

ONLINE AUCTION

Allows For Conditions



HIGH PROFILE ±21,711 SF BLDG IN DOWNTOWN WINNIPEG, GREAT EXPOSURE ON CORNER LOT

250 Portage Ave, Winnipeg, MB

FRE Auctions and Shindico Realty are pleased to present the Online Auction Plus event (allows for conditions) for this high image 21,711 SF two-storey + basement building in Downtown Winnipeg. Located on a high-visibility corner location along Portage Ave & Garry St, the building is situated in Winnipeg's business district and steps from the SHED District, The Forks, Bell MTS Place, RBC Convention, University of Winnipeg, and Red River College. The property is being offered at a substantially low basis and significantly below the average cost per square foot for the downtown Winnipeg market.

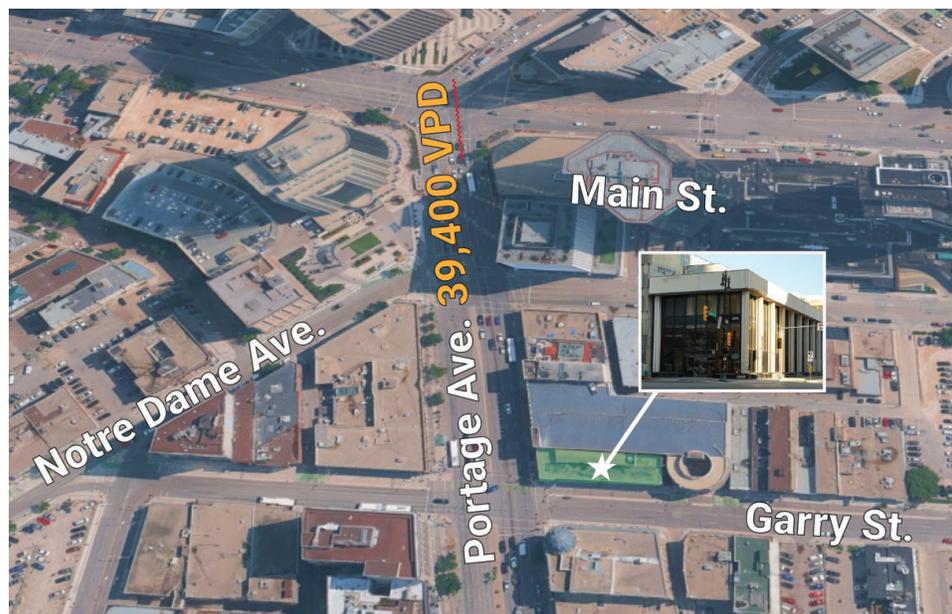
PROPERTY HIGHLIGHTS

- Substantially low cost per square foot
- High Profile Location with strong VPD of 39,400
- Flexible configuration for office, healthcare, retail and mixed-use
- 22 FT high main floor ceilings with mezzanine potential
- Strong signage opportunities
- Directly adjacent to multi-level Garry Street parkade (358 stalls)
- Floor to ceiling windows throughout
- Fully functional bank vault in the lower level and fully-built out lower level
- One block west of access into the underground concourse and Shops of Winnipeg Square
- Elevator access
- Zoned for multiple use

STARTING BID:
\$1,249,000

Previous List Price:
\$2,550,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



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For additional property details, downloadable due diligence & auction info

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