

PRICE REDUCED



FOR SALE/LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

128 James Avenue

WINNIPEG, MB

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Services provided by Bryn Oliver Personal Real Estate Corporation

Property Description

Capital is pleased to bring to market an exceptional commercial condominium available for sale at 128 James Avenue in the vibrant East Exchange District. This property boasts recent renovations and extensive tenant improvements, offering a modern and functional space ideal for a variety of business needs. The large south-facing windows flood the space with natural light, thanks to expansive glazing throughout. Enjoy access to shared amenities, including a professional boardroom, reception, and lobby area, adding convenience and prestige to your business. On-site parking is available, making this a perfect opportunity for companies seeking a prime location with excellent accessibility.



Property Details

AREA AVAILABLE (+/-) 1,536 sq. ft.
Exclusive Area: 1,212 sq. ft., Shared Area: 936 sq. ft.

ASKING SALE PRICE ~~\$437,000~~ **\$307,000**

PROPERTY TAXES \$4,055.19 (2024)

CONDOMINIUM FEE \$8,698.00 annually

GROSS RENTAL RATE ~~\$34.00~~ **\$27.00** per sq. ft. inclusive of utilities

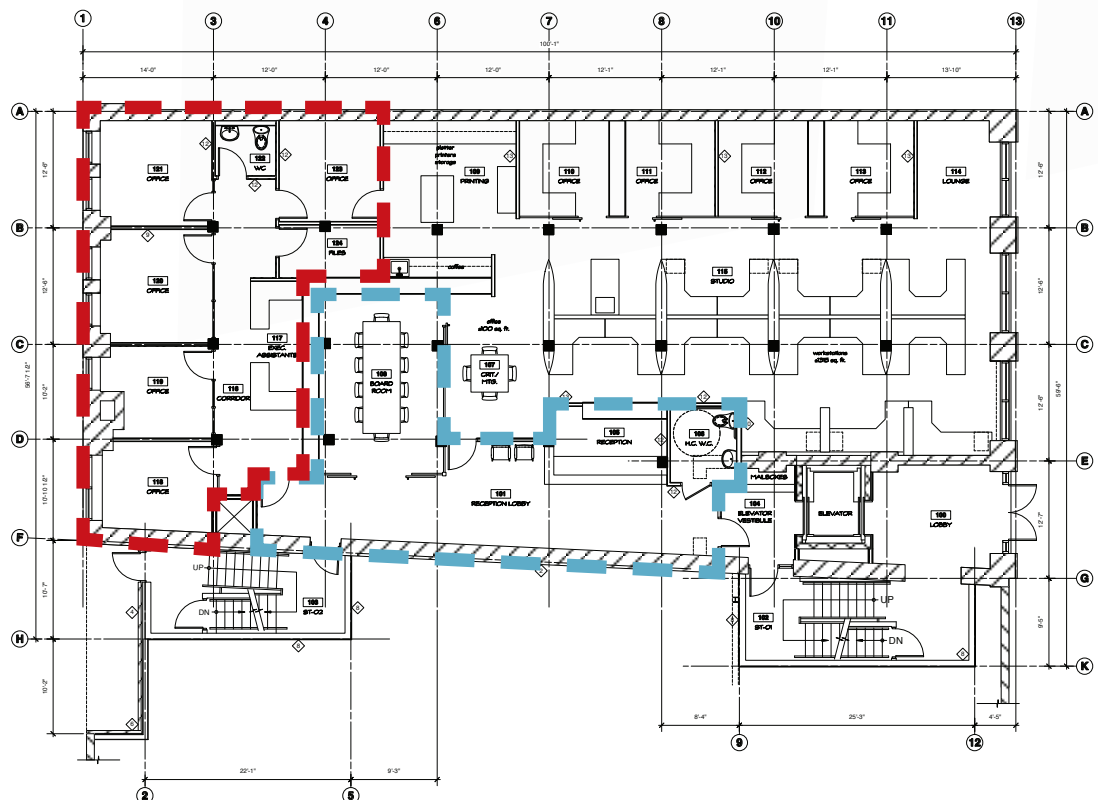
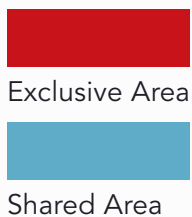
YEAR BUILT 1912
Fully renovated and upgraded in 2012

PARKING Available

HIGHLIGHTS

- Completely renovated, move-in ready office space offering elevated ceiling height, glazing throughout and large south facing windows
- Four generous sized private offices, along with open reception area with ample built in storage, meeting room and staff kitchenette
- Access to large boardroom equipped with tech hookups and common reception area off of elevator
- Exterior signage opportunities and lobby signage available
- Owner or renter can have their own sign artwork installed on one of the signs in the front of the building and on the main entry sign board

FLOOR PLAN

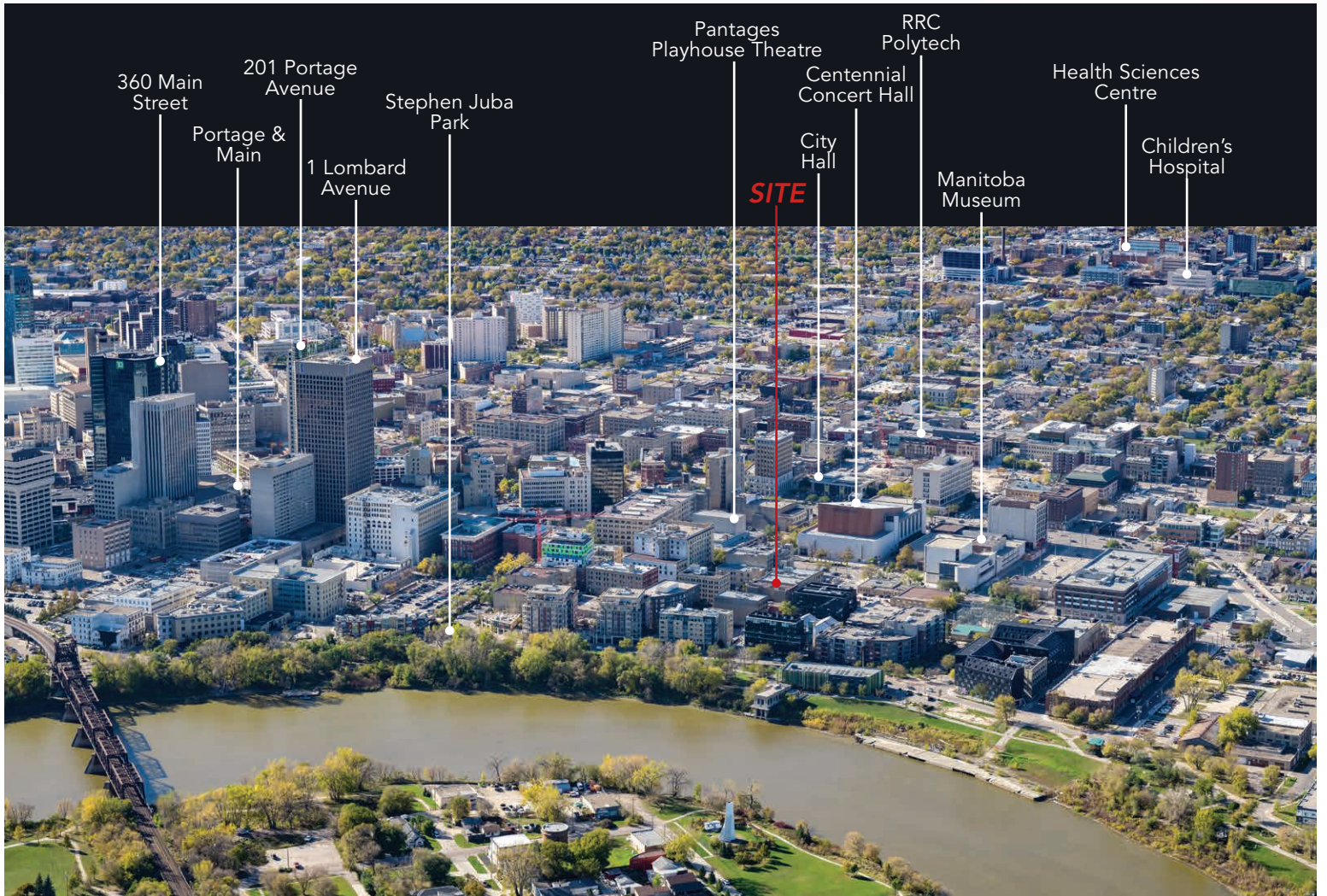
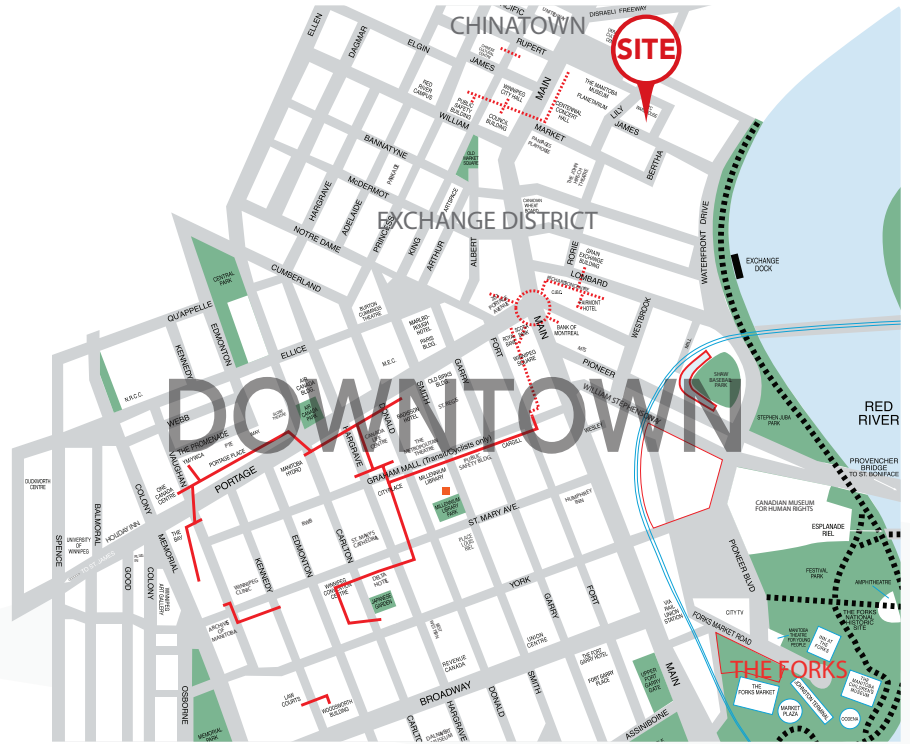


Interior Photos



Location

Situated in the heart of downtown Winnipeg's East Exchange District, 128 James Avenue is located between Main Street and Waterfront Drive, minutes from Portage & Main, Shaw Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location is walking distance from the city's financial, legal and technology hub and all amenities within the Exchange District and The Forks.



Contact

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