



FOR SALE/LEASE | OWNER OCCUPIER OPPORTUNITY

291 GARRY STREET WINNIPEG, MB


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

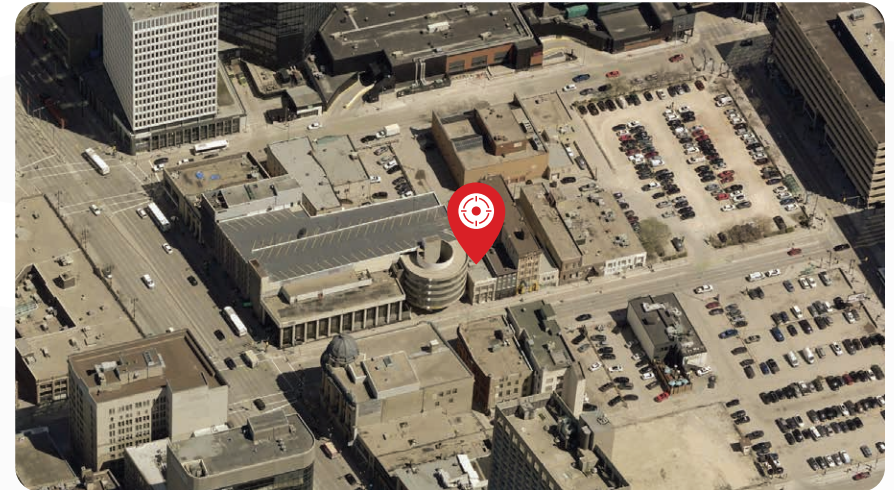
LOCATION ANALYSIS



POPULATION
15 Minute Walk Time
23,018



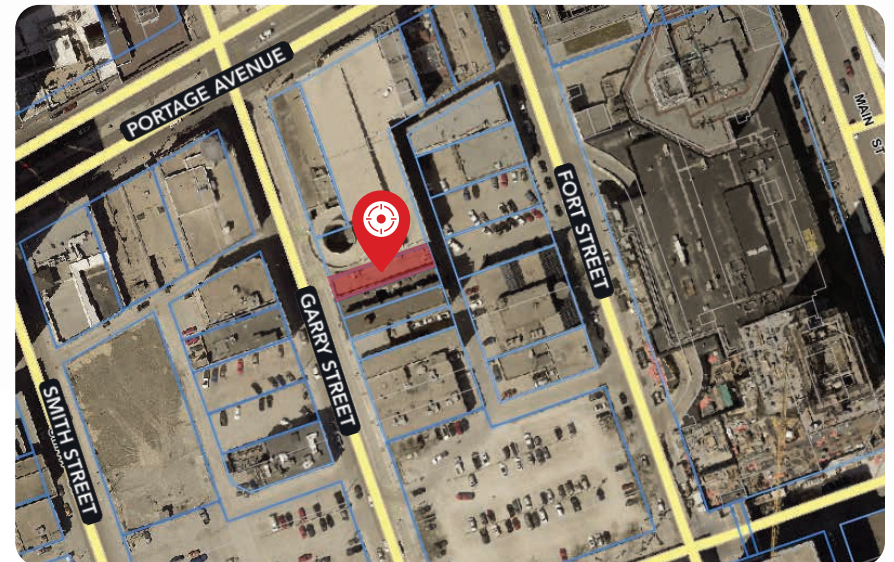
WALK SCORE
Walker's Paradise
100



POPULATION
Projected (2030)
25,948



BIKE SCORE
Very Bikeable
89

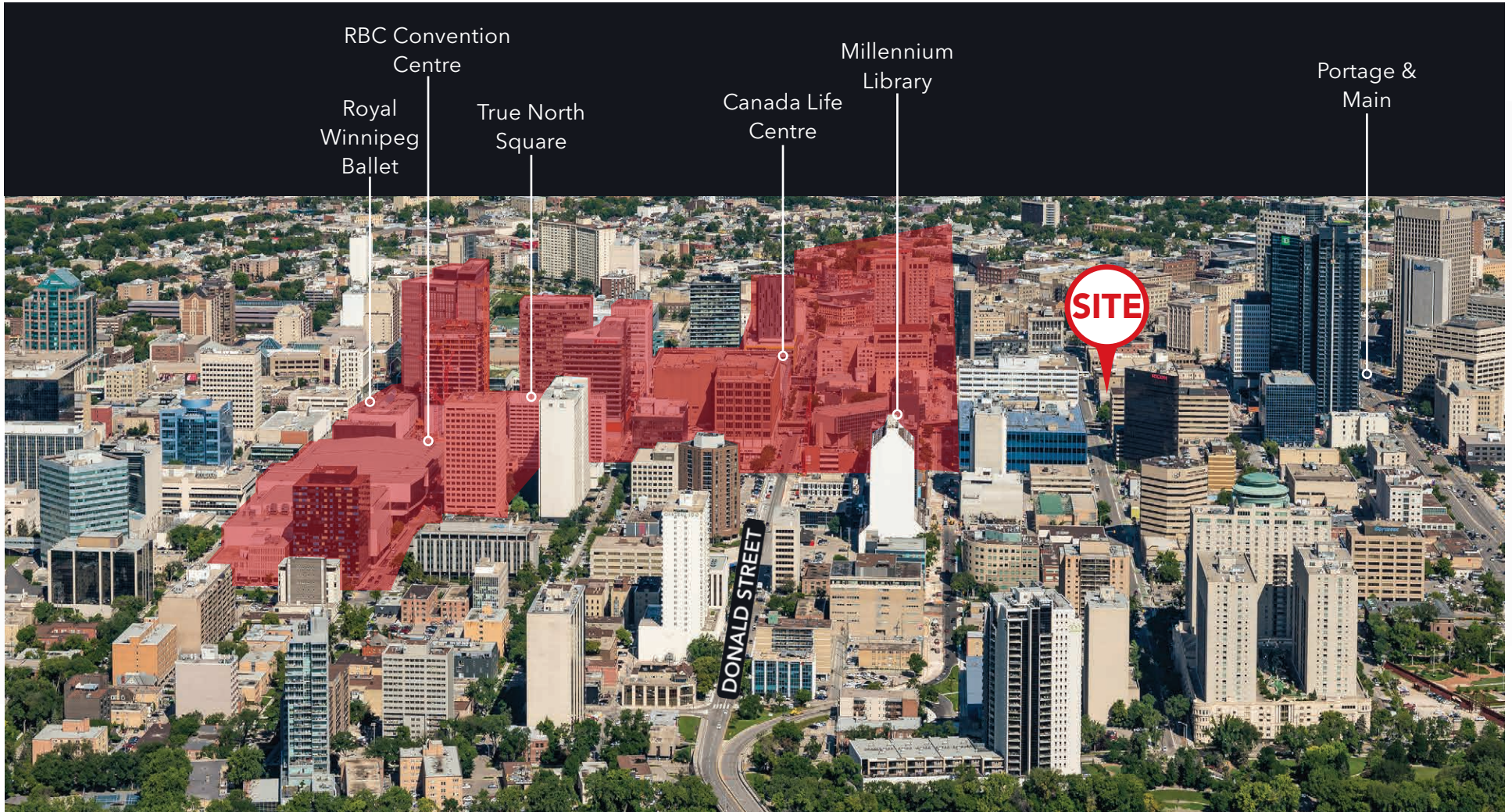


MEDIAN AGE
15 Minute Walk Time
34.6



TRANSIT SCORE
Excellent Transit
77

SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT (SHED)



11

city blocks

4

hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+

restaurants including Browns Social House, Rudy's, Shark Club, Local Public Eatery, Hargrave Street Market, and more

6

entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET

PROPERTY OVERVIEW

SITE DETAILS

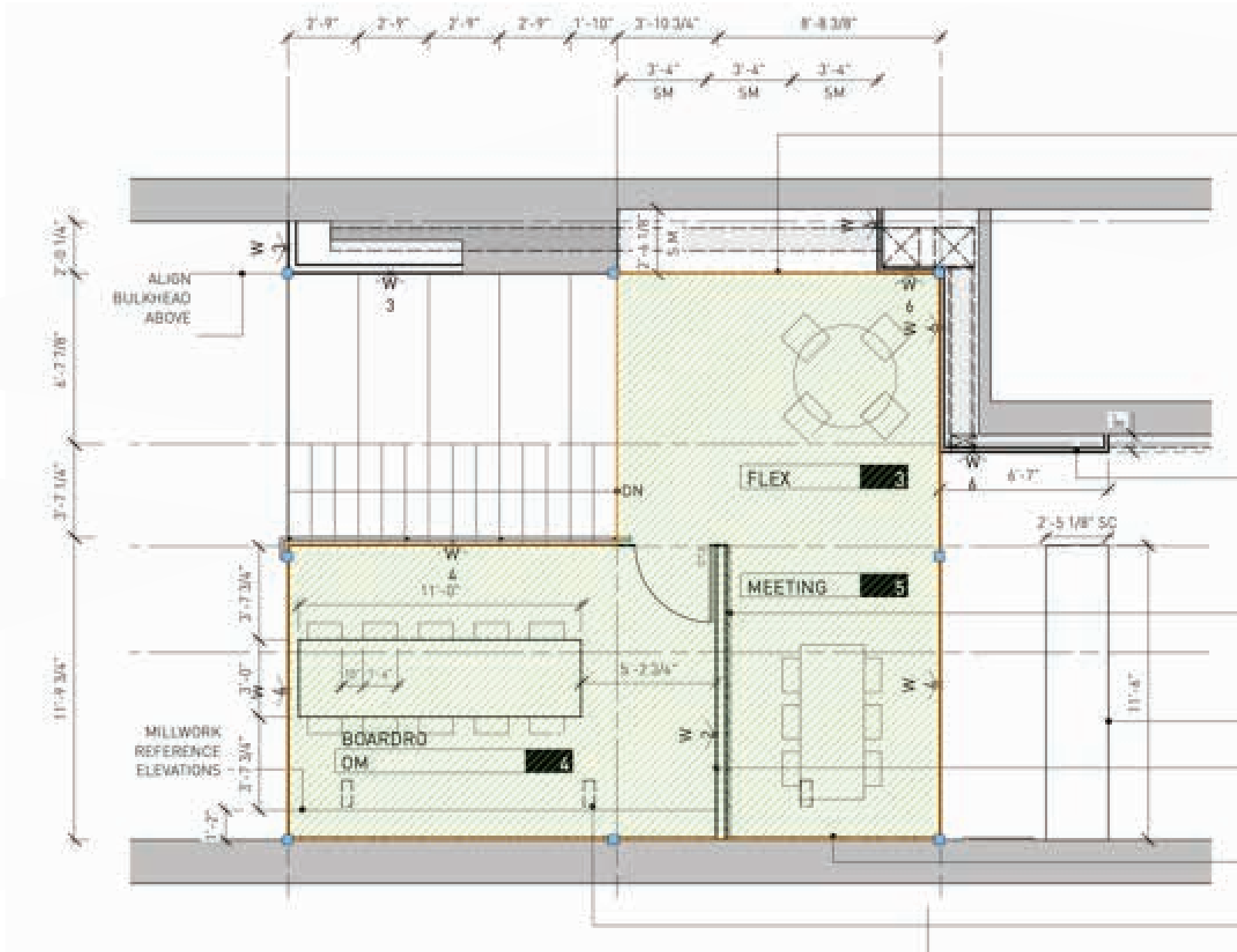
LAND AREA (+/-)	3,224 sq. ft.
LEGAL DESCRIPTION	SP Lot 68 Plan 24135 WLTO in RL 1 Parish of St. John
ZONING	M - Multiple Use
PROPERTY TAXES	\$20,411.24 (2025)
ASKING PRICE	\$1,680,000
NET RENTAL RATE	\$20.00 per sq. ft.
ADDITIONAL RENT	\$8.57 per sq. ft. plus electricity (est. 2026)

BUILDING DETAILS

YEAR BUILT	1908 with addition added in 1916 (significant renovation in 2019)
BUILDING AREA (+/-)	6,717 sq. ft.
AREA AVAILABLE (+/-)	Main Floor: 3,571 sq. ft. inclusive of second floor mezzanine Second Floor: 3,146 sq. ft.
TYPICAL FLOOR PLATE	3,146 sq. ft.
STOREYS	Two plus a lower level
EXTERIOR	Brick, ornate terra cotta and stone foundation
SUBSTRUCTURE	Basement level cast-in-place concrete slab and foundation walls consisting of stone and concrete; Load bearing multi-wythe brick walls supporting wooden floor assemblies and roof decks
ROOF	Flat, two ply modified bitumen roof system New roof deck, roof joists and roof membrane in 2005
MECHANICAL	Three (3) roof top HVAC units



MAIN FLOOR MEZZANINE



INTERIOR PHOTOGRAPHS

MAIN FLOOR



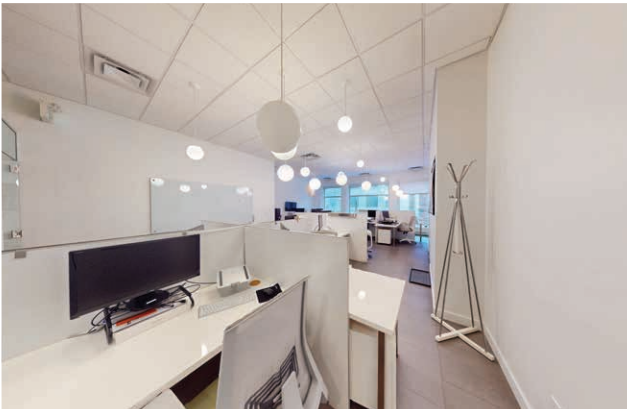
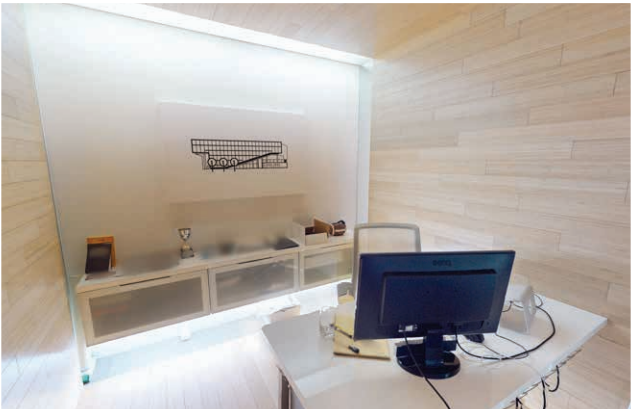
INTERIOR PHOTOGRAPHS

MAIN FLOOR MEZZANINE



INTERIOR PHOTOGRAPHS

SECOND FLOOR





COMMERCIAL REAL ESTATE
SERVICES INC.

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