

# FOR SALE

Rare Exchange District User/Investment Opportunity

72-74 Princess Street, Winnipeg, Manitoba



**ACCESS TO  
TRANSIT**



**OWNER/OCCUPIER  
OPPORTUNITY**



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## PROPERTY SUMMARY

Asking Price **\$1,100,000**

Building Area (Assessed) 13,701 +/- SF  
(4,567 +/- SF per floor)

Land Size (Assessed) 6,058 +/- SF

Property Taxes (2021) \$12,870.70

Legal Description SP Lot 42 Plan 33144 WLTO  
In RL 5 and 6 Parish of St. John

Location SW corner of Princess St.  
& McDermot Ave.

Number of Storeys 3

Zoning C - Character

Parking 6 Electrified Stalls

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

## TENANTS/VACANCIES (LEASE AREAS)

Main Floor *McFadden Benefits* - 3,500 +/- SF  
Storage Area - 500 +/- SF

Second Floor Available - 1,100 +/- SF  
*VioRR Marketing Group* - 2,615 +/- SF

Third Floor Available - 4,000 +/- SF

Full Lower Level Landlord Storage  
& Workshop

## RECENT BUILDING UPGRADES

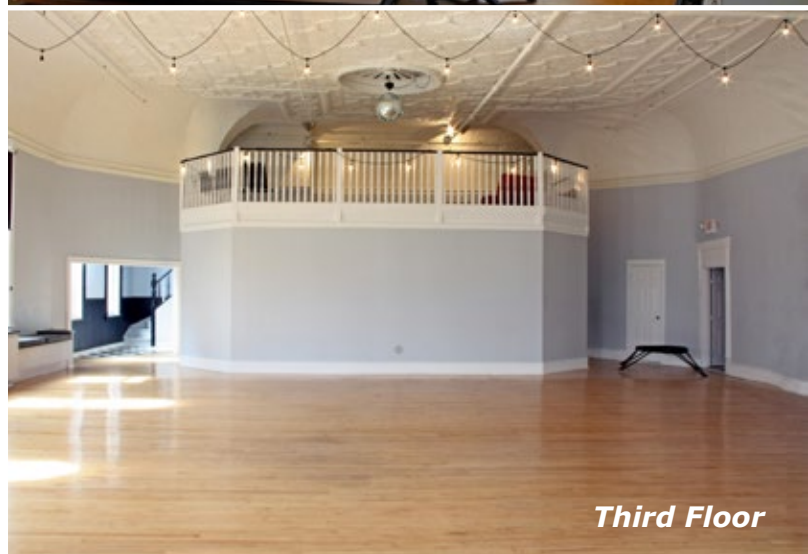
- Roof replacement.
- HVAC replacements.
- Sprinkler system upgrade.
- Common area upgrades.



Main Floor



Second Floor



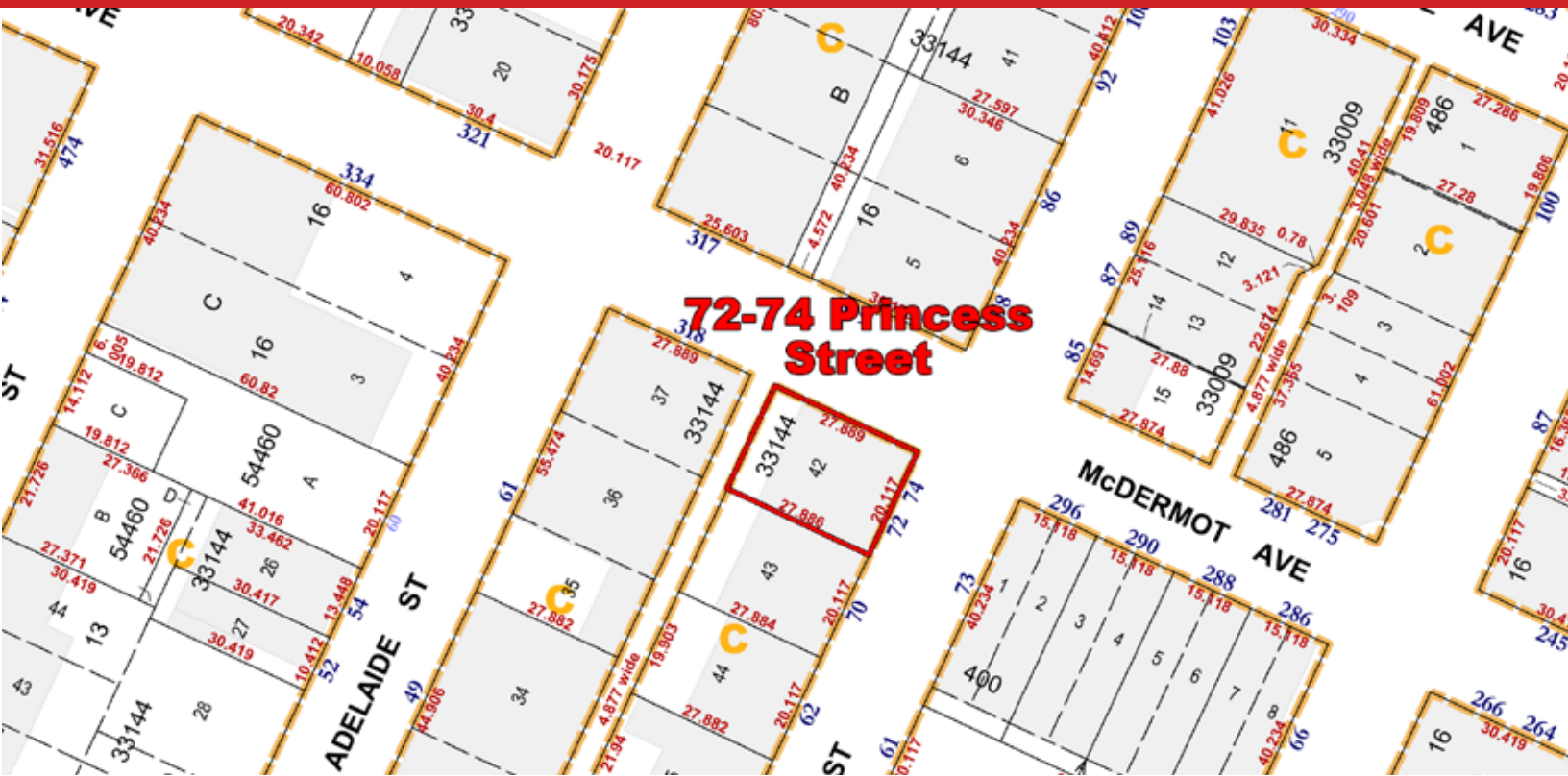
Third Floor

204.474.2000

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## BUILDING FEATURES

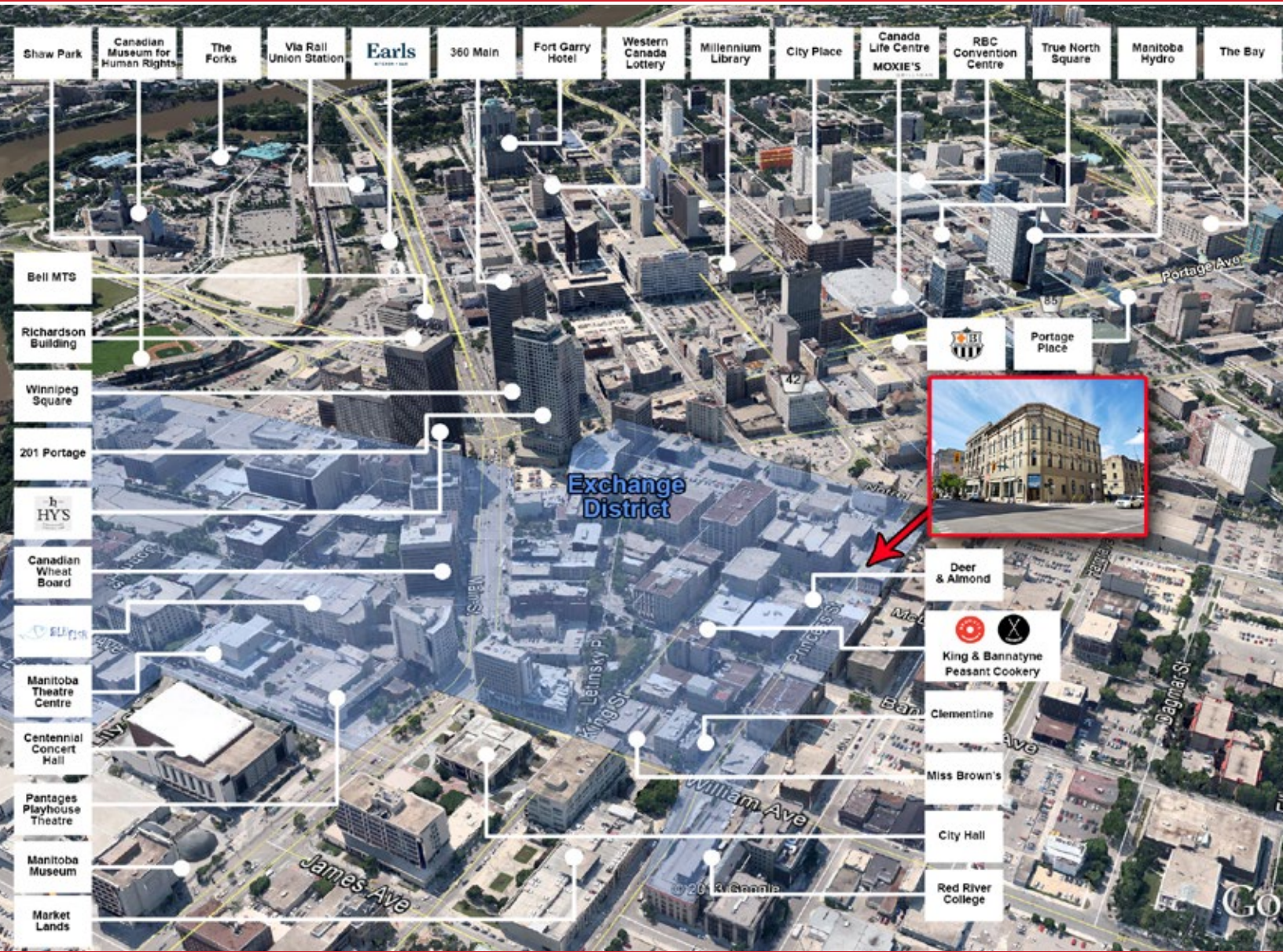
- Fabulous Heritage Building constructed in 1883-1884.
- Originally built as the headquarters for the International Order of Oddfellows.
- Jaw dropping 17' ceiling heights.
- Multi-tenanted with owner-occupier opportunities.
- Rear loading dock with freight elevator.
- Numerous upgrades including a new roof in 2015 and newer HVAC.
- Fully sprinklered.
- Beautiful hardwood floors on 2nd & 3rd levels.
- High speed internet available.

## WINNIPEG EXCHANGE DISTRICT

- The Exchange District, a designated National Historic Site, comprises about 20 square blocks of the best preserved collection of heritage buildings - the largest in North America.
- There are over 50 unique restaurants to explore.
- Offering charm, sophistication and creativity, the shops of the Exchange District add a whole new level of inspiration and beauty to the historic district.
- Many major bus routes filter into the Exchange District including 11, 12, 15, 21 & 22.
- Abundant on-street, off-street parking and numerous heated parkades.
- CMHC has committed more than \$27.4 million towards the development of Canada's first net-zero high rise, a 10-storey rental tower that will be built on the southern third of the Market Lands site in the heart of Winnipeg's Exchange District.

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FOR MORE INFORMATION, PLEASE CONTACT:

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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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