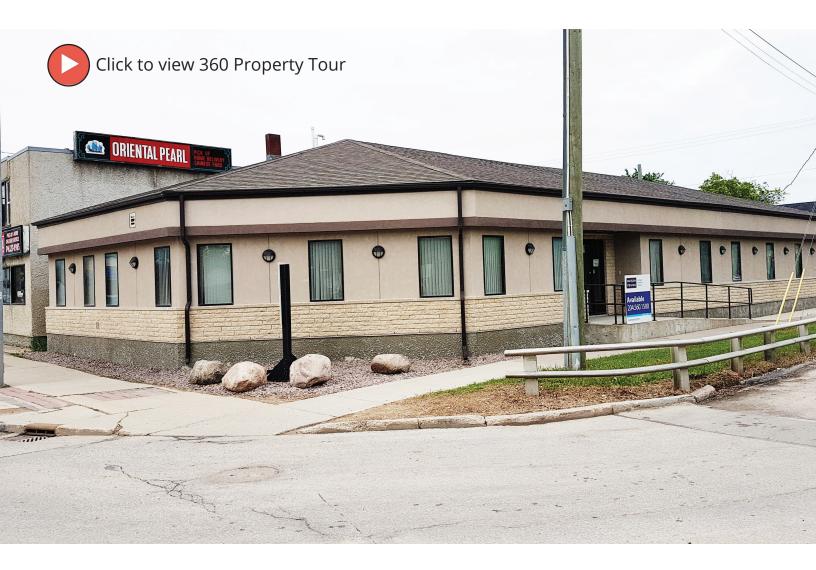


Energy Efficient Building For Sale / For Lease

309 Youville Street Winnipeg, MB



Wes Schollenberg Managing Director, Broker 204 560 1501 wes.schollenberg@avisonyoung.com Ken Roseman Senior Associate 204 560 1513 ken.roseman@avisonyoung.com



Platinum member

Property overview

309 Youville Street, Winnipeg, MB



Property overview

Address	309 Youville Street
Total building area	3,837 sf
Total land area	45 ft x 122 ft / 5,414 sf
Date built	2010 / 2015 on piles
Roll number	06093260100
Title number	2670912
Realty taxes (2023)	\$25,567.53
Zoning	C2-Commercial Community
Construction type	Masonry wall

Highlights

- Great high profile location with lots of ancillary parking options
- Neutral light grey decor throughout
- Ideal set up for medical, financial, accounting, law and general administration
- 5 outdoor electrified parking spaces
- Additional stalls in the area
- Spotless condition
- Over 10 offices
- R40 ceilings / R20 walls
- Maintenance free exterior
- Fully accessible

Offered at: \$1,295,000 Net rent: \$21.00 psf / annum

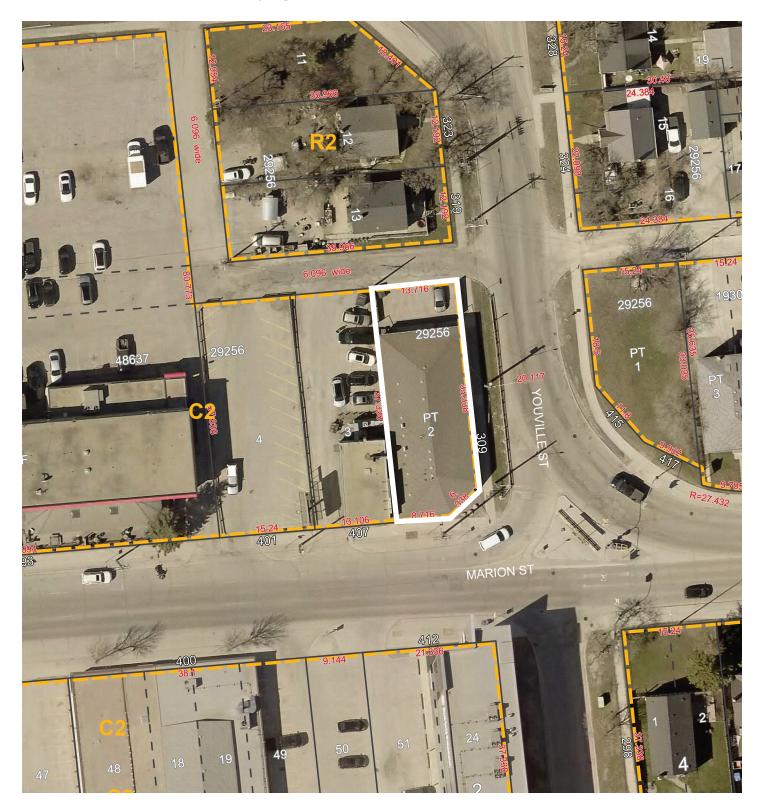
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Site plan

309 Youville Street, Winnipeg, MB



Get more information

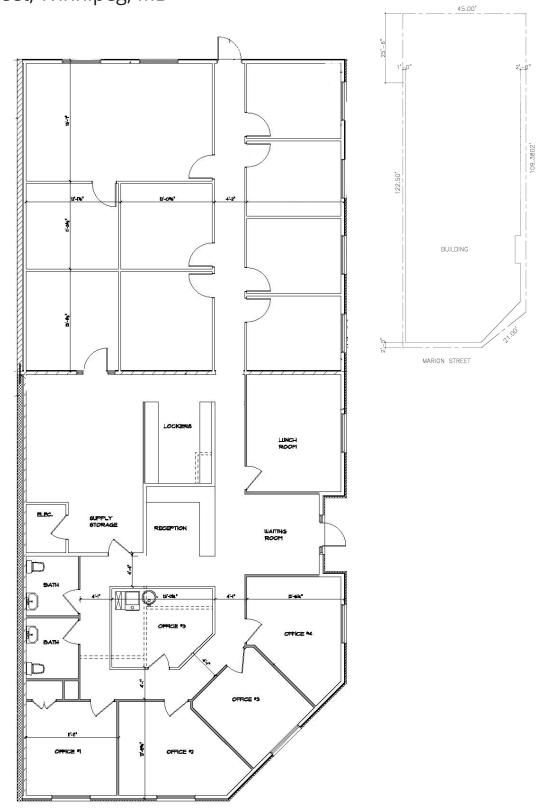
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Floor plan

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PUBLIC LANE

309 YOUVILLE

Images

309 Youville Street, Winnipeg, MB















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Location

information

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Call us for more information

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