

FOR SALE

Main Level Commercial Condos in the Heart of the Exchange District

Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba



**BUSY CENTRAL
BUSINESS DISTRICT
LOCATION**



**EXCELLENT
TRANSIT**

Source: walkscore.com



**WALKERS
PARADISE**

Source: walkscore.com

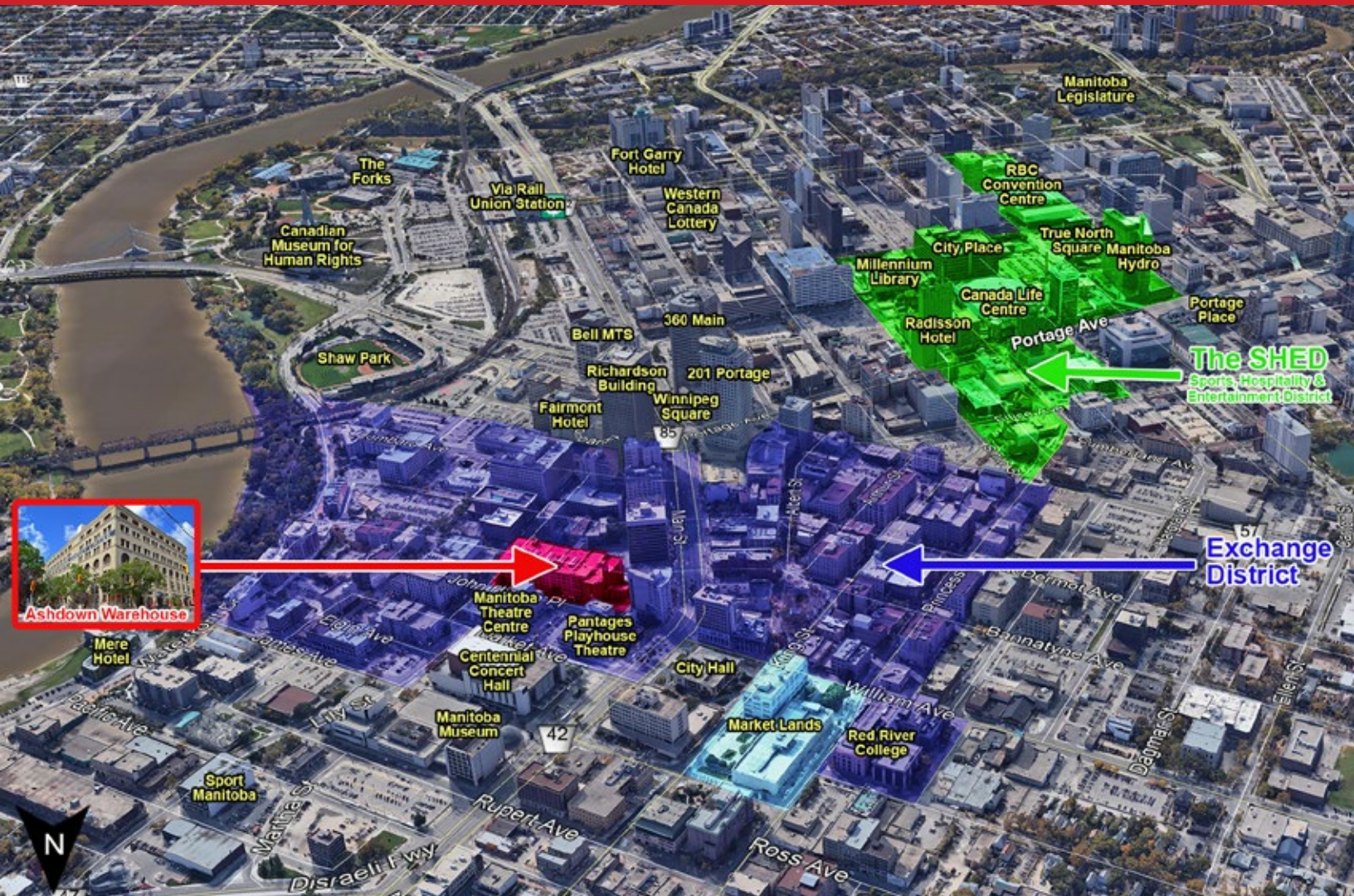


**98,000+
DAYTIME
POPULATION**

Based on CBD Trade Area

FOR SALE

Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba



FEATURES

- The Ashdown Warehouse is an authentic six-story loft structure constructed with original brick and concrete, situated in the vibrant Winnipeg Exchange District.
- The property connects seamlessly with adjacent warehouses along the north side of Bannatyne Avenue, forming a cohesive brick wall.
- Built-in customers are just steps away with 100 residential condominium units above the main floor, and other multifamily adjacent.
- There is a large daytime population with thousands of workers each day (22,000+) from nearby offices and businesses.
- Significant residential development has been completed in the area with over 500 multifamily units on Waterfront Drive. Over 1,000 units have been constructed in the overall Exchange District.

204.474.2000

Shindico

FOR SALE

Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba

PROPERTY SUMMARY

Available Units	+/- 38,834 SF
Unit A	2,289 SF
Unit C	5,700 SF
Unit D	5,107 SF
Unit E	8,951 SF

Property Taxes (2026)	
Unit A	\$9,342.59
Unit C	\$21,887.27
Unit D	\$14,922.69
Unit E	\$25,245.25

Zoning	C - Character Sector
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Year Built	1895
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Sale Price	
Unit A	\$759,000
Unit C	\$1,000,000
Unit D	\$750,000
Unit E	\$1,500,000

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

DEMOGRAPHICS

	CBD Trade Area
Total Population	32,855
Daytime Population	98,389
Households	16,454
Median Age	34.5
Avg. Household Income	\$56,629

Environics Analytics ©2025

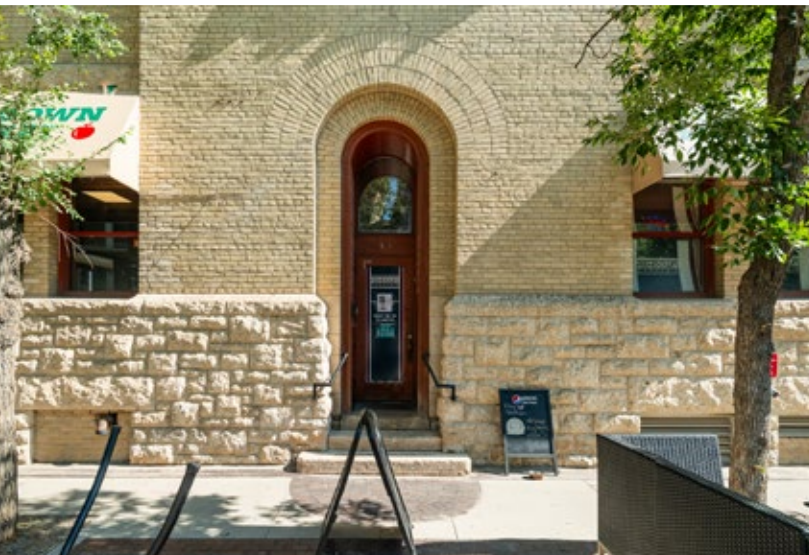


LOCATION

- Located within Winnipeg's Exchange District, a pedestrian-oriented neighbourhood with entertainment venues, professional offices, locally owned and operated restaurants, boutique retailers and loft condominiums.
- The picturesque neighbourhood features North America's largest collection of best kept heritage buildings, making the Exchange District a National Historic Site.
- Within walking distance of Winnipeg's Theatre District including the Centennial Concert Hall, Pantages Playhouse, Manitoba Theatre Centre, Warehouse Theatre and The Manitoba Museum.
- Neighbours also include: The Forks Marketplace, Mere Hotel, Shaw Park and the Red River College & University of Winnipeg Downtown Campuses.
- Winnipeg's Exchange District made the Globe and Mail's It List: Canada's coolest neighbourhoods (2023).

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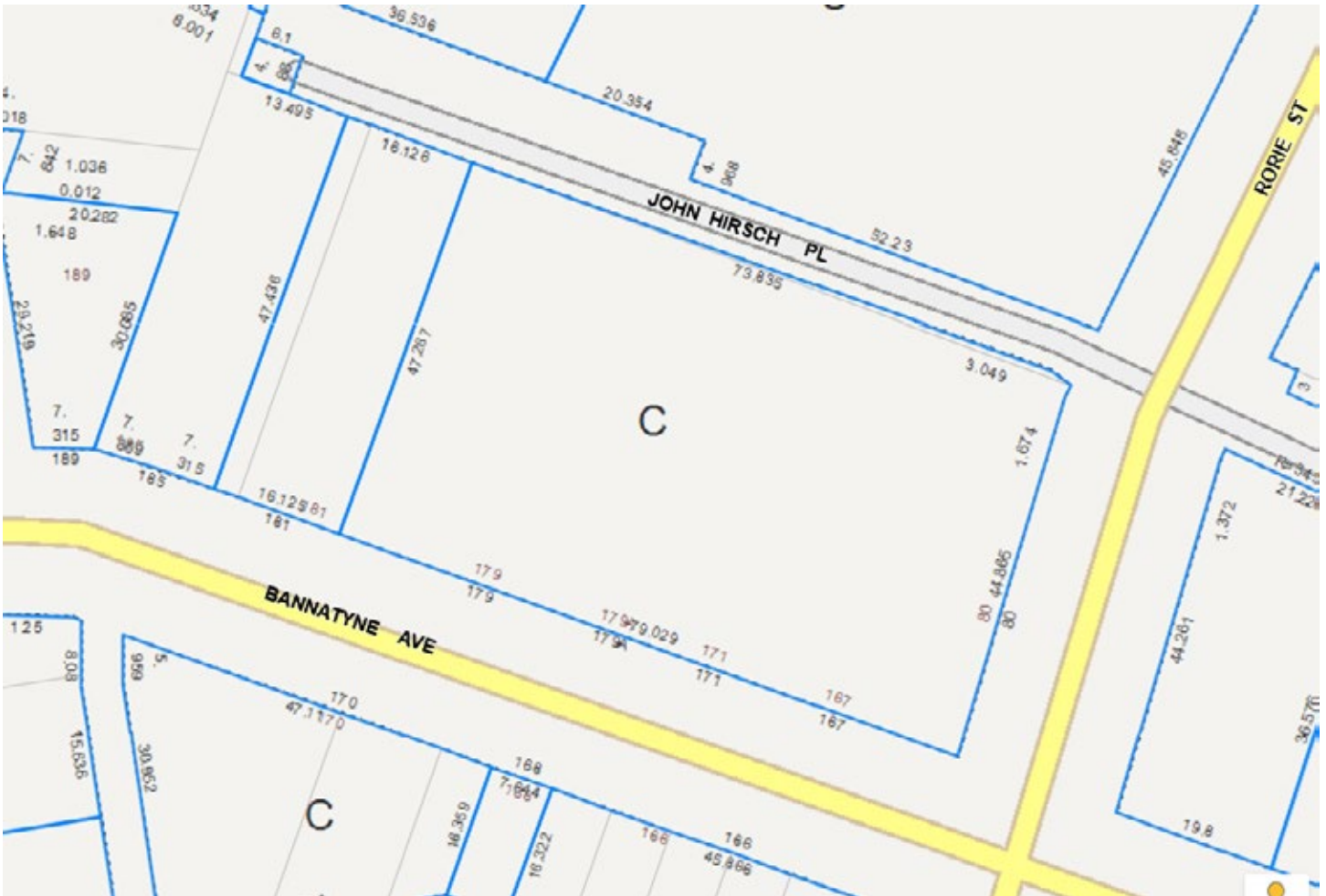


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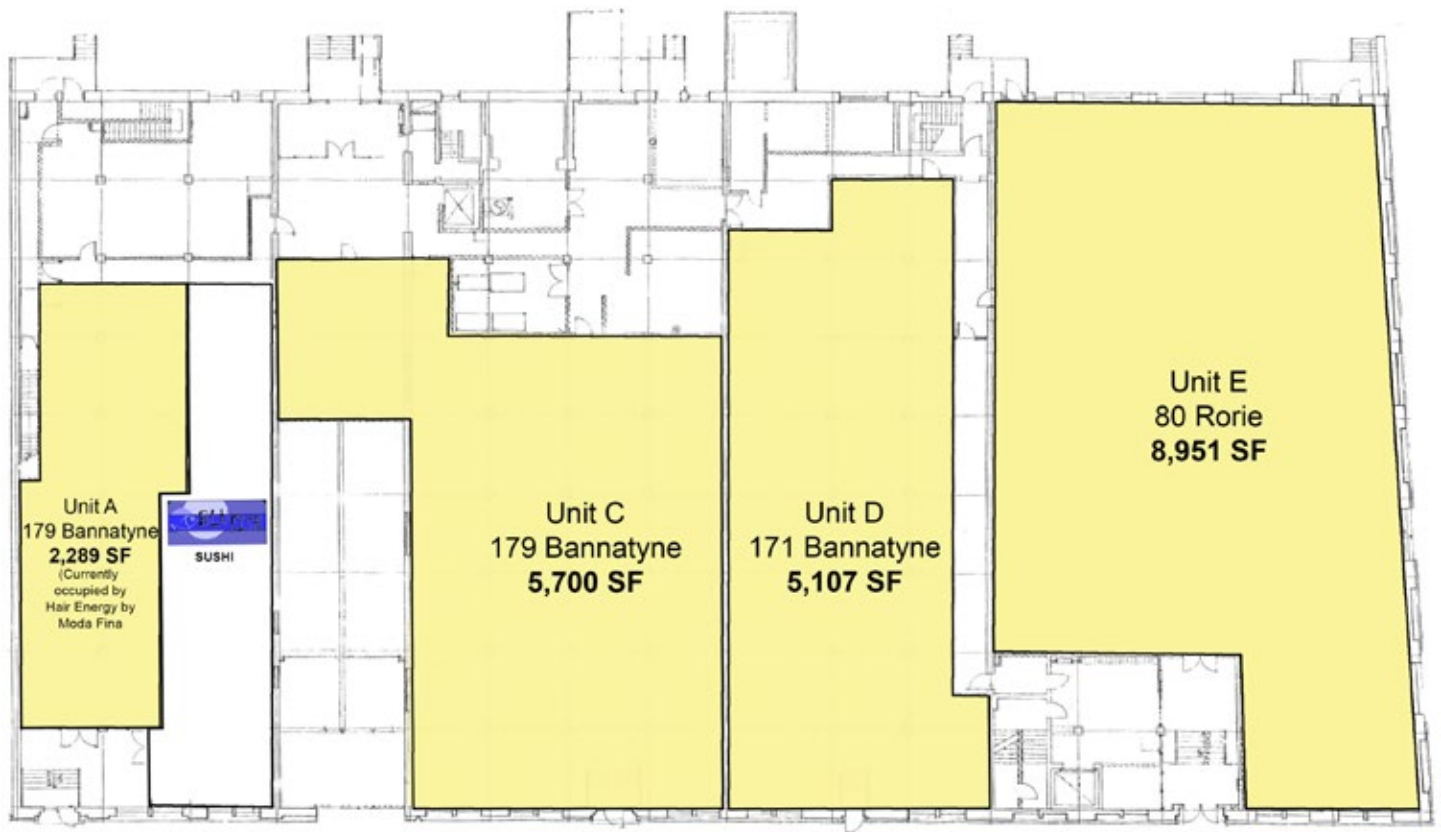
Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba

ZONING MAP



FOR SALE

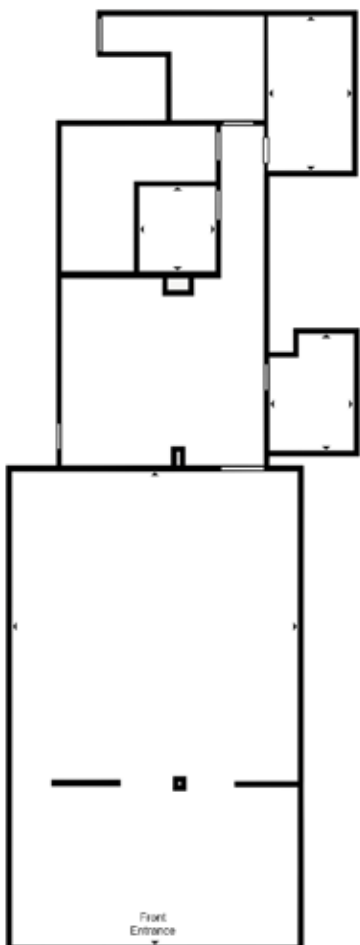
Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba



Unit	CIVIC ADDRESS	ROLL #	TITLE #	LEGAL	SF	PRICE
A	179 Bannatyne	13062830100	2254644	UNIT 1 IN CONDOMINIUM NO 271 PL 23141 INCL 2.000 INT IN COMMON ELEMENTS	2,289	\$759,000
C	179 Bannatyne	13062830400	2254708	UNIT 4 IN CONDOMINIUM NO 271 PL 23141 INCL 4.890 INT IN COMMON ELEMENTS	5,700	\$1,000,000
D	171 Bannatyne	13062830500	2254720	UNIT 5 IN CONDOMINIUM NO 271 PL 23141 INCL 4.700 INT IN COMMON ELEMENTS	5,107	\$750,000
E	80 Rorie	13062830600	2254728	UNIT 6 IN CONDOMINIUM NO 271 PL 23141 INCL 7.000 INT IN COMMON ELEMENTS	8,951	\$1,500,000

FOR SALE

Unit A, 179 Bannatyne Avenue, Winnipeg, Manitoba



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SALE PRICE **\$759,000**

PROPERTY SUMMARY

Unit A Size	2,289 SF
Property Taxes (2026)	\$9,342.59
Zoning	C - Character Sector

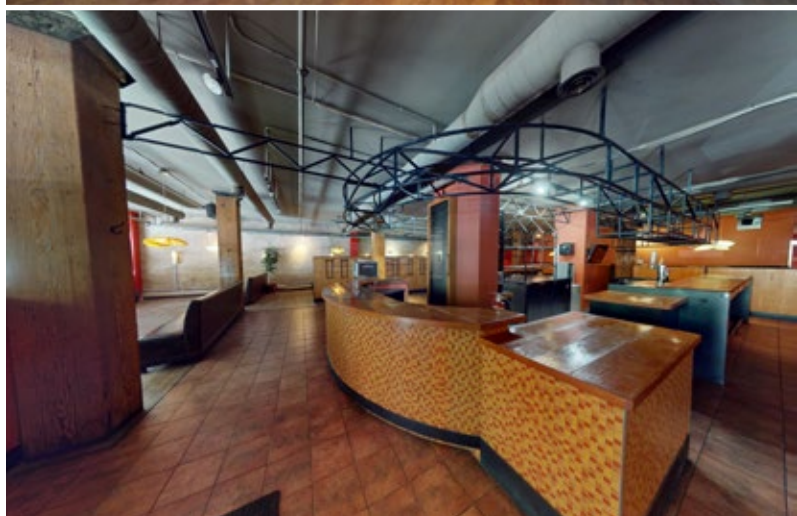
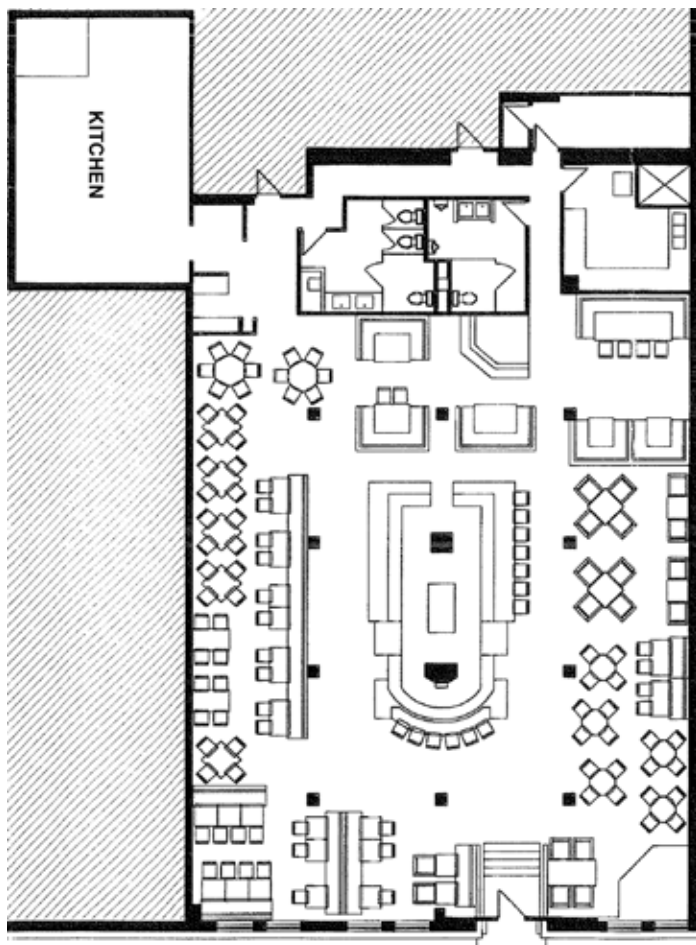
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CONDO UNIT FEATURES

- Currently operating as a hair salon.
- Turn-key for new owner.
- Beautiful character elements.

FOR SALE

Unit C, 179 Bannatyne Avenue Winnipeg, Manitoba



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SALE PRICE **\$1,000,000**

PROPERTY SUMMARY

Unit C Size	5,700 SF
Property Taxes (2026)	\$21,887.27
Zoning	C - Character Sector

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CONDO UNIT FEATURES

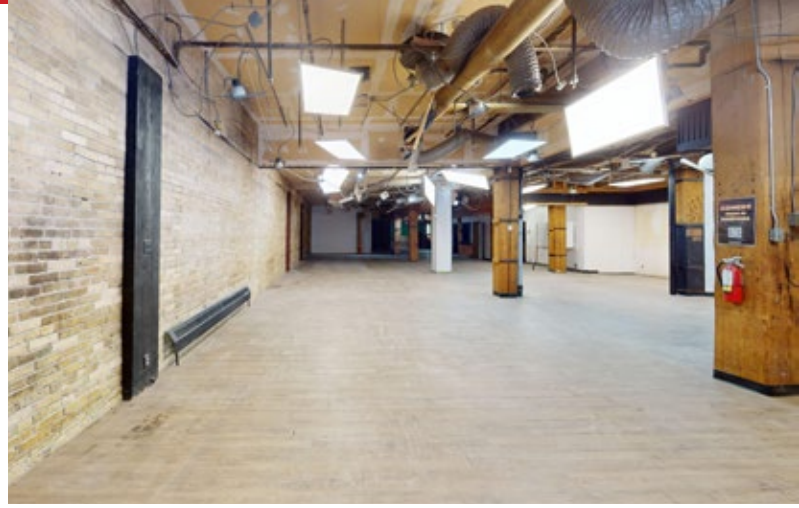
- Former 138 seat restaurant.
- Fully built out kitchen.
- Potential for patio.

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FOR SALE

Unit D, 171 Bannatyne Avenue, Winnipeg, Manitoba



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SALE PRICE **\$750,000**

PROPERTY SUMMARY

Unit D Size	5,107 SF
Property Taxes (2026)	\$14,922.69
Zoning	C - Character Sector

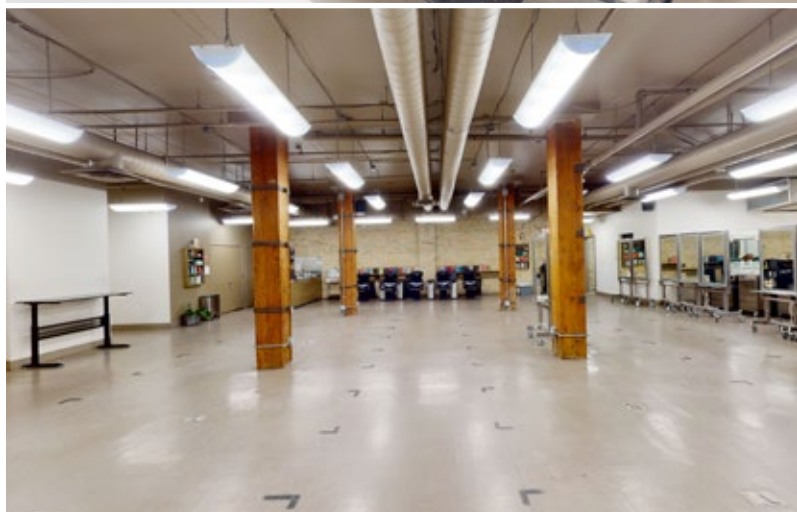
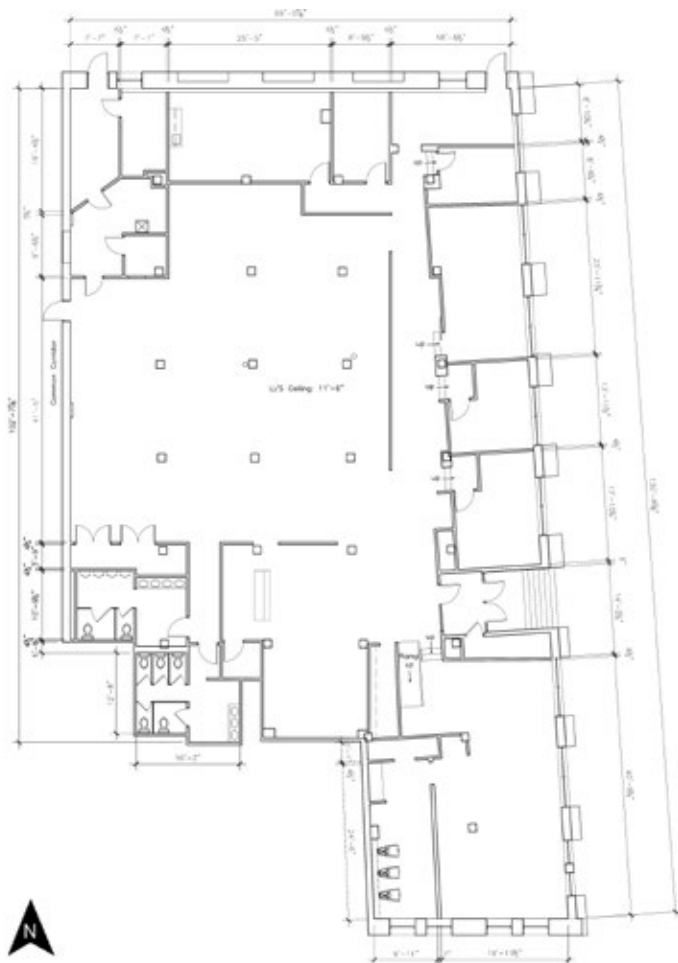
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CONDO UNIT FEATURES

- Wide-open space ready for development.
- Potential uses include office, retail, and restaurant.
- Great access to loading area.

FOR SALE

Unit E, 80 Rorie Street, Winnipeg, Manitoba



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SALE PRICE **\$1,500,000**

PROPERTY SUMMARY

Unit E Size	8,951 SF
Property Taxes (2026)	\$25,245.25
Zoning	C - Character Sector

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CONDO UNIT FEATURES

- End cap unit with exposure on 2 sides.
- Windows on 3 sides.
- Potential for dock level loading.

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Ashdown Warehouse, 179 Bannatyne Avenue, Winnipeg, Manitoba

THE OFFERING

Shindico Realty Inc. is pleased to offer for sale a 100% freehold interest in *The Ashdown Warehouse*, 179 Bannatyne Avenue and 80 Rorie Street in Winnipeg, Manitoba (the “Property”) on behalf of the registered owner, 67891 Manitoba Limited (the “Vendor”).

OFFERING PROCESS

Offers will be reviewed by the Vendor as received. Offers must be submitted to the attention of Murray Goodman (mgoodman@shindico.com) and Kathryn Comeault (kcomeault@shindico.com) for consideration by the Vendor.

The Vendor reserves the right to negotiate with the purchaser(s) whom they deem most attractive in their sole and absolute discretion. The Vendor shall not be obligated to accept any Offers received and reserves the right to reject any and all Offers. The Vendor reserves the right to end the sale process regarding the Property at any time prior to accepting an Offer, without notice or liability.



FOR SALE

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FOR MORE INFORMATION, PLEASE CONTACT:

Murray Goodman
Senior Vice President, Industrial
P (204) 928-8228
C (204) 990-4800
mgoodman@shindico.com

Kathryn Comeault
P (204) 928-8227
C (204) 688-1089
kcomeault@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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SUCCEEDING BY HELPING OTHERS SUCCEED



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