

~ Owner-User Sale Opportunity or Full Building Lease ~



FOR SALE/LEASE

950 Main Street & 245 Flora Avenue

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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



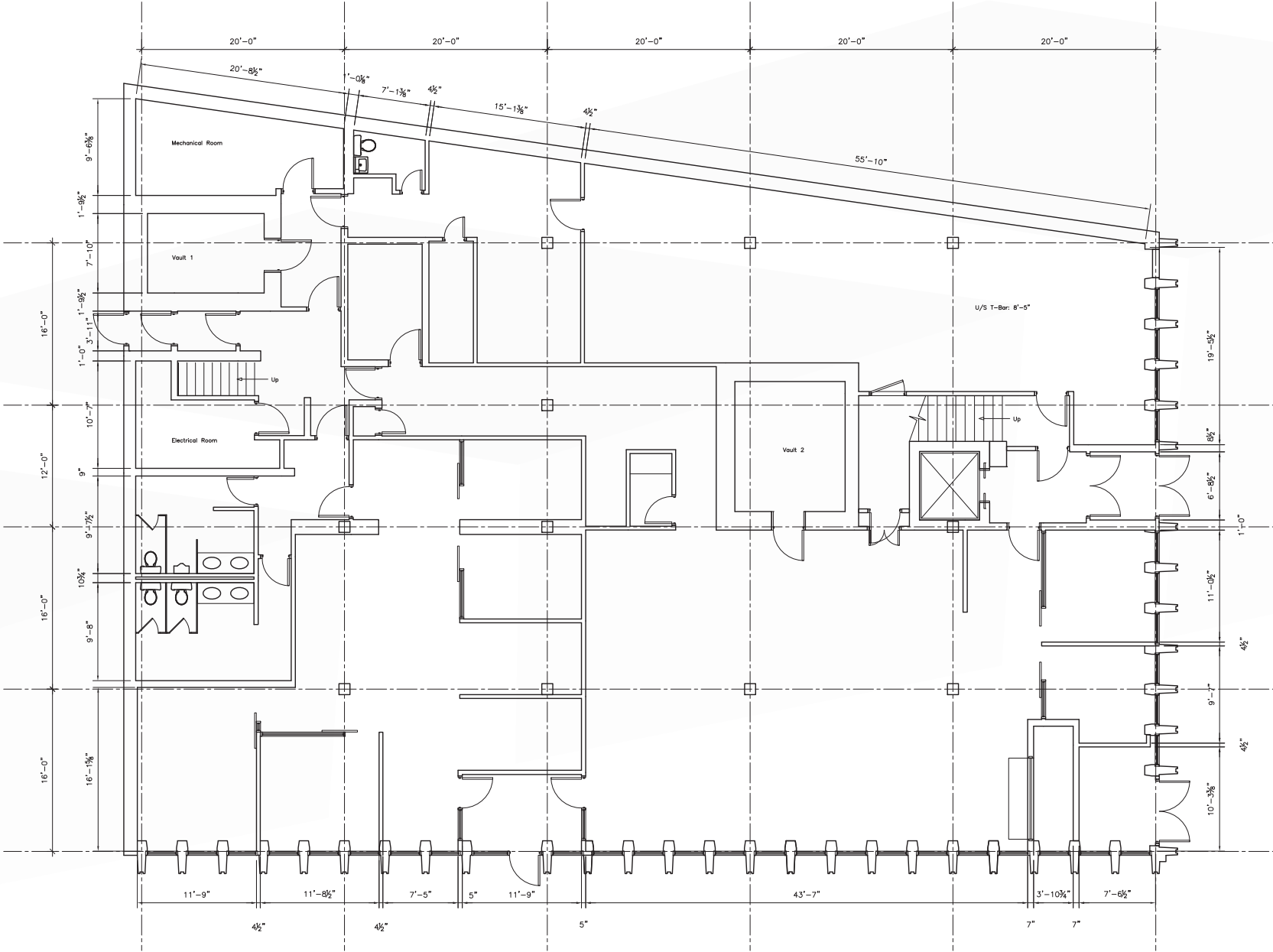
Building Details

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	

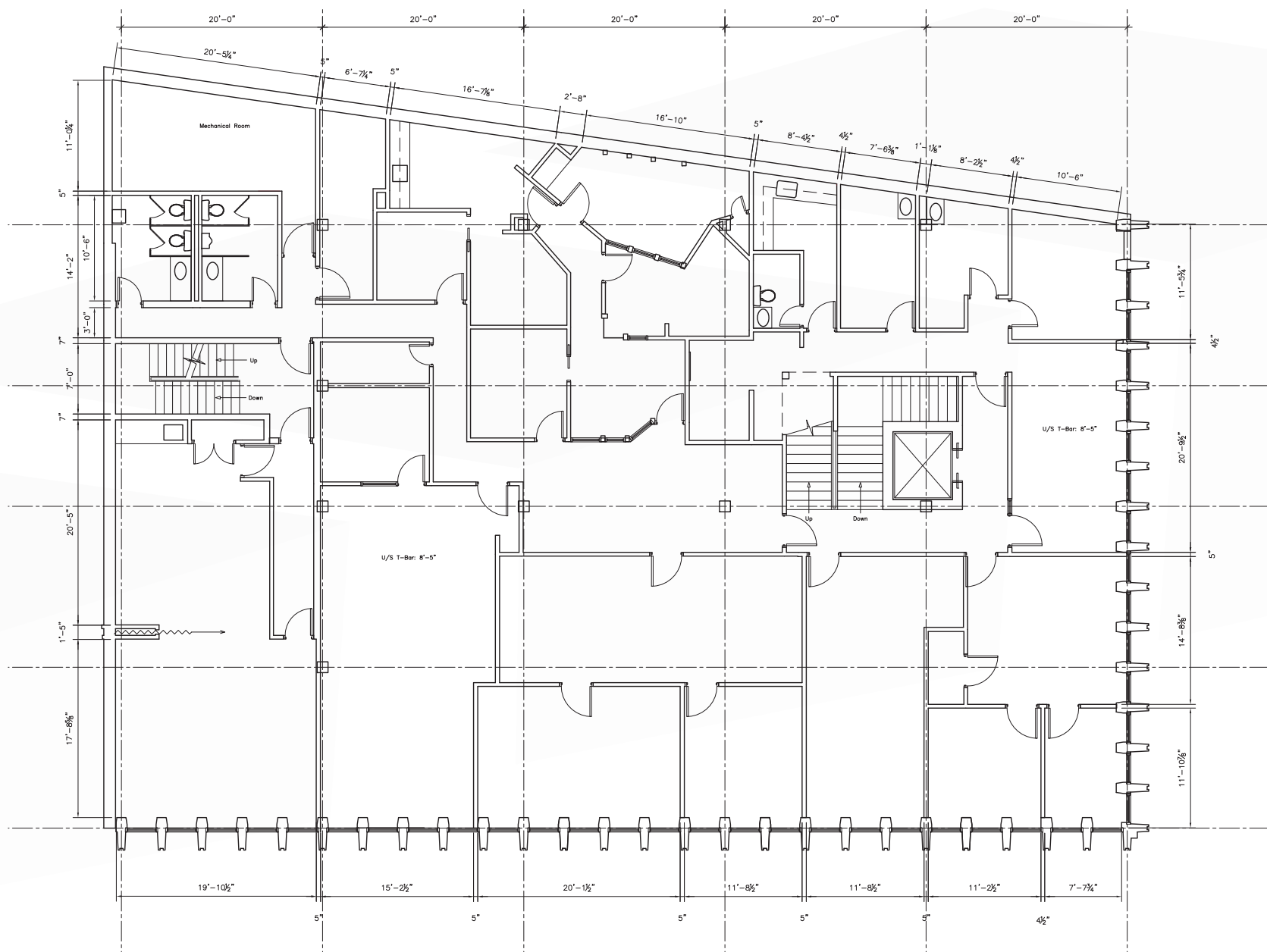


Floor Plan

MAIN FLOOR

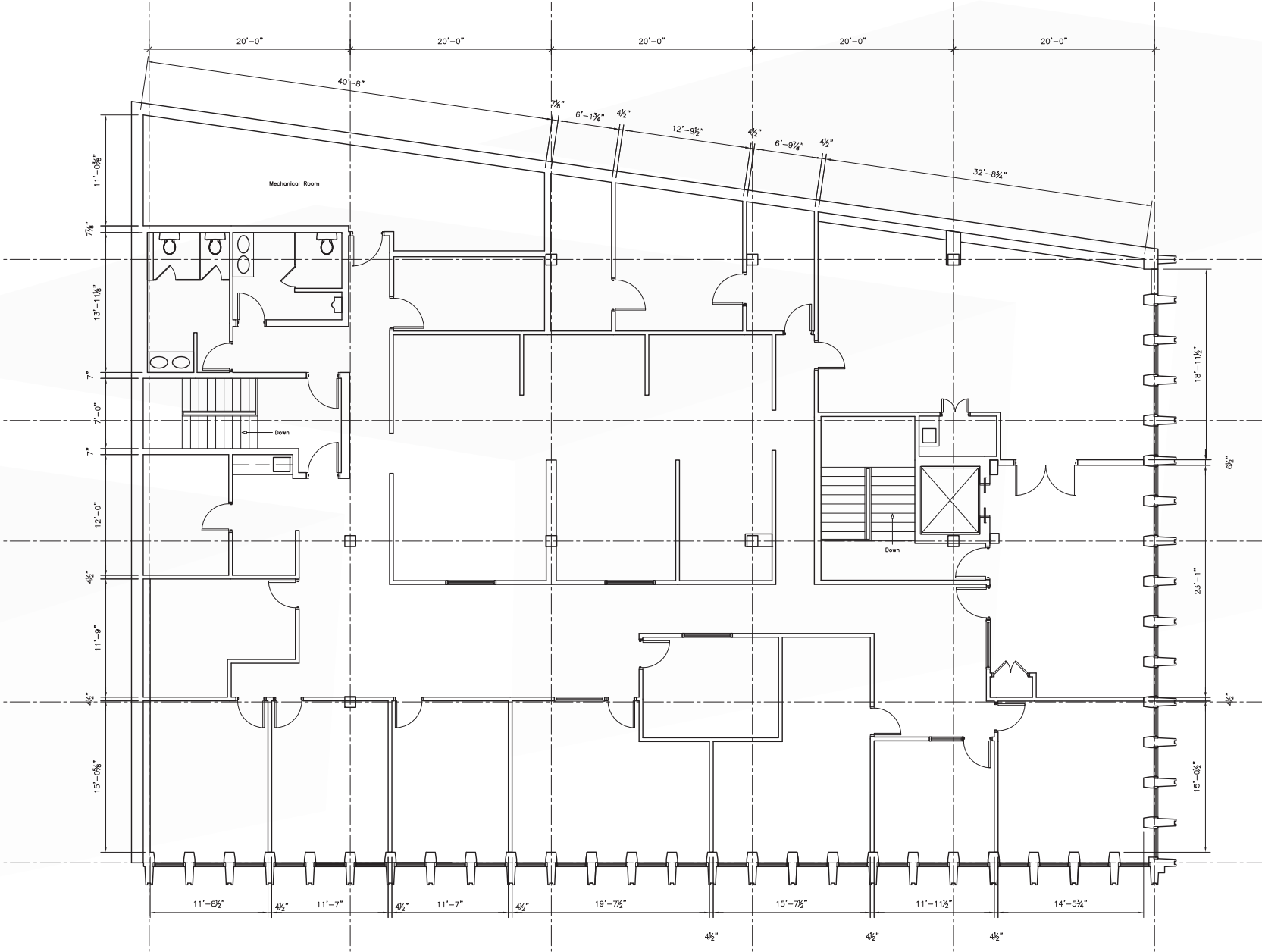


SECOND FLOOR



Floor Plan

THIRD FLOOR



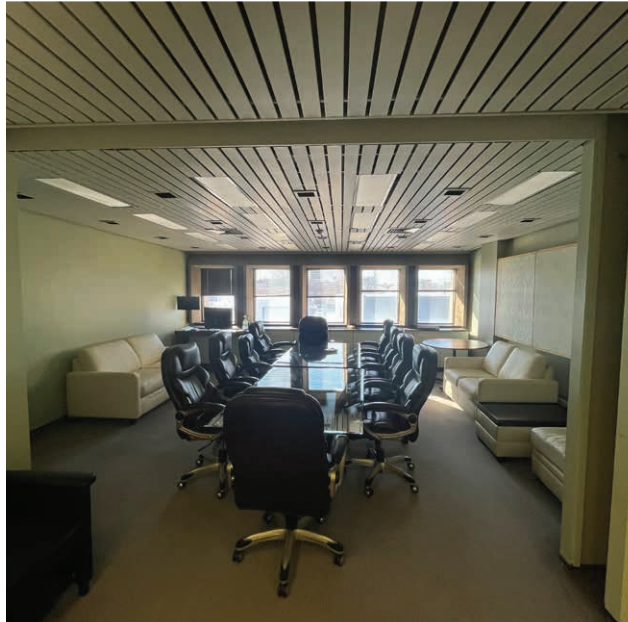
Interior Photos

MAIN FLOOR



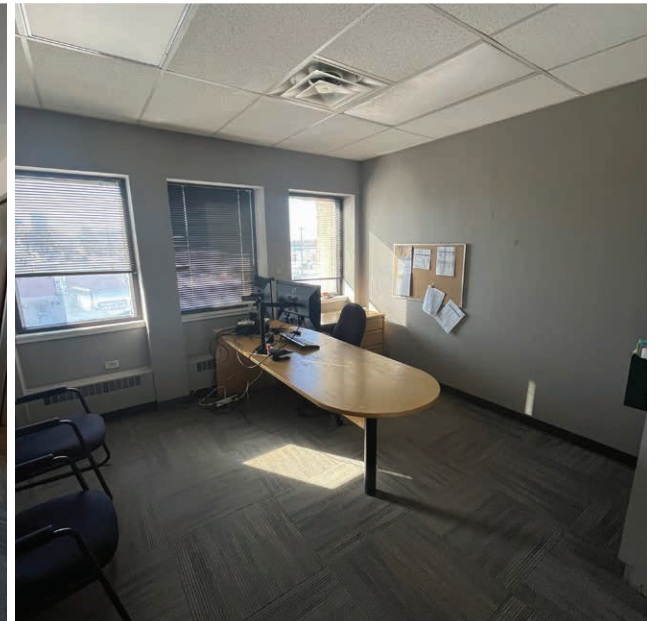
Interior Photos

SECOND FLOOR

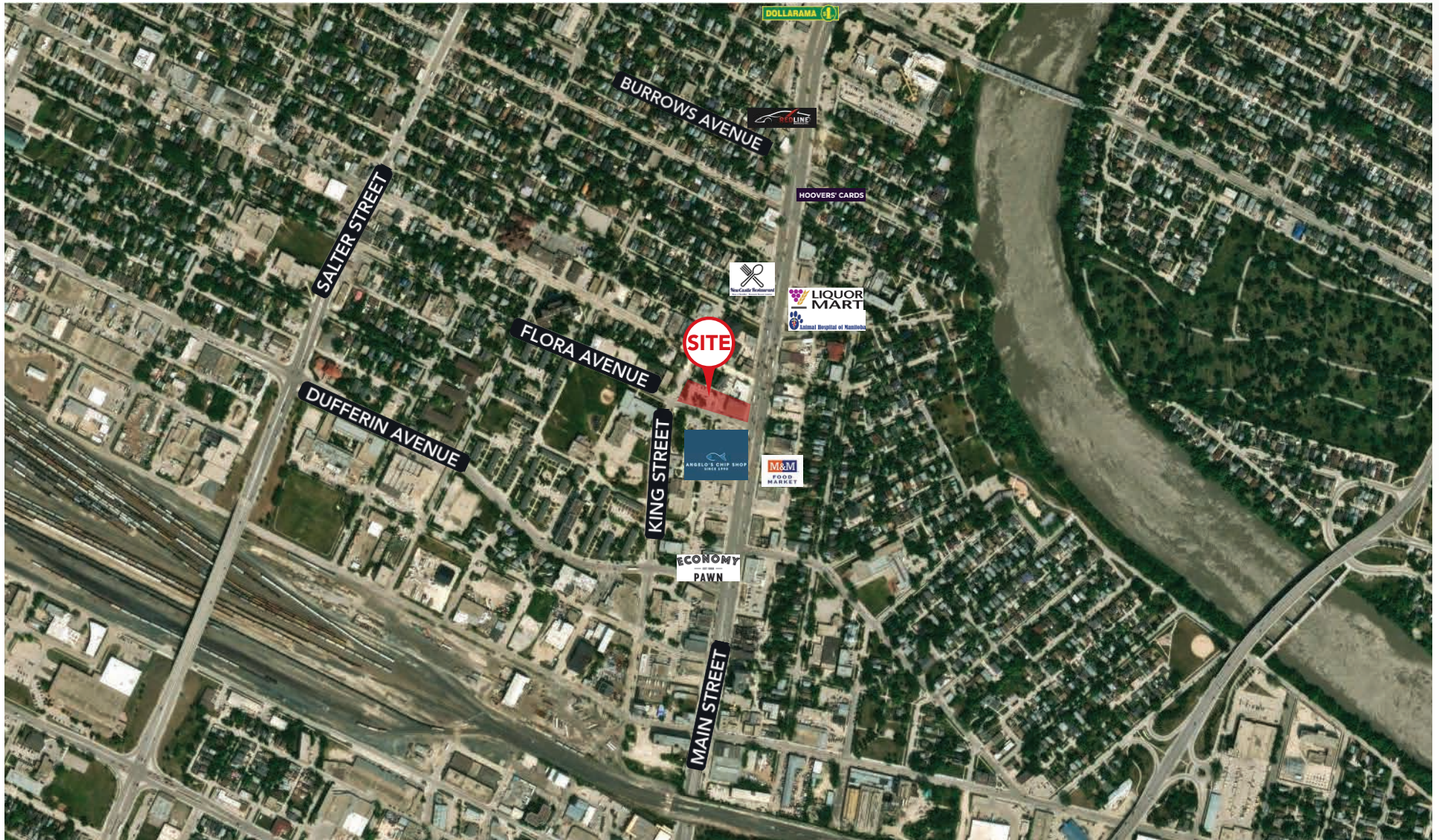


Interior Photos

THIRD FLOOR



Area Amenities



Contact

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