

~ Owner-User Sale Opportunity or Full Building Lease ~



FOR SALE/LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

950 Main Street & 245 Flora Avenue

WINNIPEG, MB

capitalgrp.ca

Property Details

LAND AREA (+/-)	950 Main Street	11,192 sq. ft.
	245 Flora Avenue	15,299 sq. ft.
BUILDING AREA (+/-)		18,486 sq. ft.
RENTABLE AREA BY FLOOR (+/-)		6,162 sq. ft.
PARKING (+/-)	950 Main Street	8 surface stalls
	245 Flora Avenue	44 surface stalls
ZONING	950 Main Street	C2 Commercial
	245 Flora Avenue	R2 Residential
ROLL NO.	950 Main Street	14001020100
	245 Flora Avenue	14001021500
TITLE NO.	950 Main Street	3268746/1
	245 Flora Avenue	3268747/1
STOREYS		3 storey office, no basement
YEAR BUILT		1975
CURRENT TENANTS		Vacant
ASKING SALE PRICE		\$2,800,000
LEASE RATE		\$24.00 per sq. ft. gross

PROPERTY HIGHLIGHTS

- Prominent and high exposure location along Main Street
- Excellent on-site parking for up to 52 vehicles
- Built-out office with quality finishes
- Situated on a major thoroughfare with high-traffic flow



Building Details

FOUNDATION Poured concrete floor with perimeter grade beam

FRAMING Masonry

EXTERIOR Pre-Cast concrete

ROOF Asphalt and Gravel

MECHANICAL HVAC forced air

LOT SIZE (+/-) 950 Main Street 11,192 sq. ft.
245 Flora Avenue 15,299 sq. ft.

BUILDING SIZE (+/-) 18,486 sq. ft.

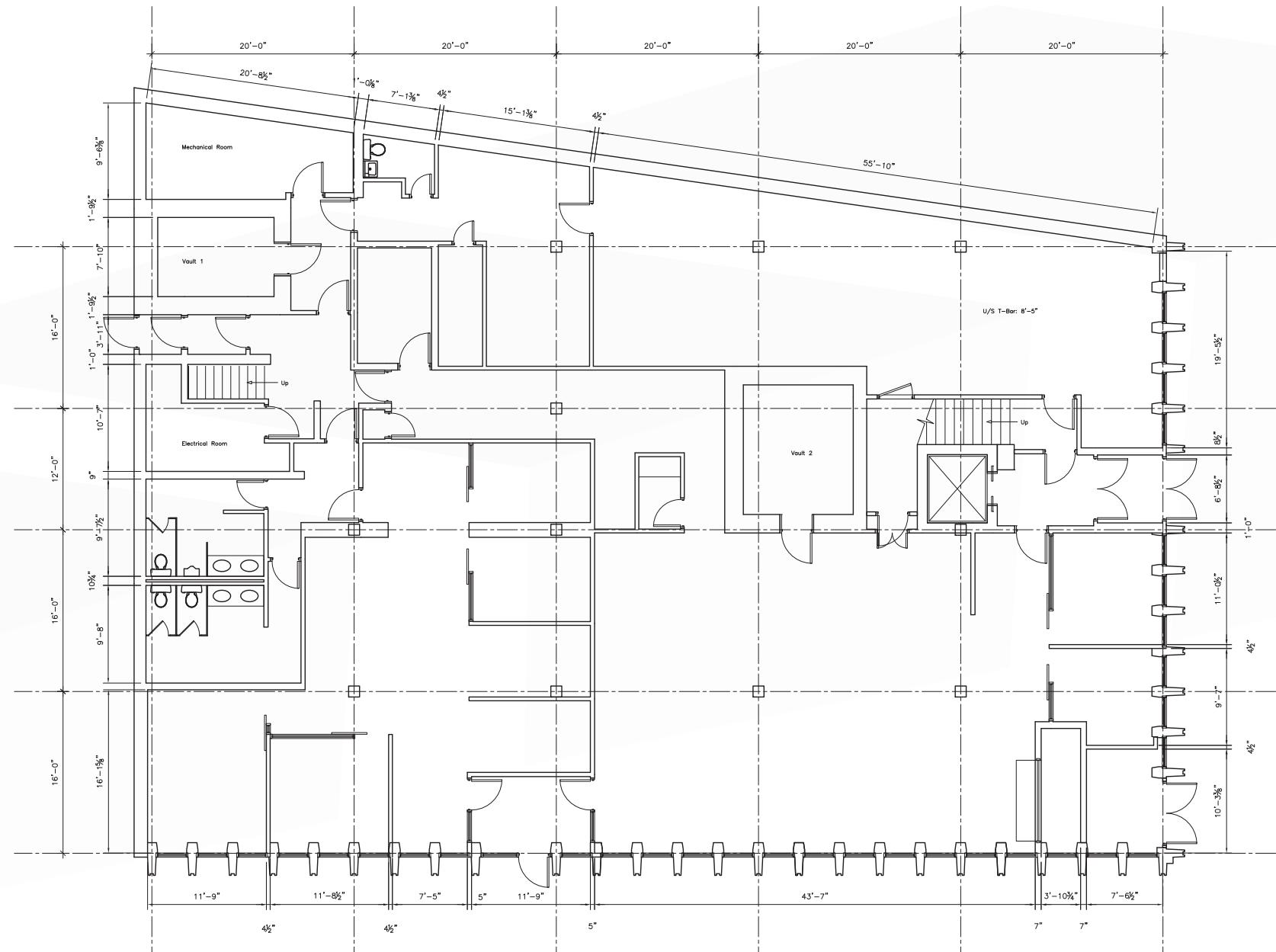
FRONTAGE (+/-) 950 Main Street 60 ft. along Main Street,
150 ft. along Flora Avenue
245 Flora Avenue 165 ft. along Flora Avenue,
100 ft. along King Street

ELEVATOR 1 elevator accessible to each floor



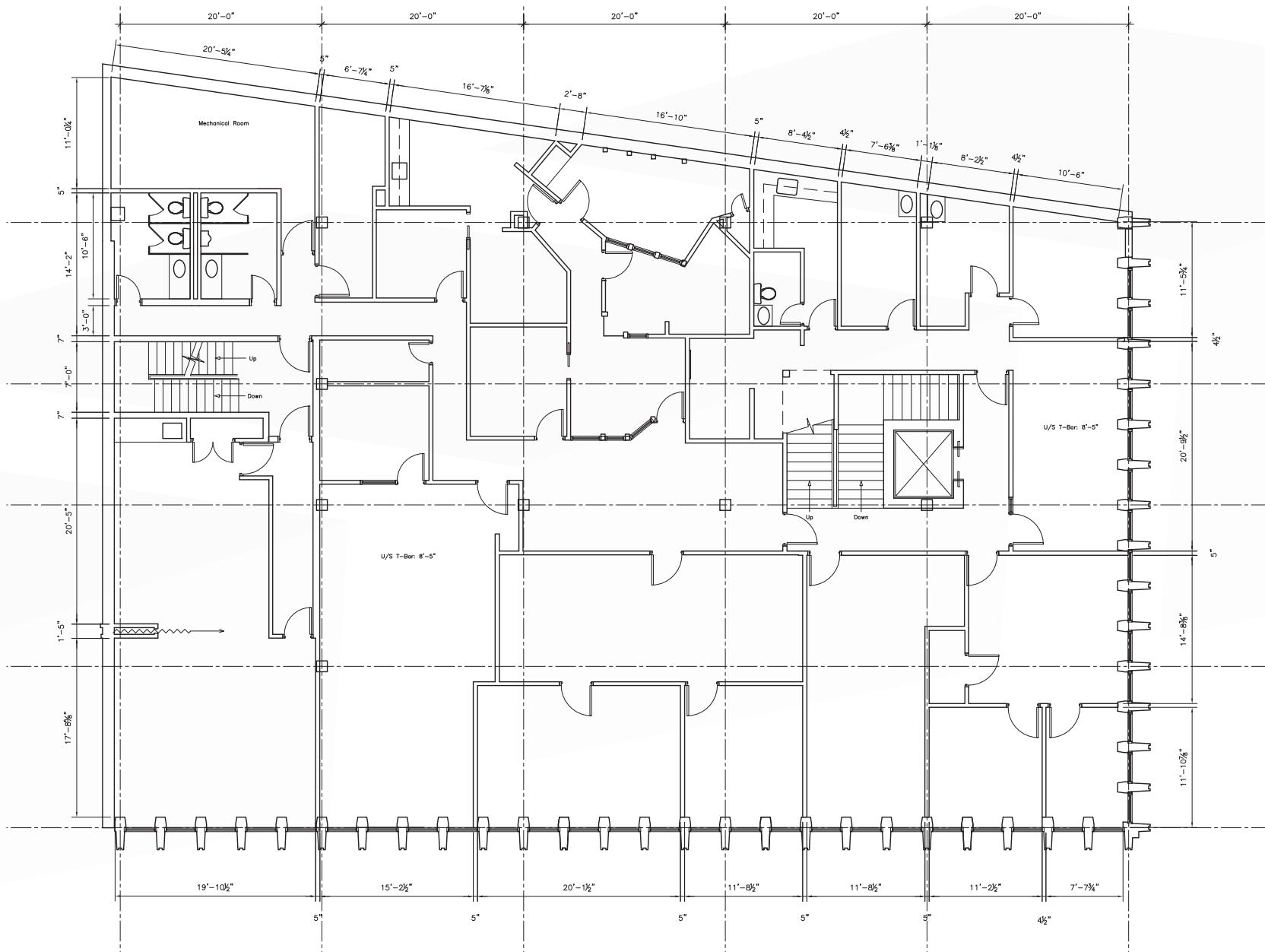
Floor Plan

MAIN FLOOR



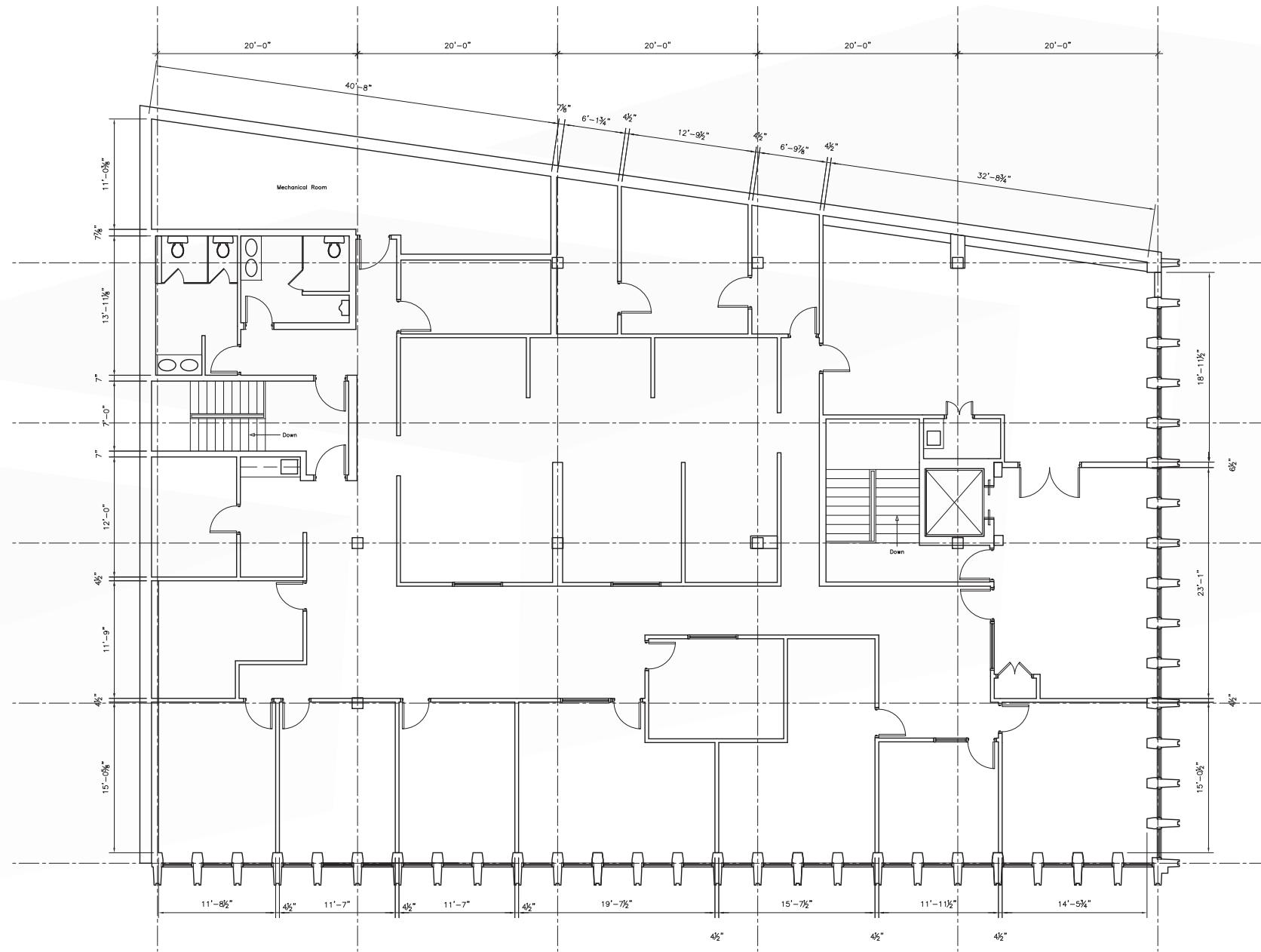
Floor Plan

SECOND FLOOR



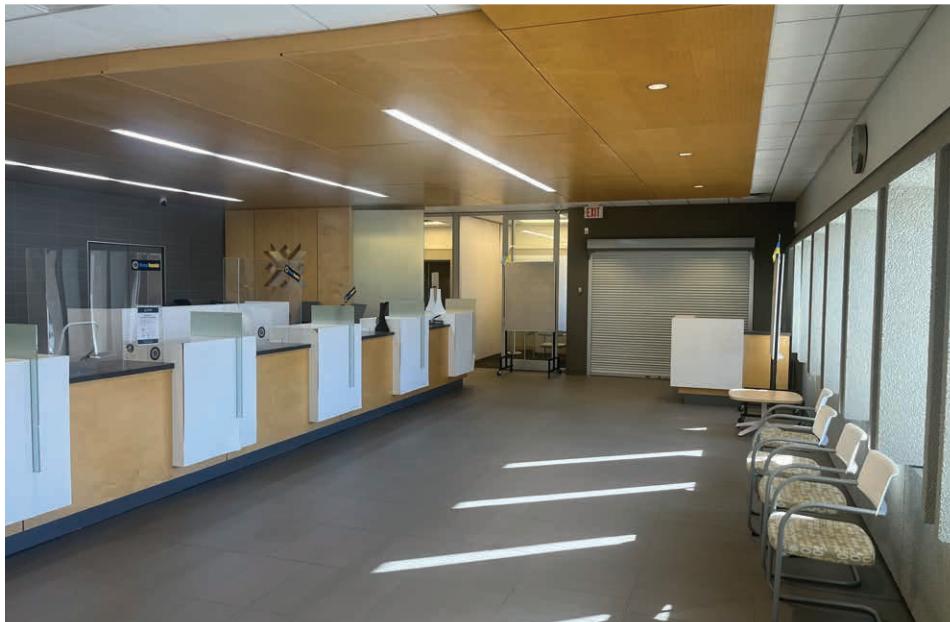
Floor Plan

THIRD FLOOR



Interior Photos

MAIN FLOOR



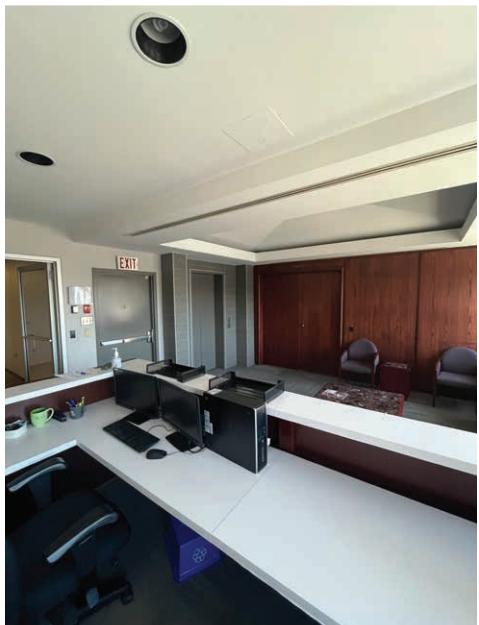
Interior Photos

SECOND FLOOR

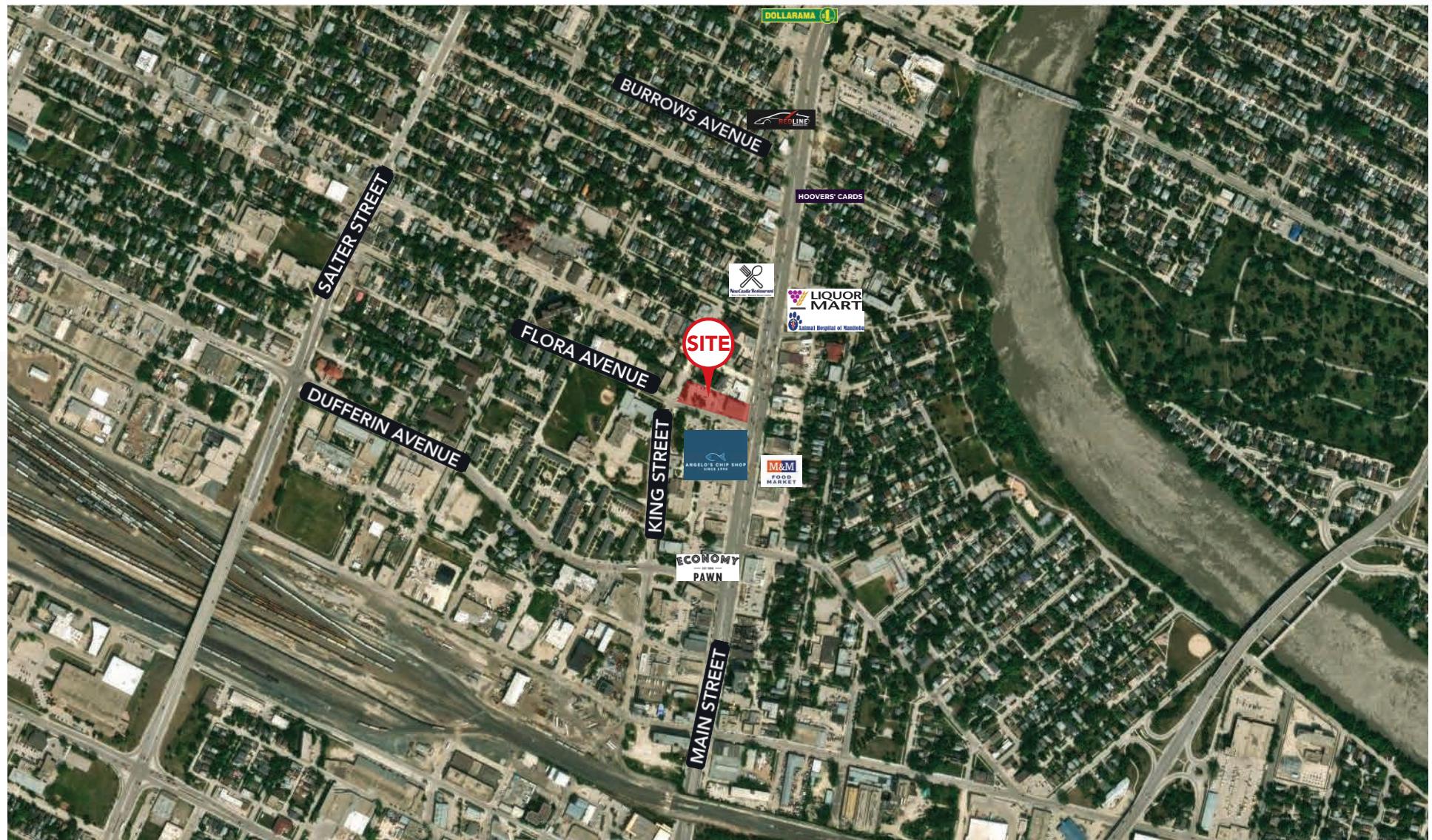


Interior Photos

THIRD FLOOR



Area Amenities





Contact

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