

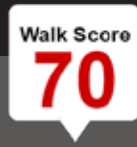
FOR SALE

Mixed-Use Owner/Occupier Opportunity in Winnipeg's North End

919-921 Main Street, Winnipeg, Manitoba



**HIGH
TRAFFIC**



**VERY
WALKABLE**



**GOOD
TRANSIT**

FOR SALE

919-921 Main Street, Winnipeg, Manitoba



204.474.2000

Shindico

FOR SALE

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PROPERTY SUMMARY

Main Floor Retail Area	+/- 2,040 SF
Flex/Warehouse Area	+/- 2,310 SF
Second Floor Area	+/- 1,020 SF
Total Building Area	+/- 5,370 SF

Land Area	5,156 SF
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Sale Price	\$549,000
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Property Taxes (2021)	\$11,101.48
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Zoning	C2 - Commercial
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*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

FEATURES

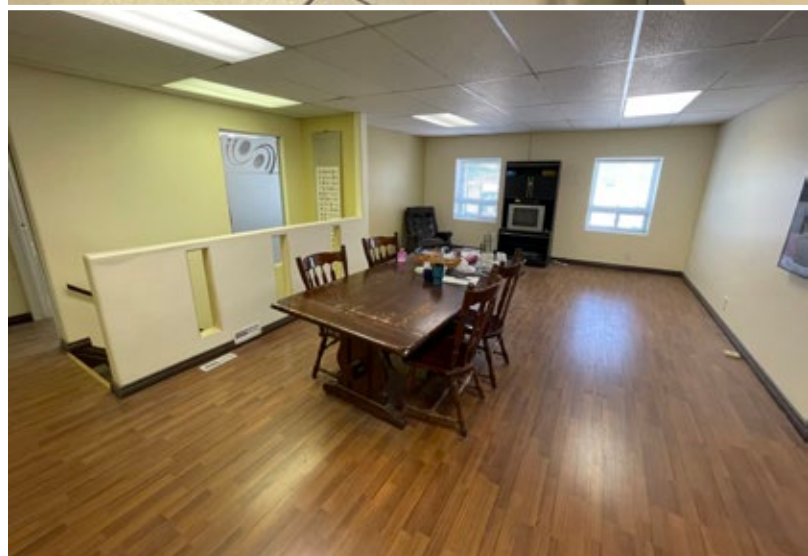
- Mixed-Use building offering retail, office, and warehouse with grade level door
- Unique owner/occupier opportunity with vacant possession provided on closing
- Prominent signage and visibility on Main Street
- Four parking stalls available at rear with ample street parking available
- Easily accessible from a variety of area with access to several major transit routes

LOCATION

- Freestanding building located mid-block on Main Street
- Centrally located, only minutes from Downtown
- In close proximity to a variety of amenities

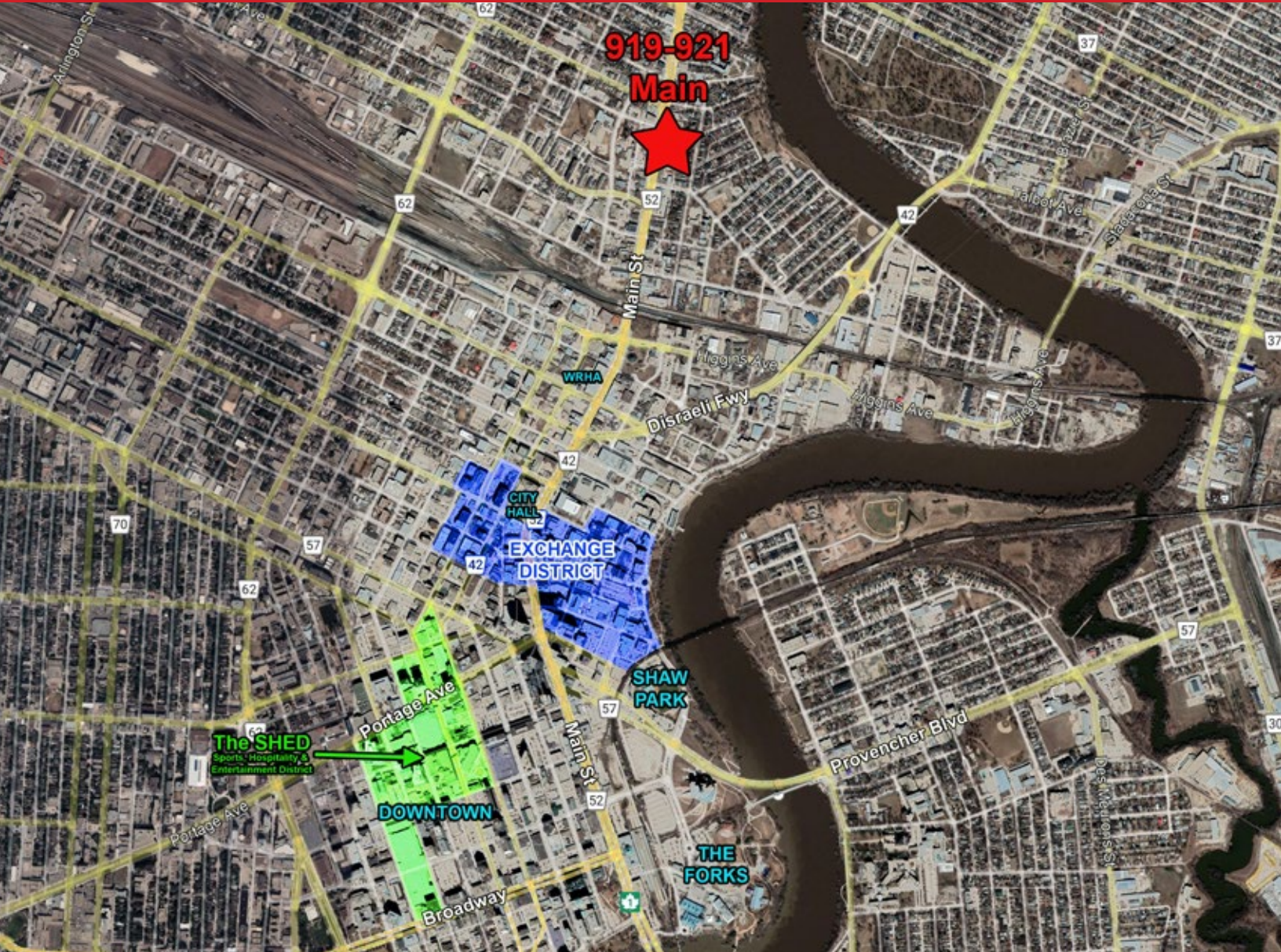
TRAFFIC

- 36,200 vehicles per day on Main Street between Disraeli Freeway and Selkirk Avenue
City of Winnipeg Public Works Department 2019



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FOR MORE INFORMATION, PLEASE CONTACT:

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