

FOR SALE/LEASE

Freestanding Building Just East of Polo Park

661 Wall Street, Winnipeg, Manitoba

TENANT RELOCATING



**GREAT
ACCESS**



**AMPLE
ON-SITE & STREET
PARKING**



**ACCESS TO
MAJOR ROUTES**



**DOMINANT
SIGNAGE**

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PROPERTY SUMMARY

Building Size	+/- 12,267 SF
Land Area	+/- 28,555 SF (0.65 acres)
Sale Price	\$3,300,000.00
Net Rent	\$16.00/SF
Property Taxes (2023)	\$39,572 (\$3.23/SF)
Zoning	M1
Parking	+/- 35 stalls
Ceiling Height	+/- 12 feet clear

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

LOCATION

- Located at the southeast corner of Wall Street and Wolever Avenue, one block north of Portage Avenue.
- Just east of CF Polo Park Shopping Centre, Winnipeg's largest interior mall.
- Minutes from Winnipeg James Armstrong Richardson International Airport and downtown.

FEATURES

- **Available for occupancy Fall of 2024.**
- Great opportunity for owner/occupier.
- Open concept layout is suitable for a variety of uses.
- Nicely finished showroom space with warehouse/storage at rear.
- Interior and exterior extensively renovated in 2014.
- New roof (2023).
- Convenient street parking on both sides of Wall Street.
- Access off Wall Street and rear lane.
- Opportunities for prominent building signage.



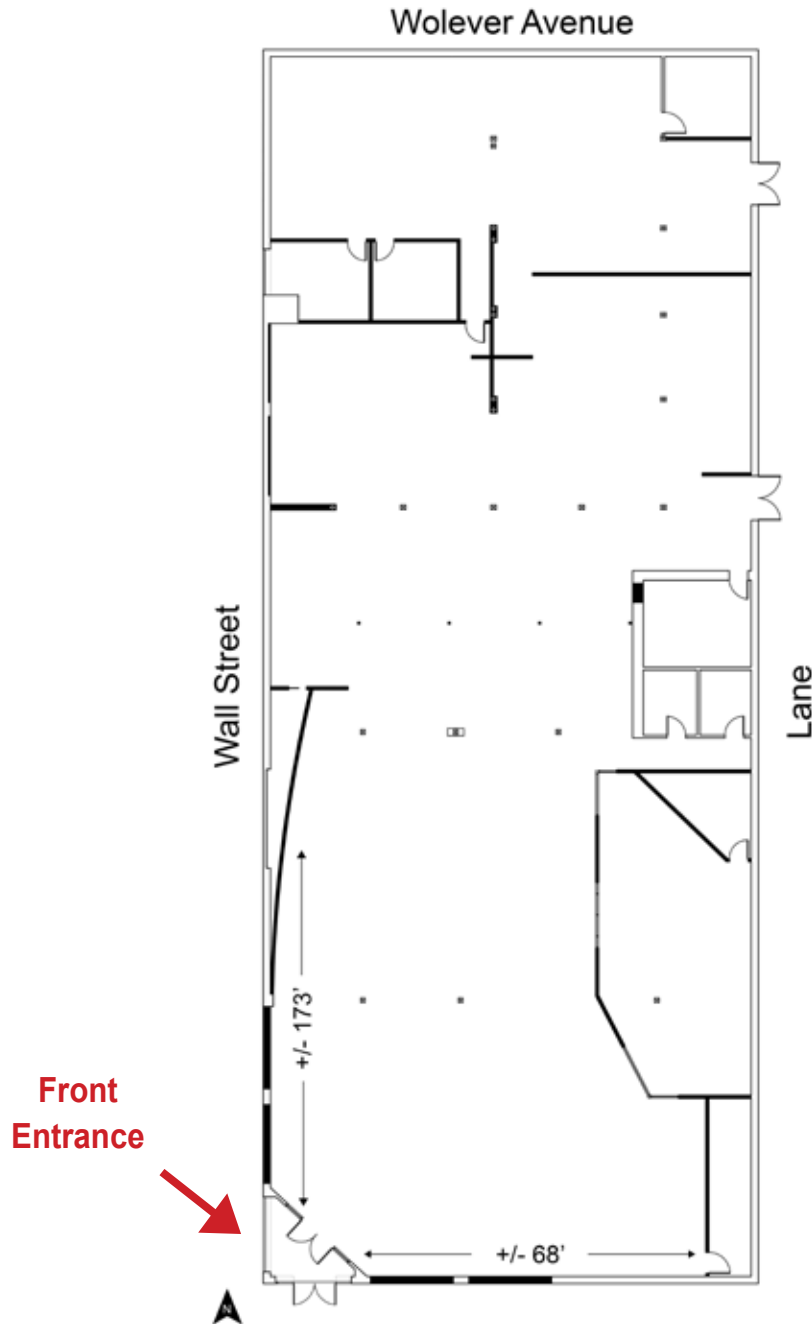
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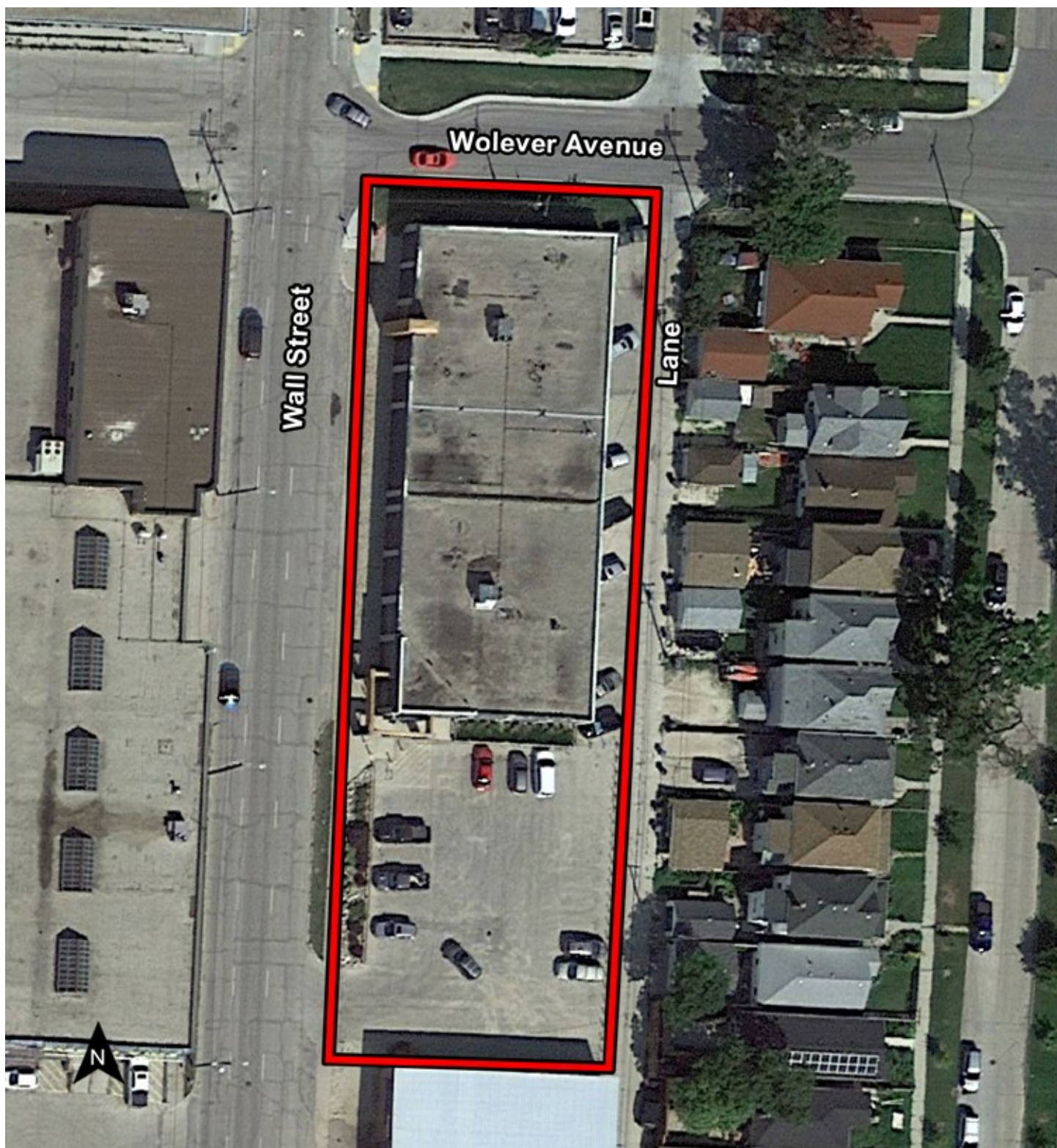
FLOOR PLAN



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