

# Single-Tenant, Suburban Office Building



**FOR SALE**

**1666 Dublin Avenue**  
**WINNIPEG, MB**

**Capital**  
COMMERCIAL INVESTMENT  
SERVICES

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# 1666 Dublin Avenue

## THE OFFERING

CCIS | Capital Commercial Investment Services is pleased to offer for sale 100% interest in 1666 Dublin Avenue ("The Property") in Winnipeg, MB. 1666 Dublin Avenue is an 8,125 sq. ft. 2-storey single tenant office building located in the St. James Industrial Area.

The Property is strategically located along Dublin Avenue near the amenities of the St. James Retail node and only a 3-minute drive to the James Richardson Armstrong International Airport. This Site location offers good access to tenants/owners and offers excellent exposure along Dublin Avenue and Border Street, excellent on-site parking and multiple access points. The building was originally constructed in 1964 and has since been renovated to functional office space. The Property is fully leased to FBC Communications Limited Partnership until December 16, 2025.

## HIGHLIGHTS



User/Investor  
Opportunity

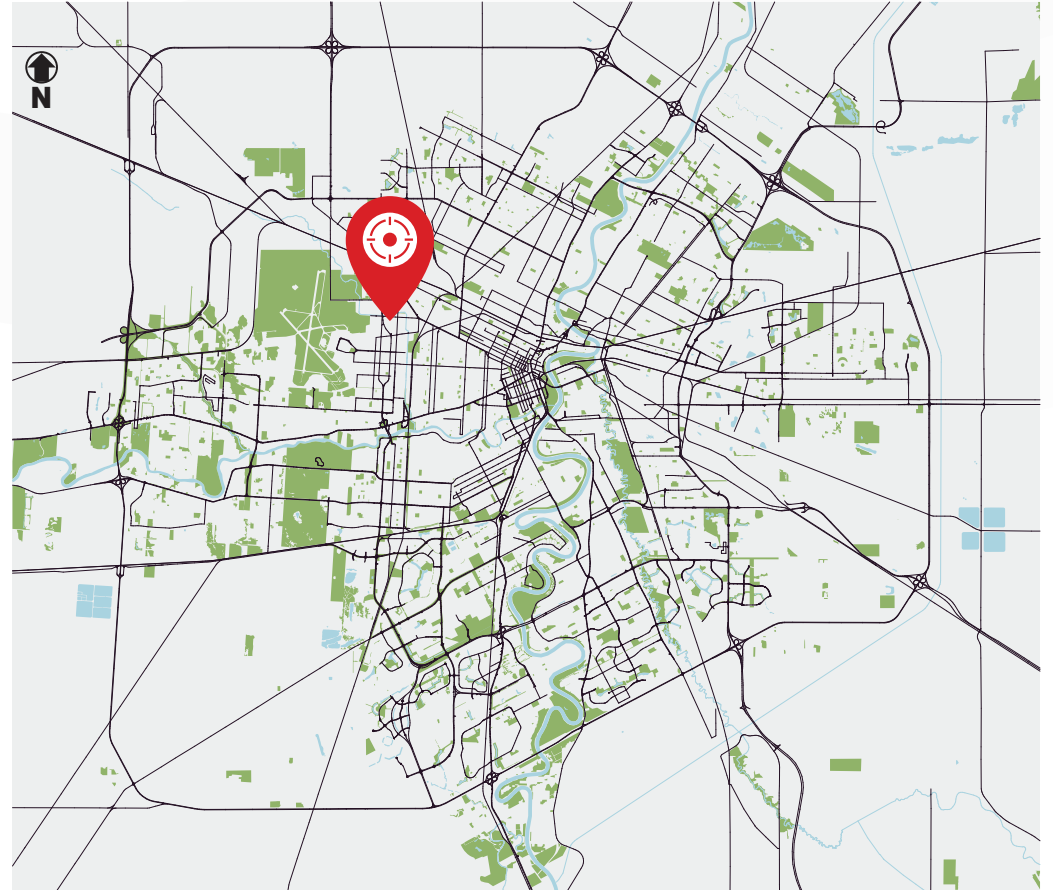


Strategically located in the Polo  
Park retail node and St. James  
industrial area



Ample on-site  
parking

## SITE LOCATION



# Property Summary

## PROPERTY DETAILS

<b>PROPERTY TYPE</b>	Suburban Single Tenant Office Building
<b>LEGAL DESCRIPTION</b>	SP Lots 1-4 Plan 32581 WLTO In OTM Lots 39 and 40 Parish of St. James
<b>BUILDING AREA</b>	8,125 sq. ft. <i>(plus more than 4,000 sq. ft. of full height useable basement)</i>
<b>BUILDING CONFIGURATION</b>	Rectangular
<b>SITE AREA</b>	16,037 sq. ft. (0.37 acres)
<b>SITE COVERAGE RATIO</b>	50.7%
<b>PARKING</b>	24-stall, asphalt parking lot
<b>NUMBER OF STOREYS</b>	2 (plus basement)
<b>YEAR BUILT</b>	1964
<b>FRONTAGE</b>	150'
<b>ZONING</b>	M2 – Manufctrng – General
<b>SALE PRICE</b>	\$2,100,000

## BUILDING DETAILS

<b>FOUNDATION</b>	Concrete
<b>STRUCTURE</b>	Concrete Block Construction
<b>EXTERIOR WALLS</b>	Brick Veneer Masonry/Metal Siding
<b>WINDOWS/DOORS</b>	Anodized Aluminum Windows and Doors
<b>ROOF</b>	Built-up asphalt roof (BUR)
<b>HVAC</b>	Rooftop HVAC, Electric Baseboard Heat
<b>ELECTRICAL</b>	400 Amp, 120/208 Volt, 3 Phase
<b>LIGHTING</b>	Fluorescent and Halogen

# Location Overview

The Property is well situated in the St. James Industrial area with easy access to primary trucking and municipal roads, including Route 90, Notre Dame Avenue, and Inkster Boulevard.

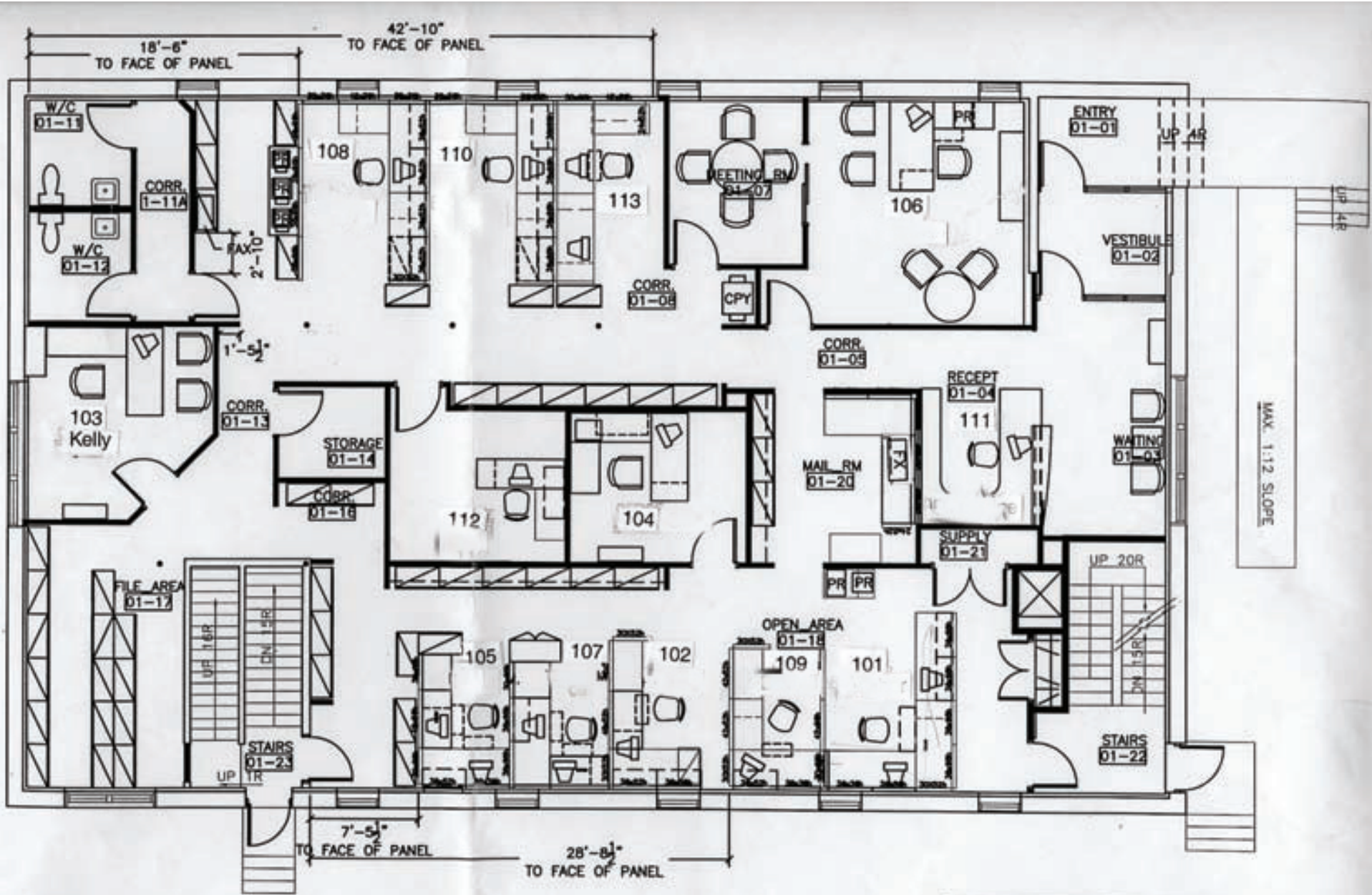
St. James Industrial is bounded by Notre Dame Avenue on the north and east, the CP Lariviere rail line on the east, Ellice, Silver, and St. Matthews Avenues on the south, and the James Armstrong Richardson International Airport on the west.



# Site Aerial

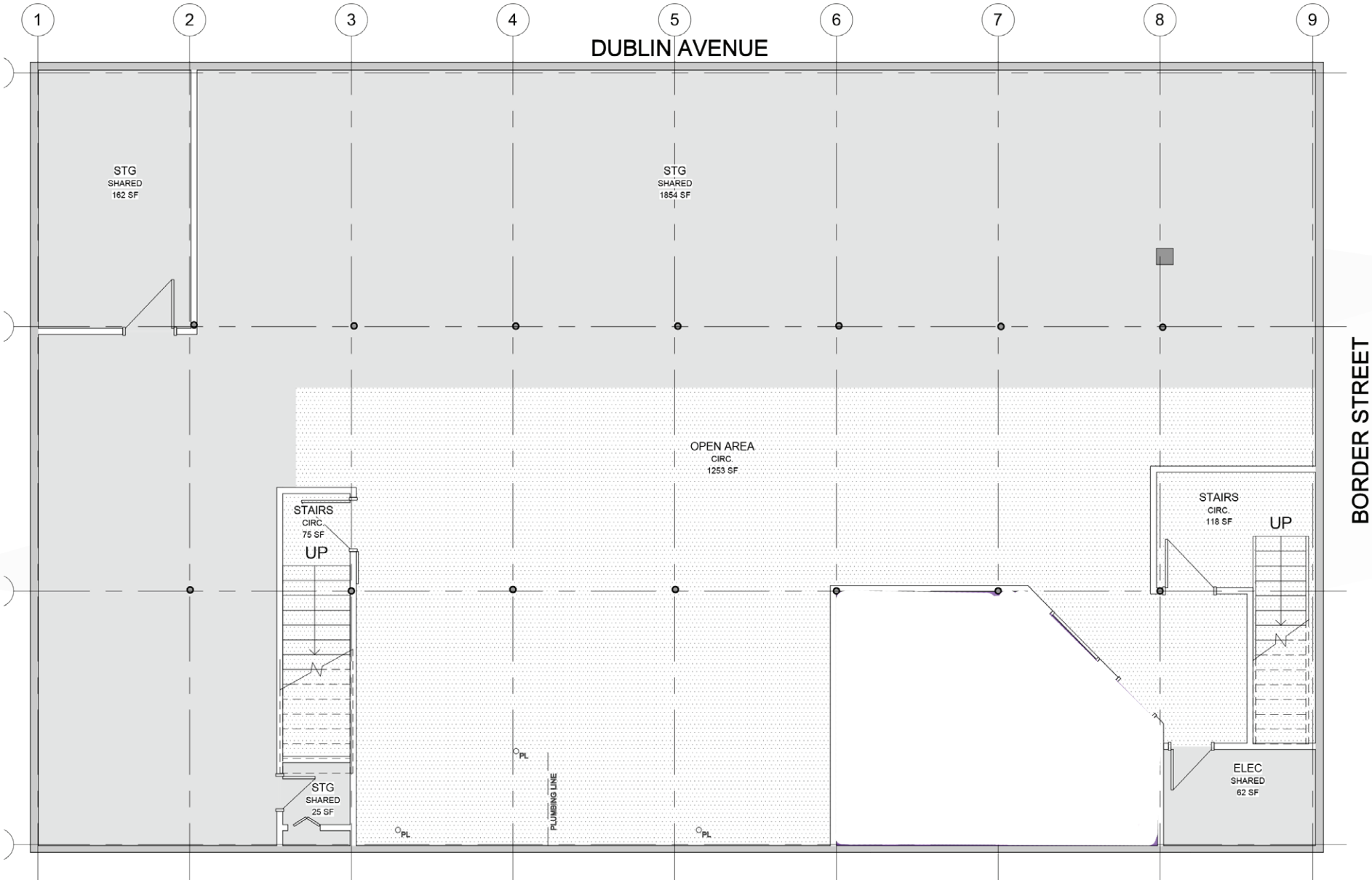


# Main Level Floor Plan





# Lower Level Floor Plan





## Contact

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## CAPITAL COMMERCIAL INVESTMENT

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