

INVESTMENT/OWNER USER OPPORTUNITY



123 BANNATYNE AVENUE

WINNIPEG, MB

PRICE REDUCED



BUILDING HERITAGE

123 Bannatyne Avenue was originally constructed in 1900 as the Marshall-Wells Warehouse. Marshall-Wells was a major hardware merchant who was expanding in Western Canada at the time. The building was used as warehouse space for the company until they outgrew it in and relocated in 1906. The building was built in the Romanesque Revival style and is a municipally designated historic site.



PROPERTY OVERVIEW

PROPERTY DETAILS

BUILDING AREA (+/-)	20,519 sq. ft.
LAND AREA (+/-)	5,368 sq. ft.
STOREYS	4
ZONING	C - Character
YEAR BUILT	1900
ASKING SALE PRICE	\$3,950,000 \$3,700,000

BUILDING DETAILS

ROOF	Built-Up Asphalt Roof
MECHANICAL	Forced Air Furnaces & Condensing Units
BUILDING CONSTRUCTION	Wood-Frame
FRONTAGE	51' Along Bannatyne Avenue
ELEVATOR	One centrally located elevator services floors 1-4 and the lower level
CURRENT TENANTS	Level 200: MMP Architects Lease Expires December 31, 2025 Level 300: Urban Systems Lease Expires August 30, 2026

HIGHLIGHTS

- High quality Exchange District location
- Fully redeveloped office space
- On-site fitness centre with showers
- Independent mechanical systems on each floor provide individualized climate control
- Serviced by Fibre internet
- Directly adjacent to Portage & Main, Winnipeg Square and the shops and amenities of the Exchange District



AERIAL OVERVIEW



EAST EXCHANGE DISTRICT

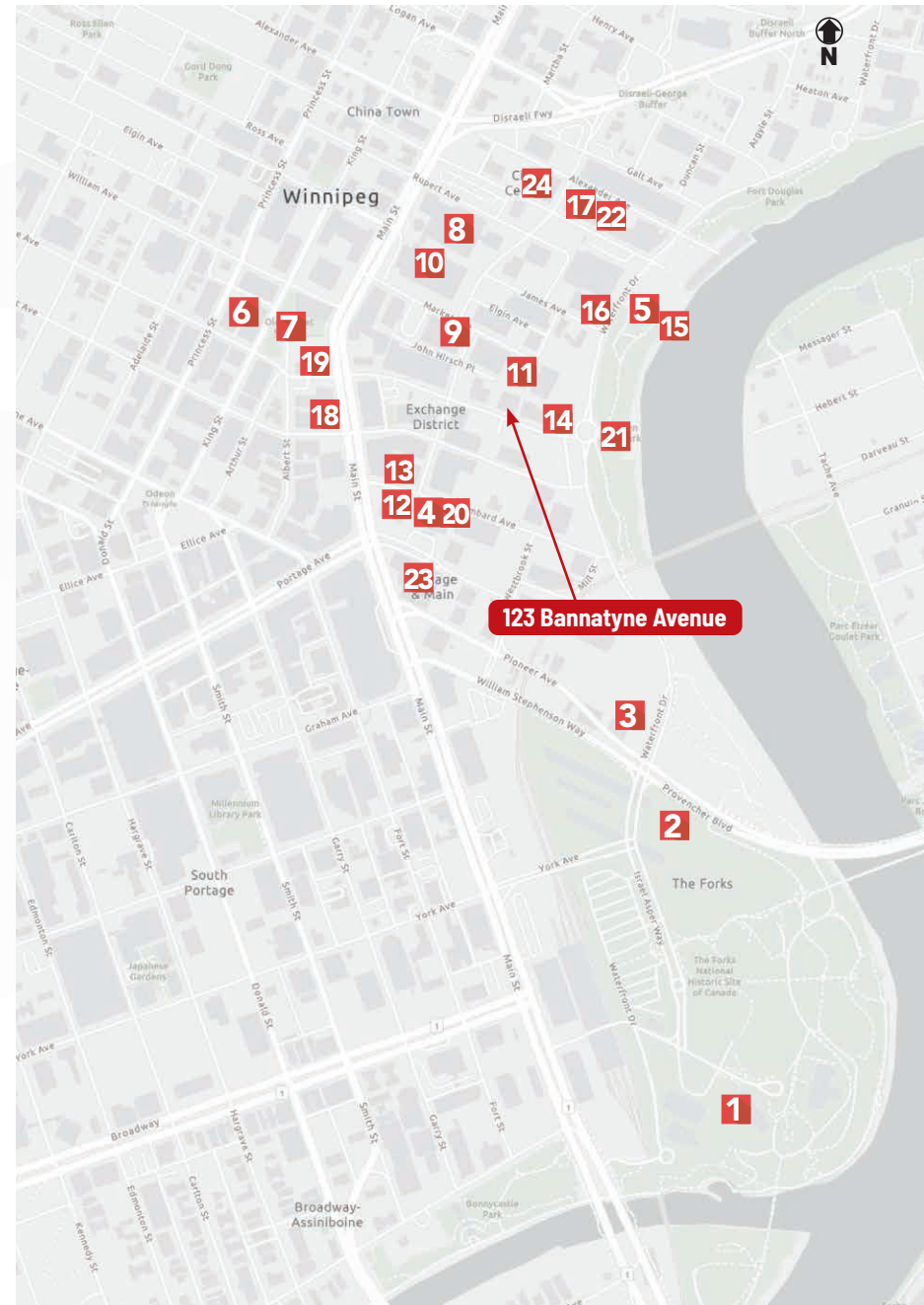
The Exchange District is a National Historic Site of Canada in the downtown area of Winnipeg one-block from Portage & Main. The district boasts the largest collection of turn-of-the-20th-century buildings in North America. In all, 62 of the city's 86 heritage structures are in the Exchange District's 20-city block area. The historic structures include massive stone and brick warehouses, elegant terracotta-clad buildings, narrow angled streets, and cobblestone paths.

This architecture provides a perfect backdrop for a thriving commercial and cultural centre home to an array of specialty retailers, restaurants, nightclubs, art galleries, wholesalers, and multifamily developments. The Exchange District offers developers, businesses, and residents boutique hotel options, high-end restaurants and some of Canada's finest brick and beam office assets including a burgeoning tech sector called Innovation Alley.

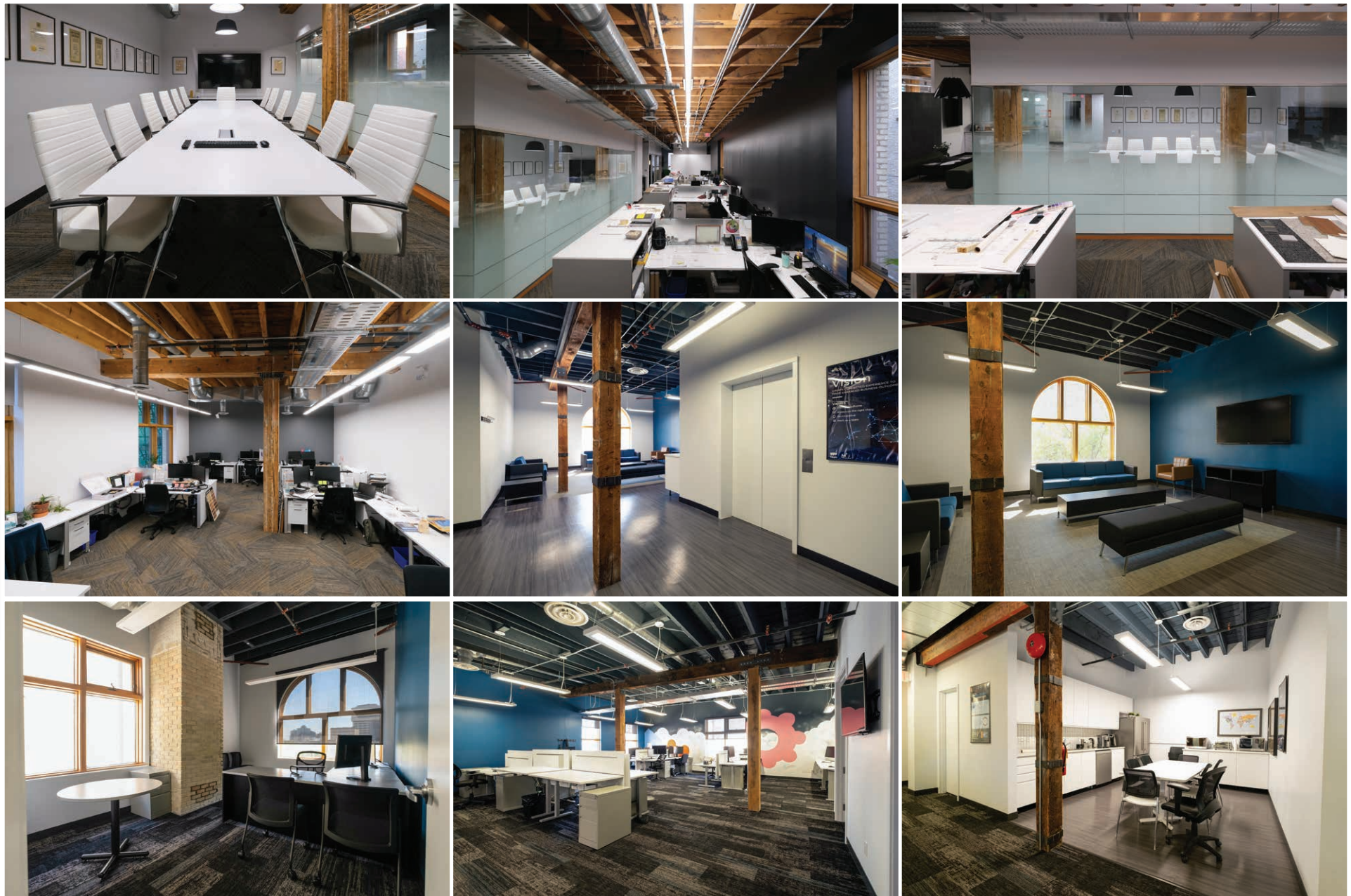
The Exchange is also home to the city's Theatre District, Old Market Square, Centennial Concert Hall, Royal Manitoba Theatre Centre, City Hall, Red River College Polytechnic Exchange District Campus, Paterson Global Foods Institute, and the new Richardson Innovation Centre. In recent years, the area has attracted redevelopment of commercial buildings for multi-residential use in the form of lofts, condos, and apartments.

LEGEND

- | | |
|---------------------------------|----------------------------|
| 1. The Forks | 13. Bailey's |
| 2. Cdn. Museum for Human Rights | 14. Carnival Brazilian BBQ |
| 3. Blue Cross Park | 15. Cibo Waterfront Cafe |
| 4. Fairmont Hotel | 16. James Avenue Pumphouse |
| 5. Mere Hotel | 17. Nonsuch Brewing |
| 6. Red River College | 18. Parlour Coffee |
| 7. Market Lands Creative Hub | 19. Amsterdam Tea Room |
| 8. Manitoba Museum | 20. The Velvet Glove |
| 9. Royal Manitoba Theatre | 21. Stephen Juba Park |
| 10. Centennial Concert Hall | 22. Patent 5 Distillery |
| 11. Saddlery on Market | 23. Portage & Main |
| 12. Hy's Steakhouse | 24. Sport Manitoba |

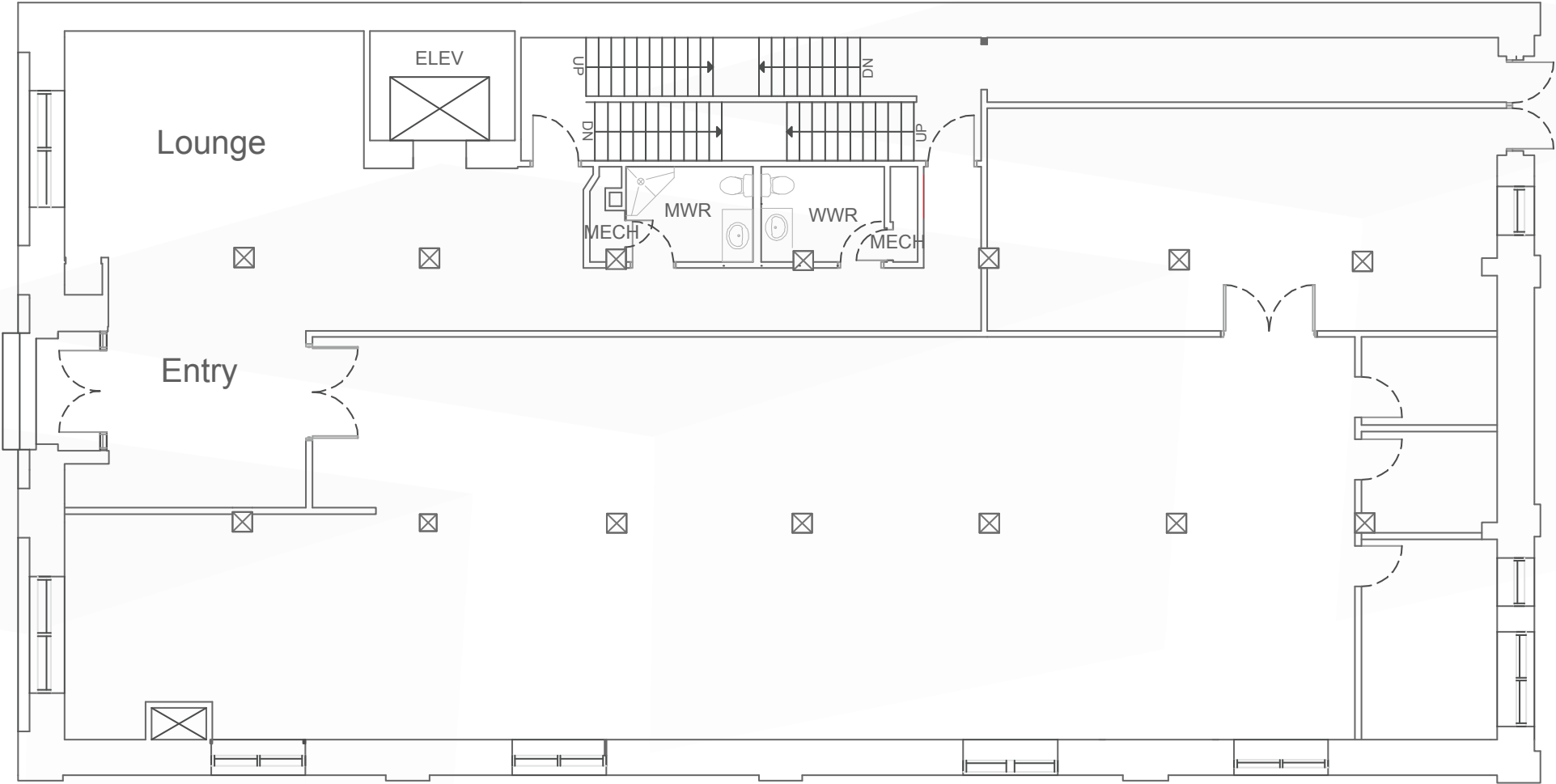


INTERIOR PHOTOS



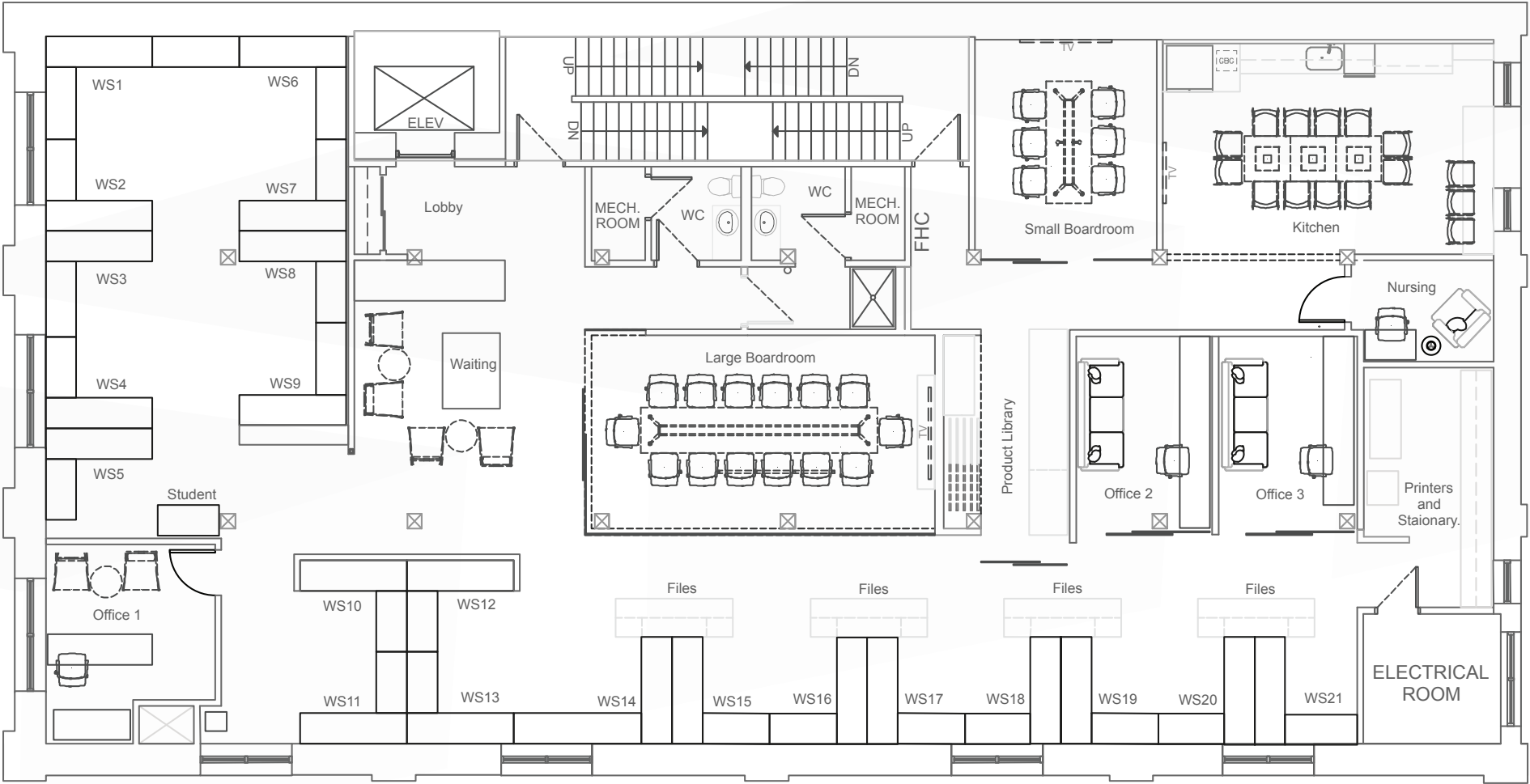
MAIN FLOOR PLAN

3,541 sq. ft.



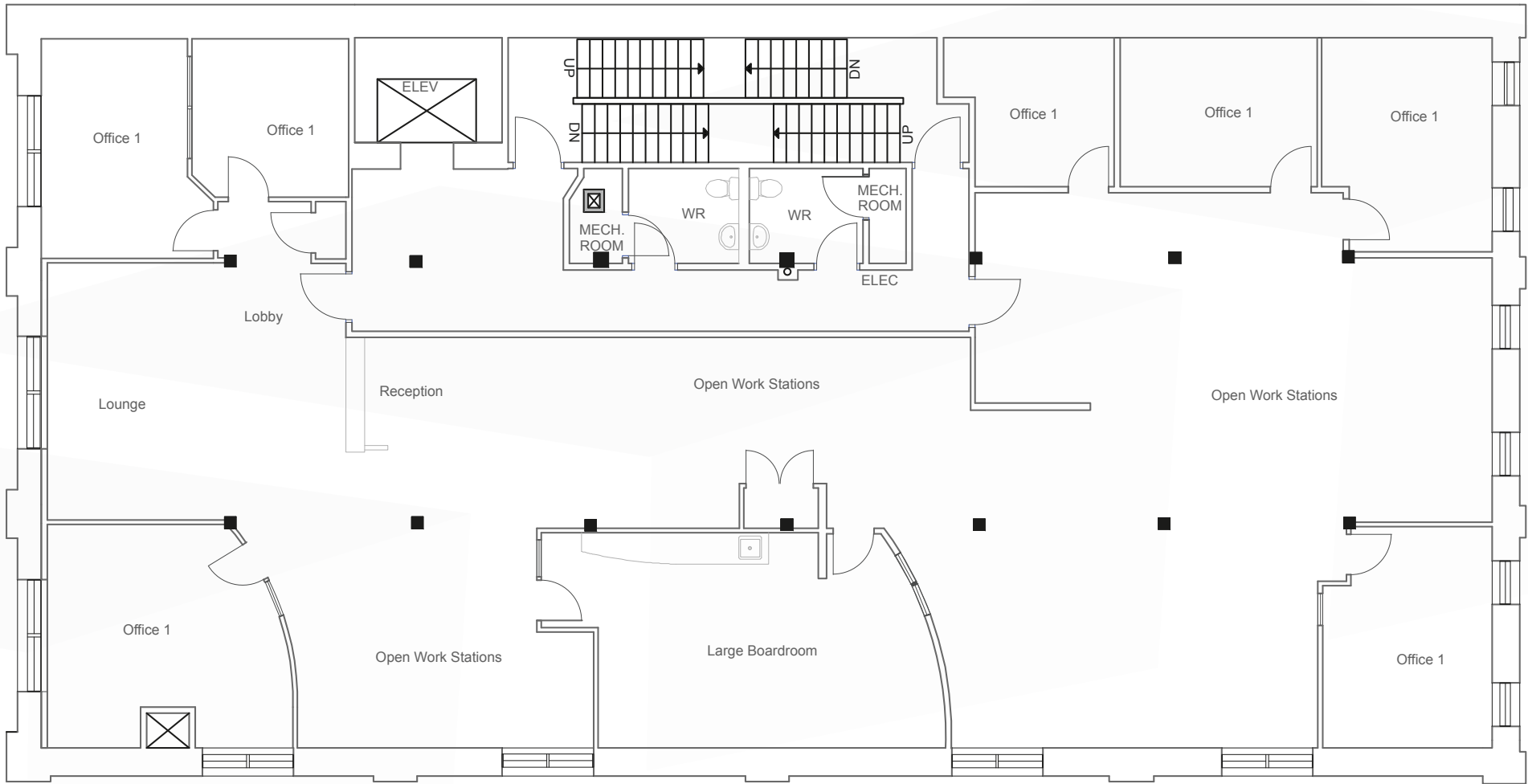
SECOND FLOOR PLAN

4,239 sq. ft.



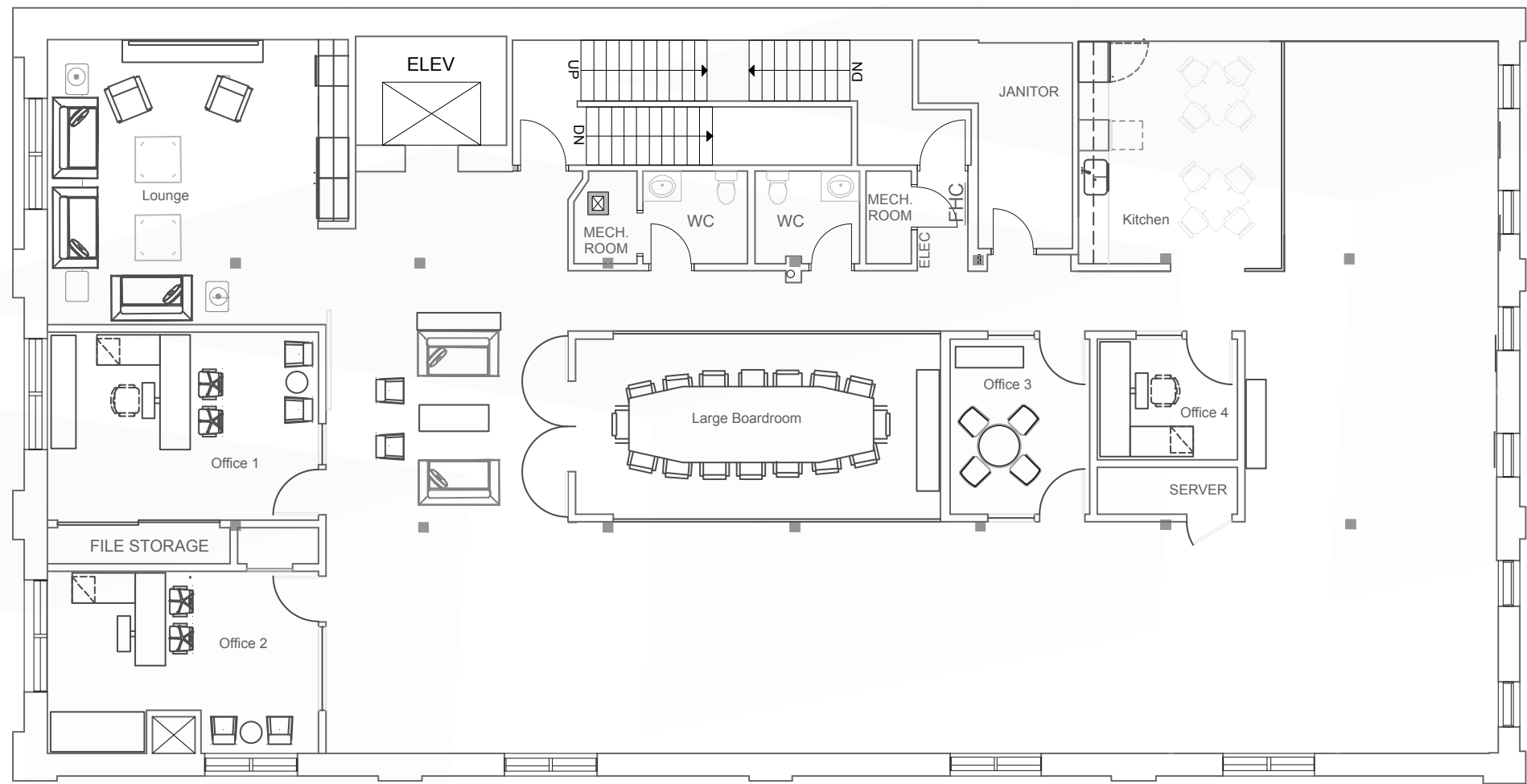
THIRD FLOOR PLAN

4,376 sq. ft.



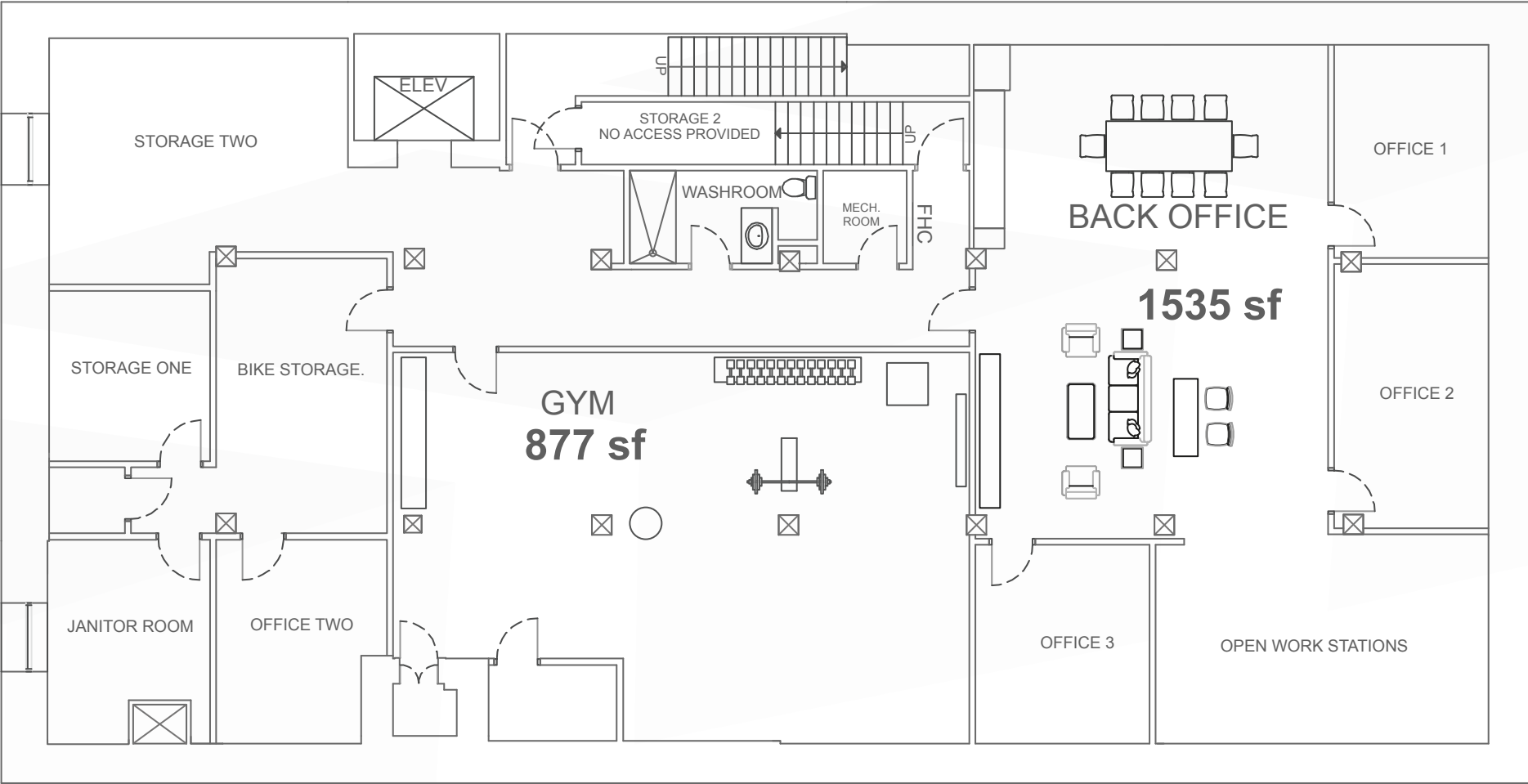
FOURTH FLOOR PLAN

4,376 sq. ft.



LOWER LEVEL FLOOR PLAN

4,690 sq. ft.



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