



Colliers

23 Kennedy Street, Winnipeg, MB

Asking Price:

\$800,000

Building Size:

3,610 SF
(plus basement)



South Broadway
in a quiet portion
of Downtown



Useable
basement for
storage



Across from
the Manitoba
Legislative
Building



Existing office
building with
development
potential

Downtown Owner Occupier Building and/or Development Site For Sale

Matt Odger, MBA

Vice President
Brokerage Services | Investment
+1 204 515 7107
matt.odger@colliers.com

Steven Foubert,

M.Sc., P.Eng., PMP, CPM, LEED GA*

Associate Vice President
Brokerage Services | Investment
+1 204 781 9823
steven.foubert@colliers.com

* 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.



Colliers Canada

600-330 St. Mary Avenue
Winnipeg, MB R3C 3Z5
+1 204 943 1600

Matt Odger, MBA

Vice President
Brokerage Services | Investment
+1 204 515 7107
matt.odger@colliers.com

Steven Foubert, M.Sc., P.Eng., PMP, CPM, LEED GA*

Associate Vice President
Brokerage Services | Investment
+1 204 781 9823
steven.foubert@colliers.com

** Services provided through Personal Real Estate Corporation*

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2021 Colliers International.

collierscanada.com