

Downtown Owner Occupier Building and/or Development Site For Sale

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(plus basement)

3,610 SF

South Broadway Useable in a quiet portion basement for of Downtown storage



Across from the Manitoba Legislative Building



Existing office building with development potential

^{*} Services provided through Personal Real Estate Corporation

Investment Highlights

Colliers Winnipeg (the "Listing Broker") is pleased to act as the exclusive agent in the sale of 23 Kennedy Street in Winnipeg, Manitoba.

Civic Address	23 Kennedy Street, Winnipeg, MB
Site Area	4,978 SF
Site Frontage	50'
Current Zoning	D – Downtown Living (Use code is CMOFF – Office)
Building Area	3,610 SF (plus 1,550 SF basement)
Year Built	1912
Taxes (2025)	\$18,051.93
Parking	5 surface stalls (tandem) and ample street parking
Heating/Cooling	Natural gas powered forced air
Construction	Wood frame on stone foundation
Roof	Sloped shingles

Asking Price: \$800,000







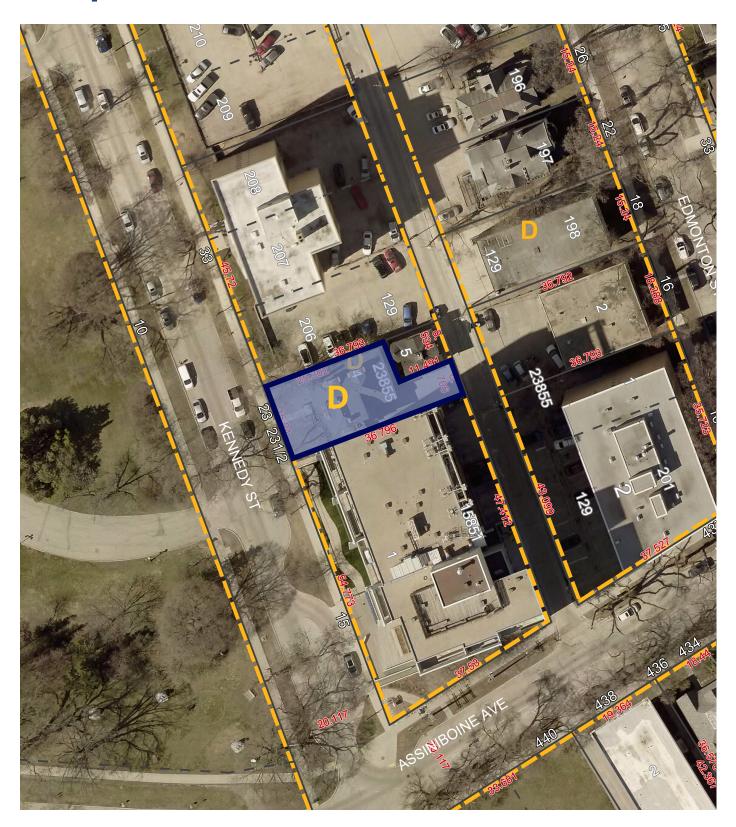








Zoning **Map**



Location **Overview**



Offering **Process**

Submission Process and Timing

Offers will be reviewed by Colliers and the vendor as received. There is no data room with additional information or further reports for this property.

Disclaimer

The Vendor, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this offering memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

The Vendor and the Agents expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the evaluation material or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Vendor or the Agent or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.



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