



319-321 Portage Avenue, Winnipeg, Manitoba

Retail/Office in the Core of Downtown Winnipeg

For Sale



Property Details

+/- 6,890 sq. ft.

BUILDING SIZE

+/- 6,889 sq. ft.

LAND AREA

\$1,195,000

SALE PRICE

\$19,867.20

PROPERTY TAXES (2026)

M - Multiple Use

ZONING

1906

YEAR BUILT

Features

- Single-storey retail building with prominent signage opportunities along Portage Avenue
- Flexible layout featuring two large open areas plus a mezzanine with kitchenette and open space ideal for additional storage
- Abundant natural light throughout the space
- Versatile opportunity suited to a variety of retail and commercial users seeking a strategic downtown location
- Two points of entry from Portage Avenue, with potential to demise the space into multiple tenancies
- Prime location directly across from Canada Life Centre and along a major transit route



Highlights



Located

IN THE SHED DISTRICT



Surrounded

BY NUMEROUS AMENITIES



Great access

TO PUBLIC TRANSIT



Access

TO PARKING IN THE
IMMEDIATE AREA

For Sale



319-321 Portage Avenue, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)





Connect with us today!

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Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

Danica Onsowich

ASSOCIATE

donsowich@iciproperties.com

204-232-6676

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