BRIDGWATER

275
Centre Street, Winnipeg
Office Building For Sale

Todd Labelle
Todd Labelle Personal Real Estate Corporation
Vice President
204 479 9710
todd.labelle@avisonyoung.com

Paul Douglas
Principal
204 799 5512
paul.douglas@avisonyoung.com

AVISON YOUNG

275 Centre Street
Winnipeg, MB

Located in the heart of Winnipeg's rapidly growing Bridgwater community, **275 Centre Street** is the ideal destination for shopping, dining, and personal services. Just a short walk from Bridgwater's Town Centre, this location offers a vibrant atmosphere that appeals to both local residents and visitors alike. The architecture and amenities in Bridgwater are forward-thinking, featuring a perfect mix of tenants that create a dynamic retail and service based experience. With essential services such as a grocery store, liquor store, drugstore, and banks just minutes away, this is a fantastic opportunity to join the other retailers who have chosen Bridgwater as their home.

Bridgwater Town Centre

Details and Highlights

- Brand new office building in Bridgwater Centre
- An opportunity to acquire a brand new, vacant, 3 story, with a total gross floor area of 3,843 sf
- Ideal owner occupier opportunity
- Number of parking stalls to be negotiated
- Interior not fully built out, so let your imagination soar!
- Opportunity to have Vendor turn-key building

Total Lot Size
6,007 SF

Asking Price
$2,000,000

Demographics

2025 Demographics Snapshot	.5 KM	1 KM	2 KM
Total Population	2,106	7,159	26,911
2030 Total Population	2,447	8,160	31,037
Median Age	30.7	31.1	32.0
Households	682	2,299	8,500
Average Household Income	$137,641	$161,516	$168,648
Persons Per Household	3.1	3.1	3.2
% of Population Ages 25-34	23%	22%	19%
% of Population Ages 45-54	11%	12%	13%

Get more information

Todd Labelle
204 479 9710

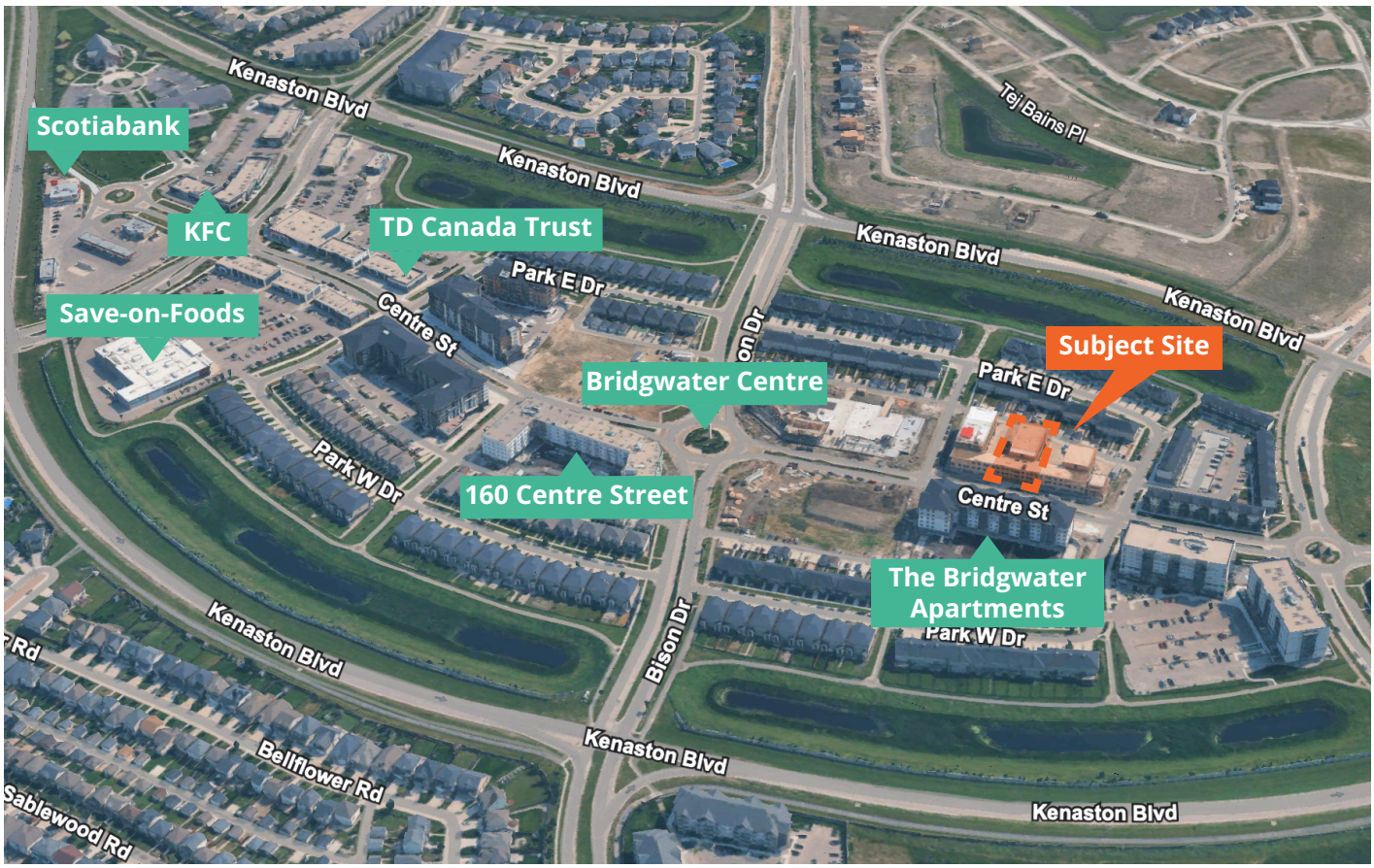
Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

275 Centre Street
Winnipeg, MB

AERIAL, WALK SCORE & TRANSIT



Transit Score **38**

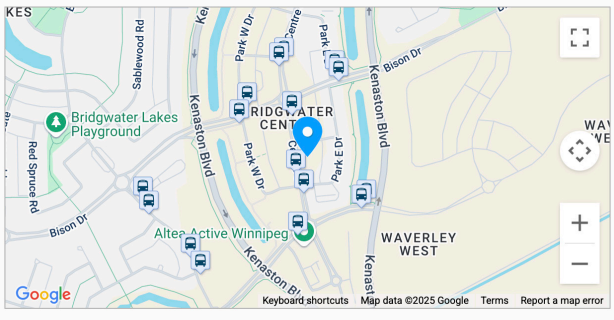
Some Transit

Has some transit / few nearby public transportation options

Walk Score **35**

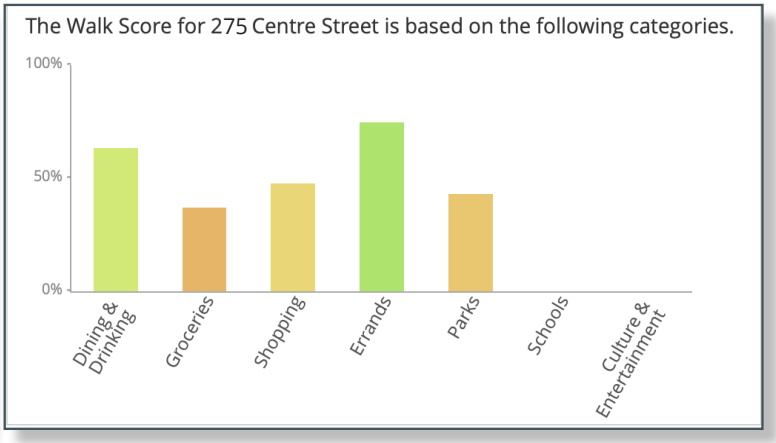
Walk Score

Car-dependent / most errands require a car



Bus lines:

671 Dalhousie	0.1 km	678 Waverley West - Chance...	0.1 km
676 North Town - Burland	0.1 km	74 Kenaston - Keewatin	0.2 km



Get more information

Todd Labelle
204 479 9710

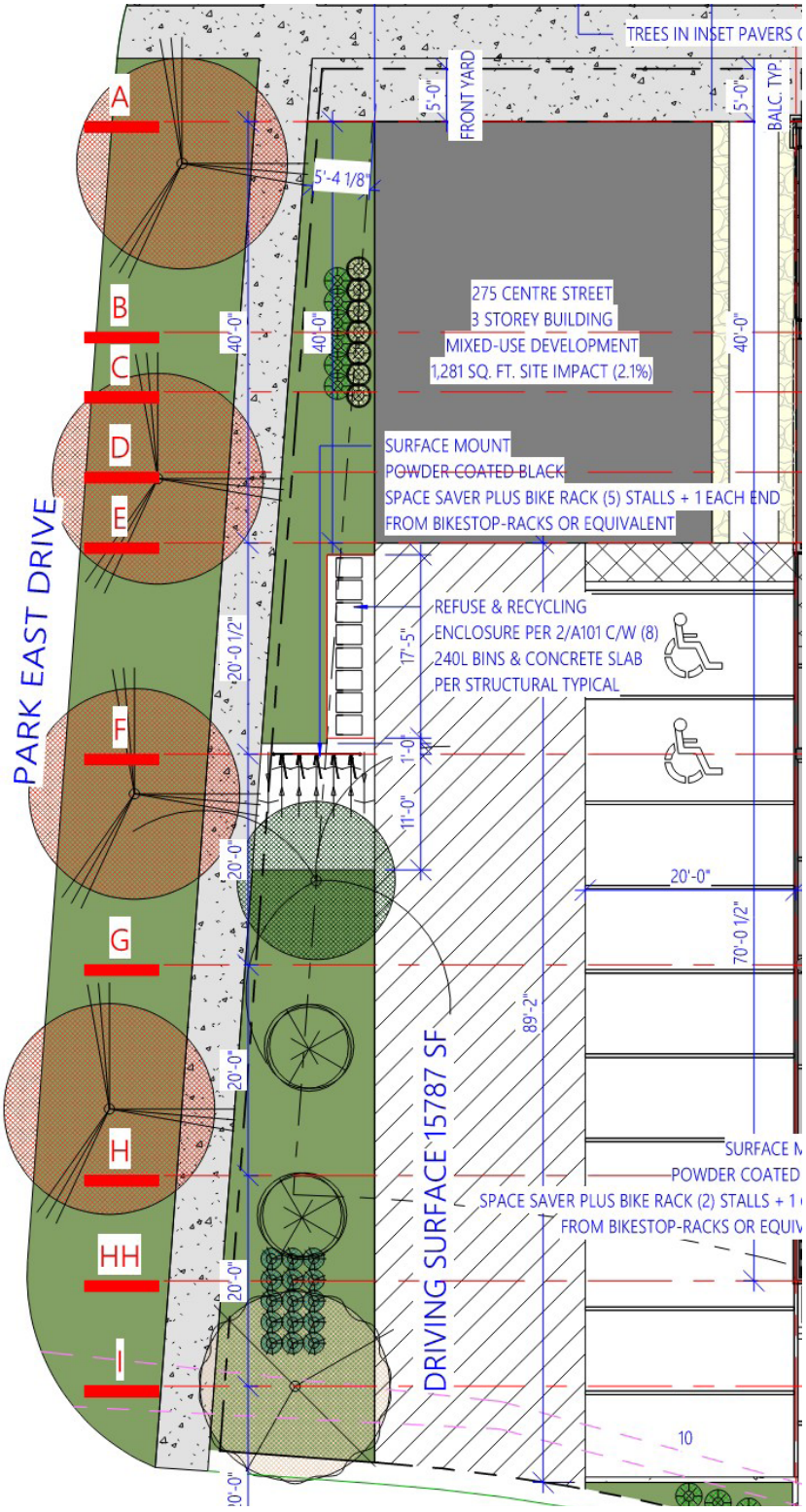
Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

275 Centre Street
Winnipeg, MB

SITE PLAN



Get more information

Todd Labelle
204 479 9710

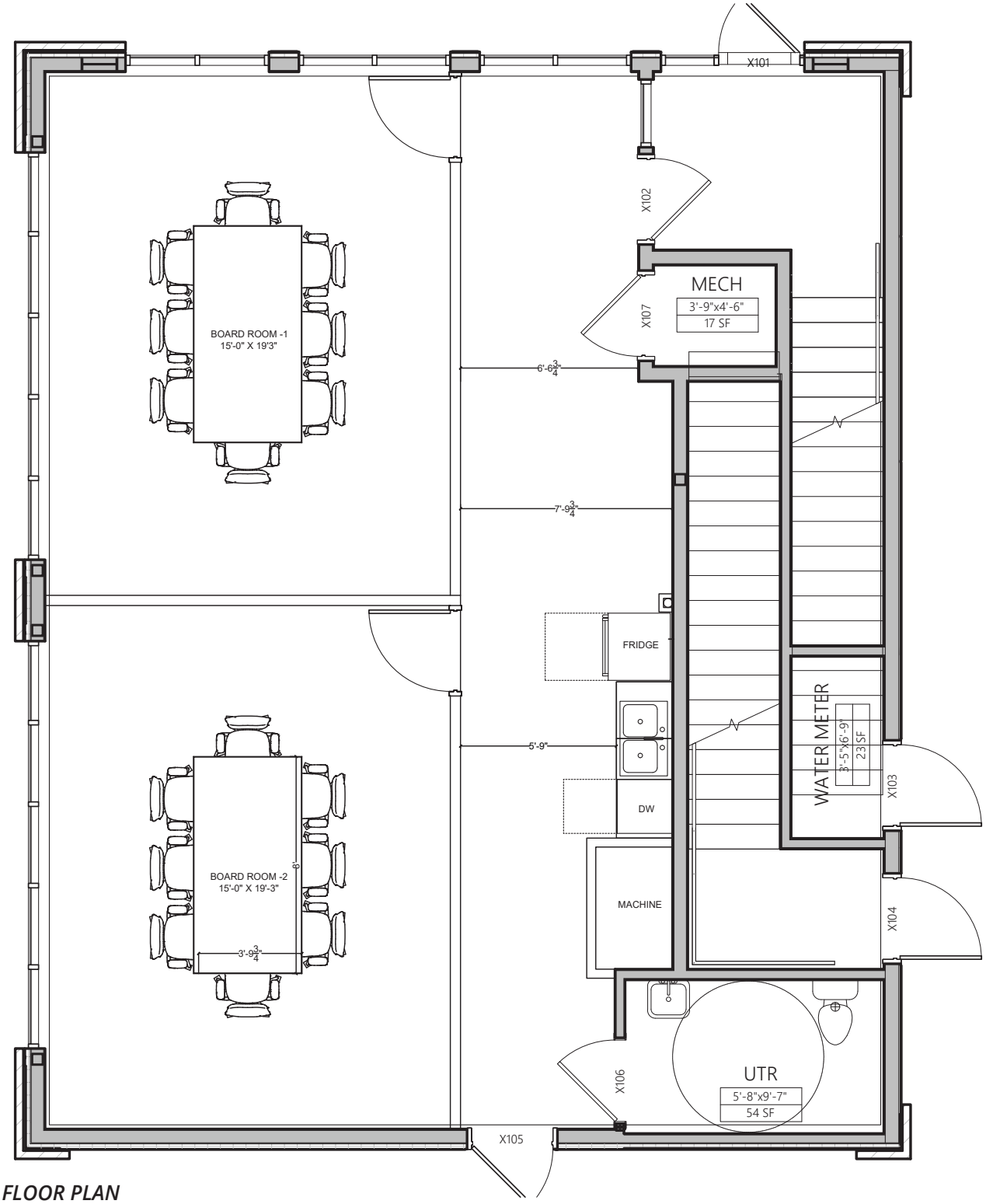
Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

275 Centre Street
Winnipeg, MB

FLOOR PLAN - MAIN FL



PROPOSED FLOOR PLAN

Get more information

Todd Labelle
204 479 9710

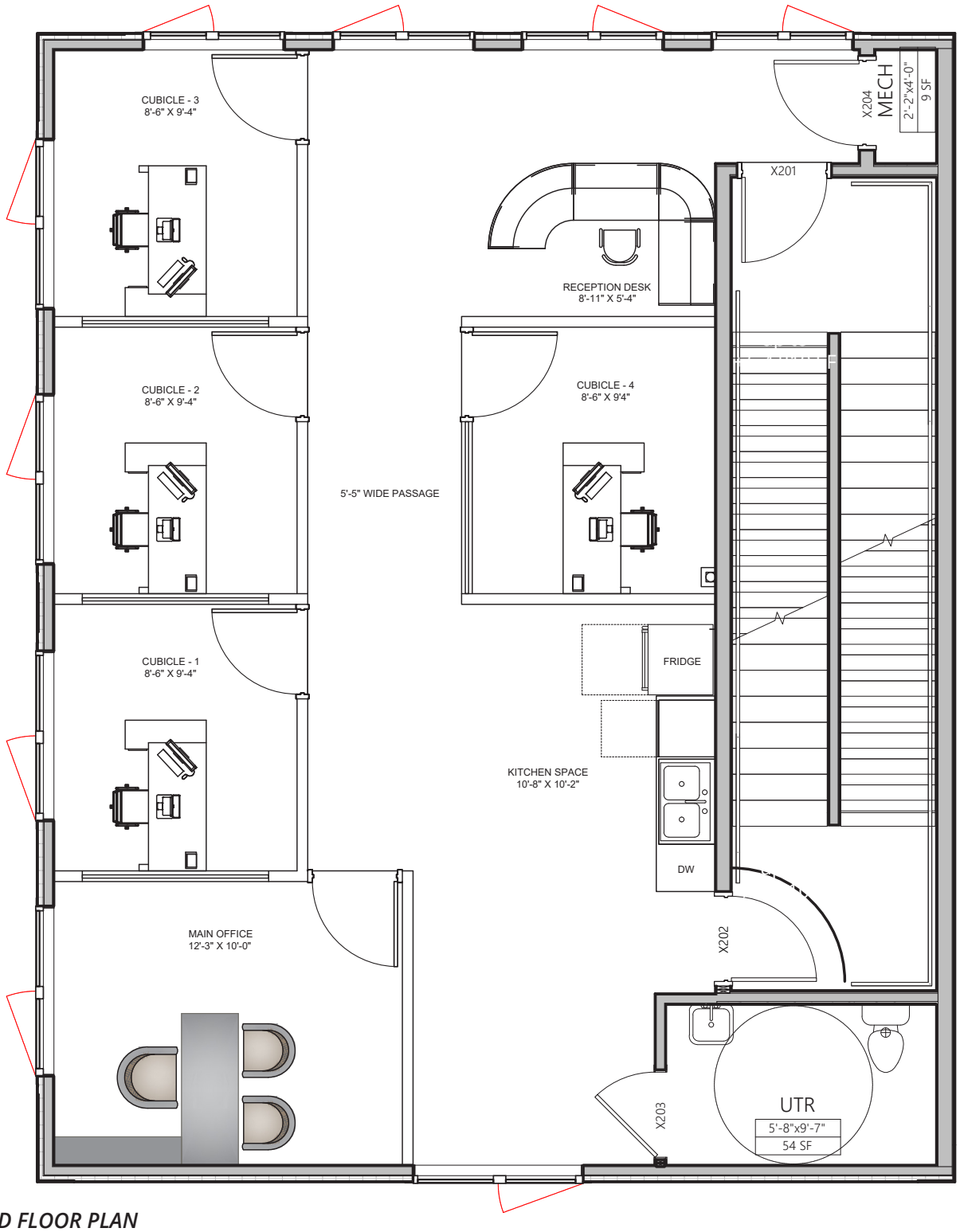
Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

275 Centre Street
Winnipeg, MB

FLOOR PLAN - 2ND FL



PROPOSED FLOOR PLAN

Get more information

Todd Labelle
204 479 9710

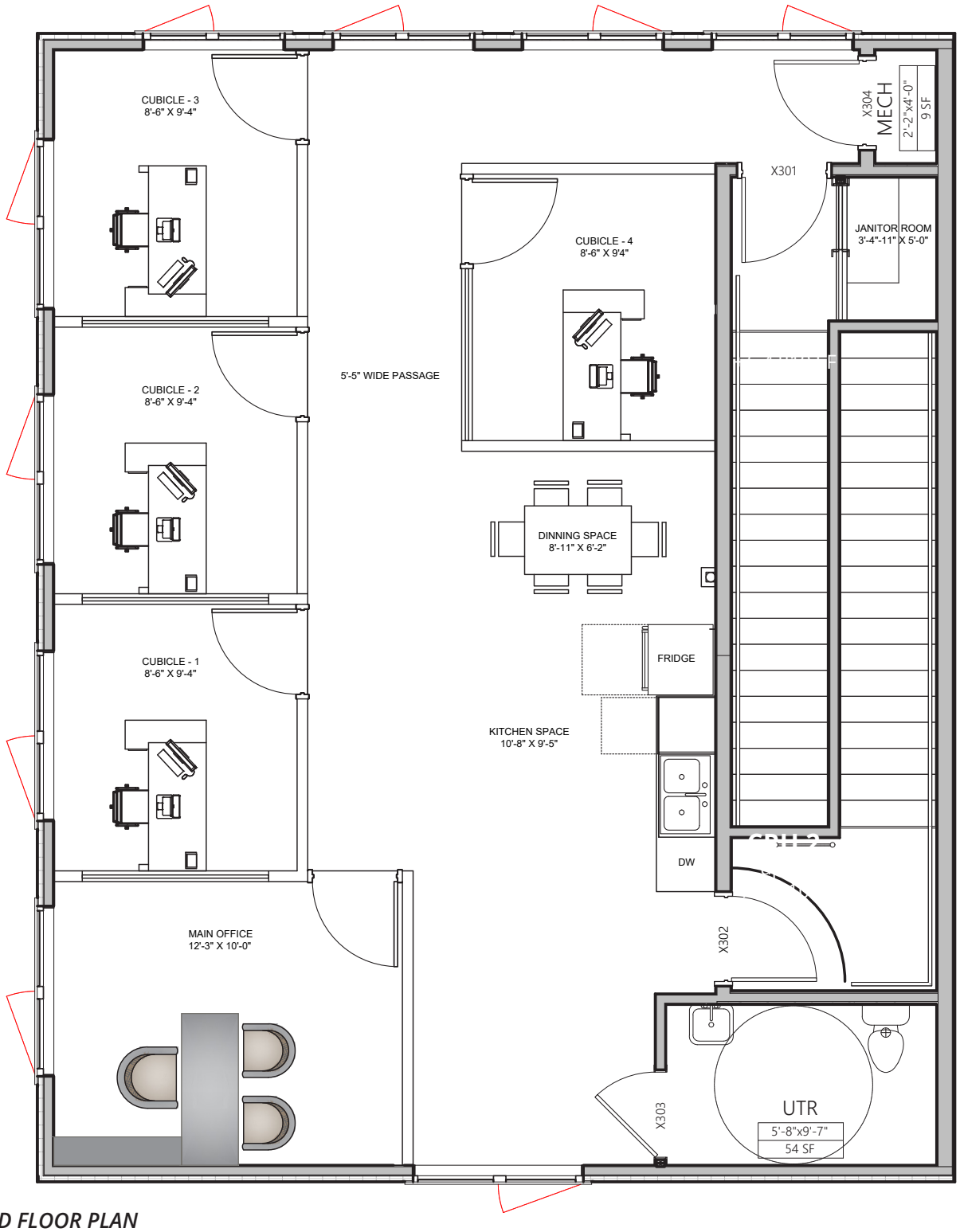
Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

275 Centre Street
Winnipeg, MB

FLOOR PLAN - 3RD FL



PROPOSED FLOOR PLAN

Get more information

Todd Labelle
204 479 9710

Paul Douglas
204 799 5512

AVISON YOUNG

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc.
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

Thank you
for your interest!

Todd Labelle

Todd Labelle Personal Real Estate Corporation

Vice President

204 479 9710

todd.labelle@avisonyoung.com

Paul Douglas

Principal

204 799 5512

paul.douglas@avisonyoung.com

Visit us online

avisonyoung.com

© 2025 Avison Young Commercial Real Estate (Manitoba) Inc. All rights reserved. E. & O.E.: The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof and the Purchaser/Tenant should rely on its own due diligence investigations related thereto. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. The Property is being offered for sale in an "as-is, where-is" condition and Vendor and Avison Young make no representations or warranties as to the accuracy of the information presented.

AVISON YOUNG