

~ Owner User/Investor Sale Opportunity ~



FOR SALE/LEASE

1850 Ness Avenue

WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

LAND AREA (+/-)	5,481 sq. ft.
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BUILDING AREA (+/-)	5,382 sq. ft.
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AREA AVAILABLE (+/-)	2,556 sq. ft.
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PARKING (+/-)	5 surface stalls
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ZONING	C1 Commercial
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ROLL NO.	0702057100
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TITLE NO.	3127726/1
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STOREYS	2 Storey, Office/Retail
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YEAR BUILT	1971
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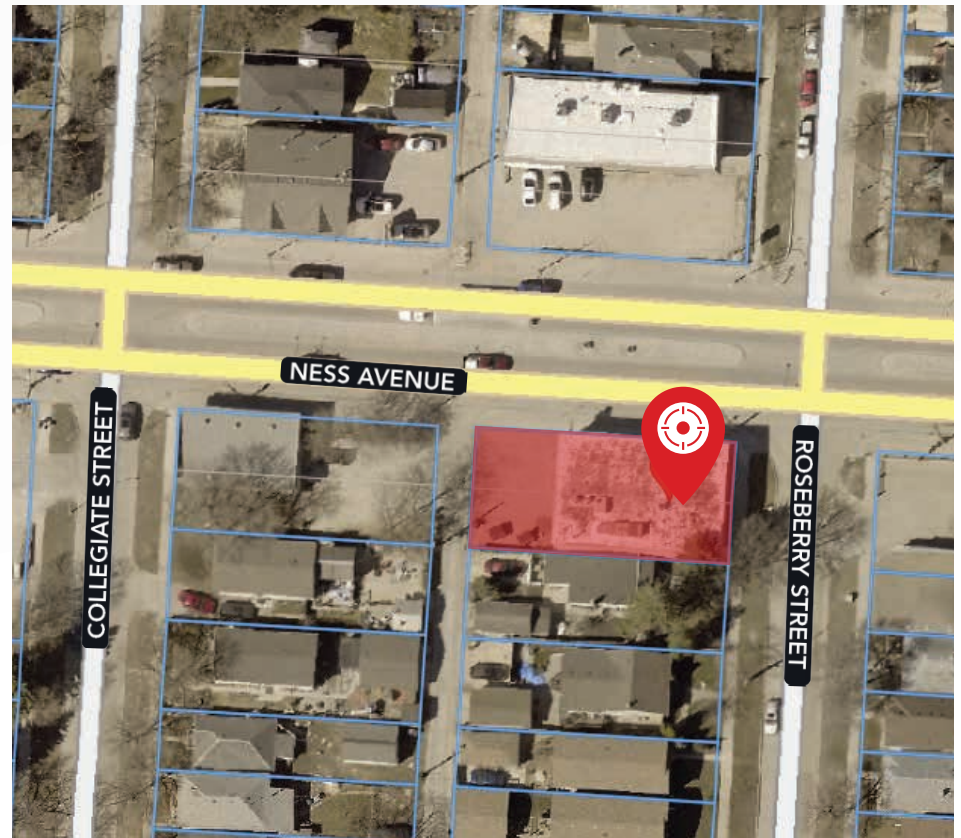
CURRENT TENANTS	Mainstream Mortgages The Butter Tart Lady
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GROSS RENT	\$17.00 per sq. ft.
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SALE PRICE	\$800,000
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PROPERTY HIGHLIGHTS

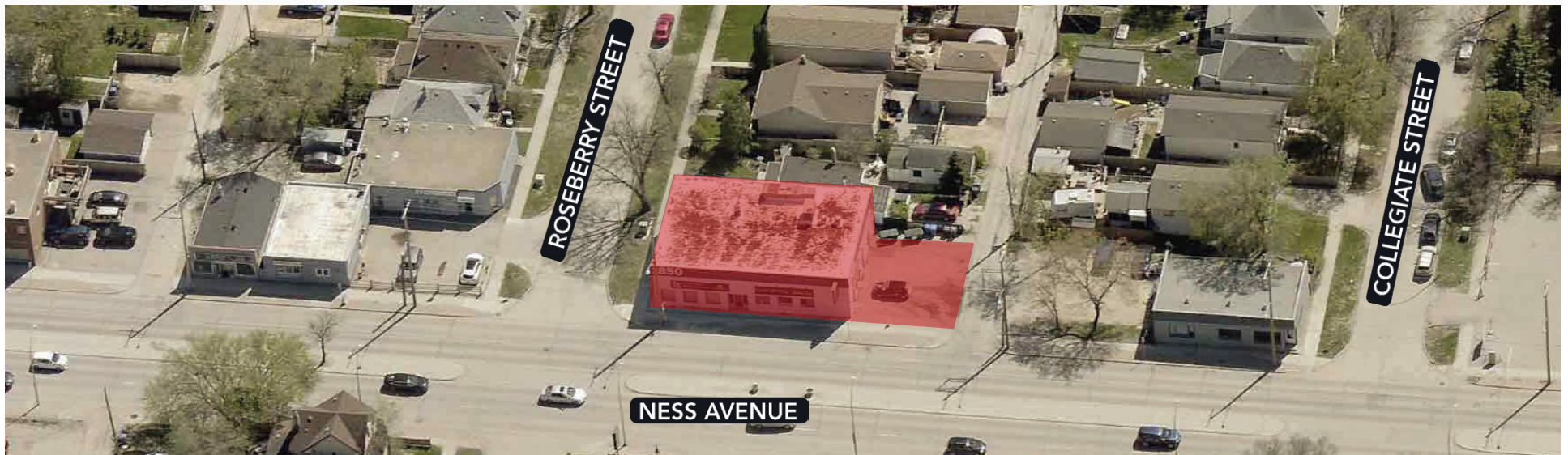
- Prominent and high-exposure location along Ness Avenue
- Existing tenants in-place providing immediate income
- Built-out office with quality finishes
- Situated on a major thoroughfare with high-traffic flow
- Located in close proximity to the Winnipeg Airport and the amenities of Polo Park shopping mall



Property Overview

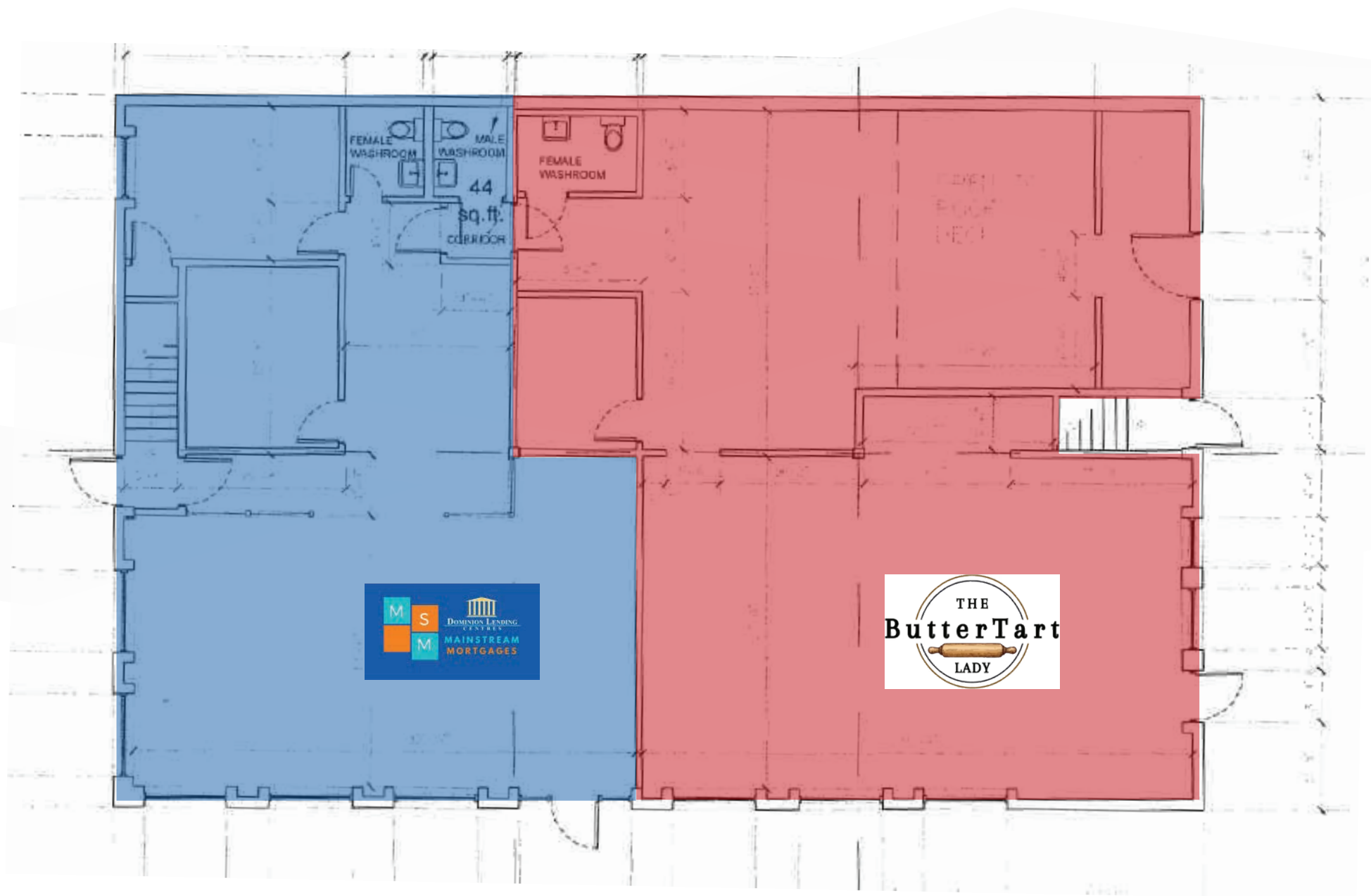
BUILDING DETAILS

EXTERIOR	Masonry
ROOF	Spray Foam
MECHANICAL	RTU and Forced Air Furnace
LAND AREA (+/-)	5,481 sq. ft.
BUILDING AREA (+/-)	5,382 sq. ft.
FRONTAGE (+/-)	50 ft. along Ness Avenue



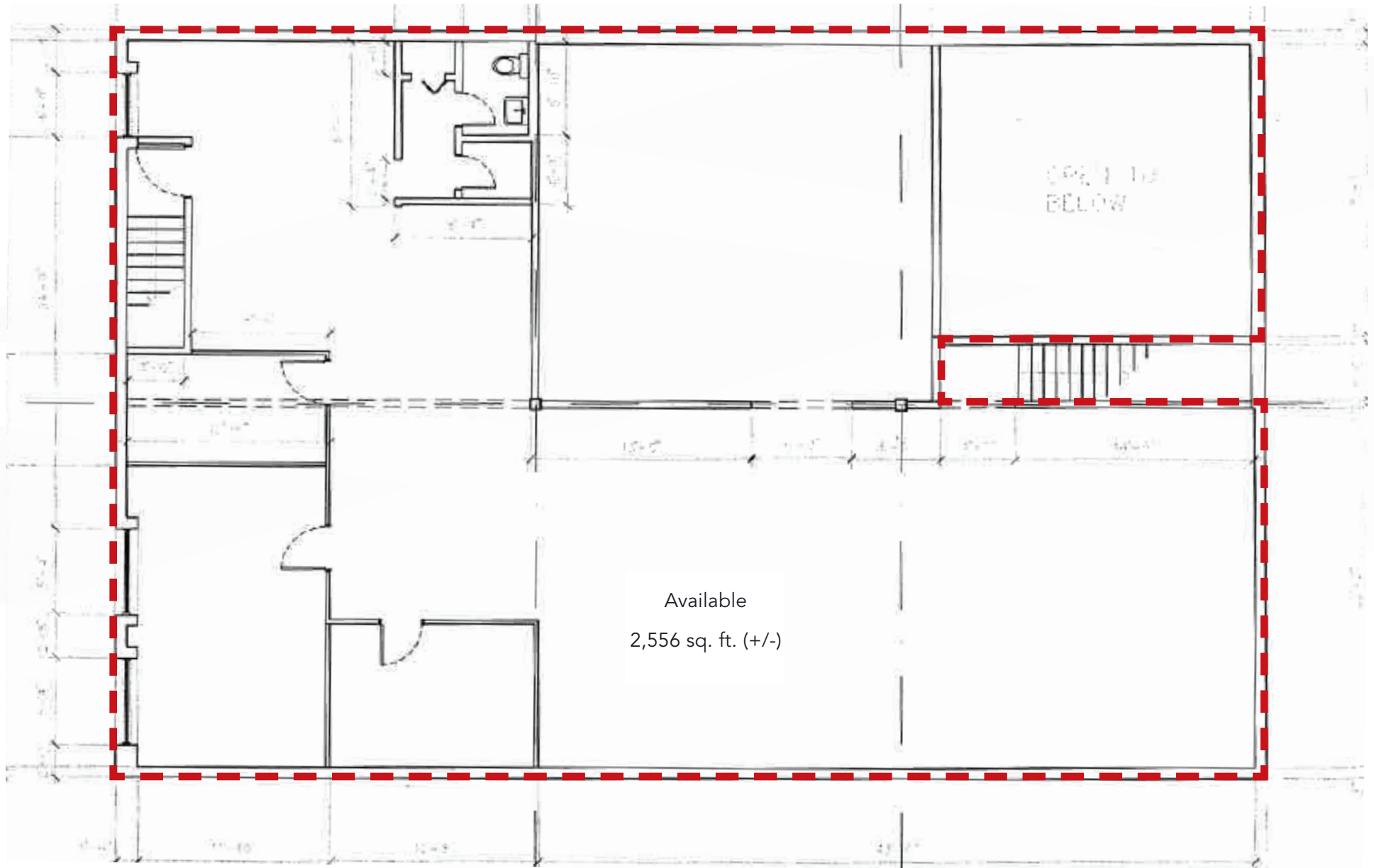
Floor Plan

MAIN FLOOR



Floor Plan

SECOND FLOOR



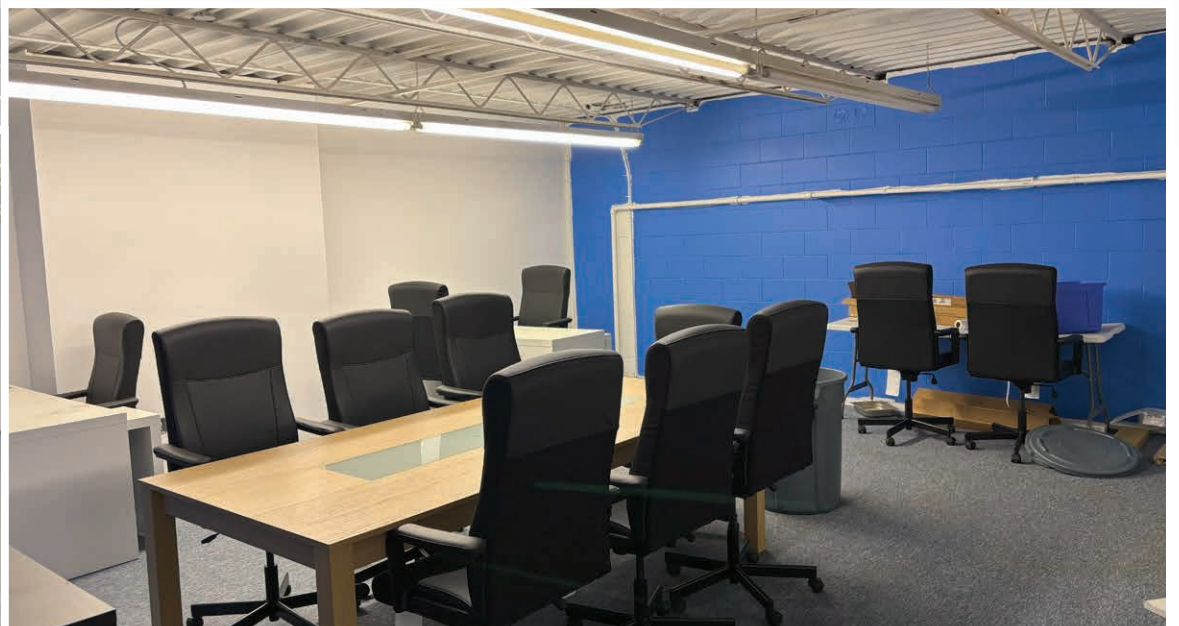
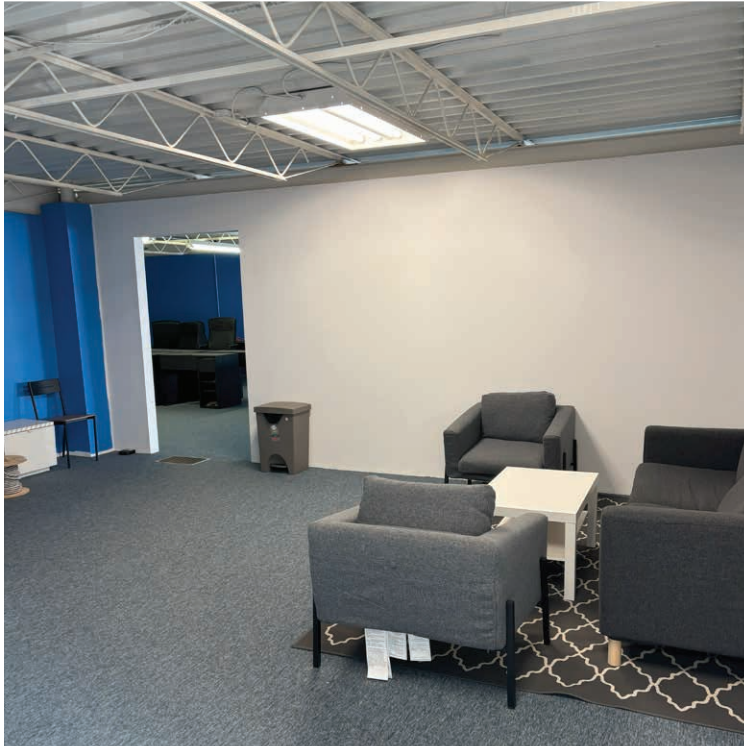
Interior Photos

MAIN FLOOR

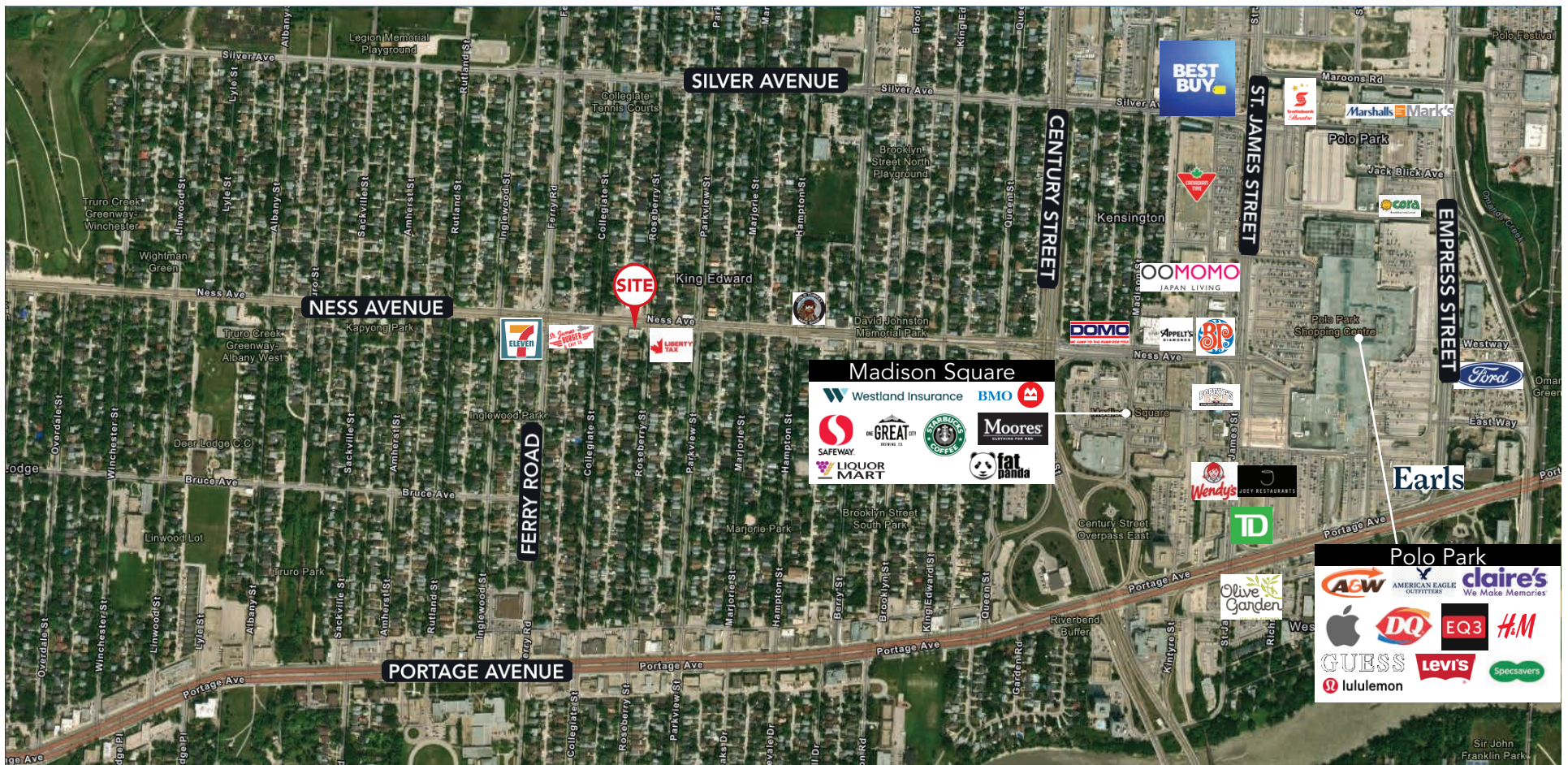


Interior Photos

SECOND FLOOR



The Property is well-located in the St. James/Polo Park area and benefits from its close proximity to the various surrounding retail amenities. This diverse and growing neighbourhood features easy access to major traffic routes including St. James Street, Route 90 and Portage Avenue. The site also offers excellent exposure on Ness Avenue to average daily traffic counts of 20,900 vehicles at Ferry Road and Ness Avenue.



Contact

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