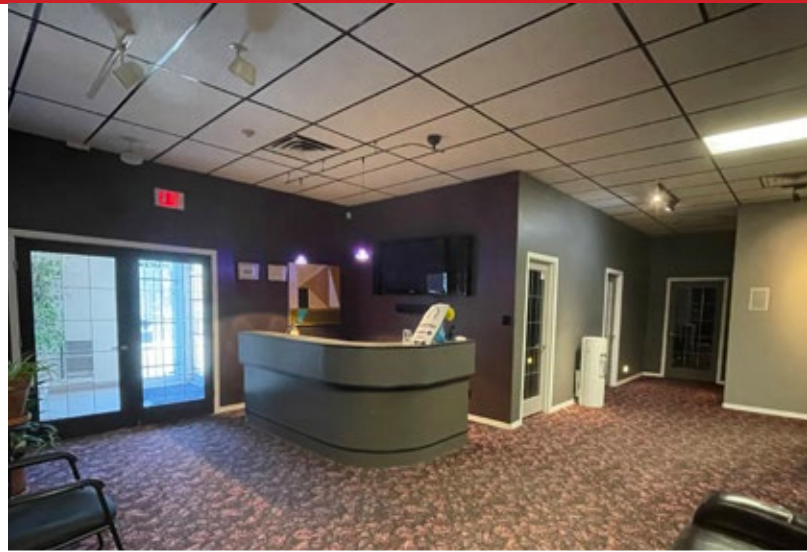
HEALTH SCIENCES CENTRE

- One of Canada's largest tertiary care facilities, with over 6,000 staff.
- Manitoba's largest teaching hospital and research centre including the University of Manitoba's Faculties of Medicine, Pharmacy, Dentistry, Physiotherapy, Respiratory Therapy, and Occupational Therapy.

TRAFFIC

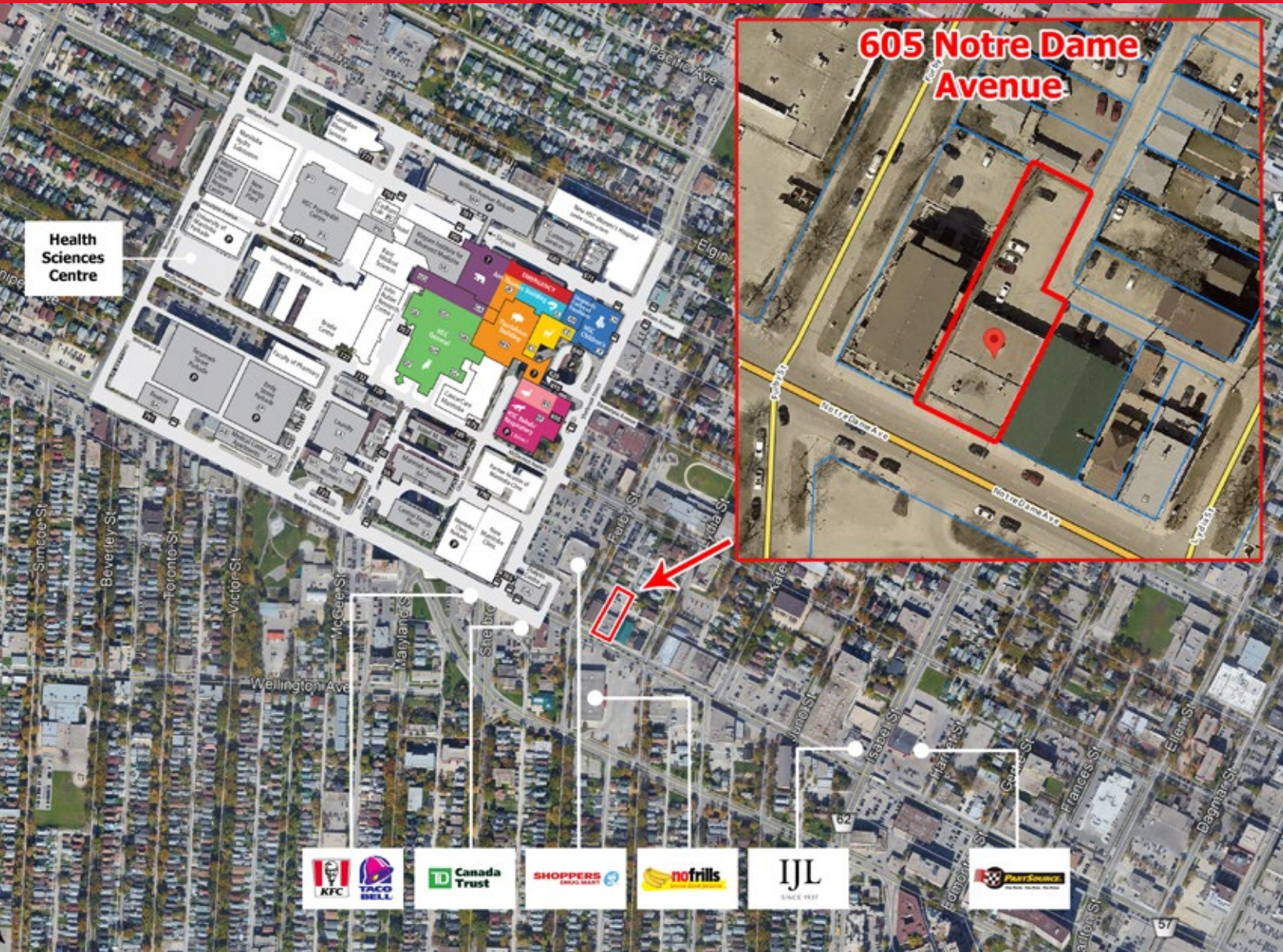
- 19,300 vehicles per day on Notre Dame Avenue between Isabel Street & Sherbrook Street.

Reference: City of Winnipeg Public Works Department, 2019



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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