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Self-Storage Industrial Building For Sale

330 & 340 Elgin Avenue

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# Property Overview

**330 & 340 Elgin Avenue** present a unique opportunity to acquire an industrial self-storage warehouse and neighbouring residential home in the heart of Winnipeg’s historic Exchange District. Ideally positioned directly beside the newly expanded Red River College Polytechnic campus, these properties are surrounded by significant revitalization and urban growth. The warehouse offers versatile storage or light industrial use, while the adjoining residence provides added flexibility for income, redevelopment, or on-site management. Enveloped by the energy of the Exchange District’s creative community and institutional anchors, 330 & 340 Elgin Avenue stand as a rare offering combining functionality, location, and long-term investment potential.

Addresses	330 Elgin Ave	340 Elgin Ave		330 Elgin Ave	340 Elgin Ave
Offering Price	\$2,100,000.00	\$250,000.00	Overhead Grade Doors	2 x ±8' height 1 x ±12' height 1 x ±14' height	N/A
Total Building Area	±17,789 SF	±1,476 SF	Electrical	3 Phase 400 A/600 V	N/A
Price Per SF	\$118.05	\$169.38	Year Built	1920 & 1961	1897
Site Area	±18,830 SF	±3,298 SF	Ceiling Height	13'6"	N/A
Typical Floorplate	±17,789 SF	±738 SF	Property Use Code	INWWH - Warehouse	RESSD - Detached Single Dwelling
Storeys	1	2	Zoning	C-Character	C-Character
Parking	Street	Rear & Street	Property Taxes (2025)	\$26,484.53	\$1,549.87





# Property Highlights

## The Buildings

### 330 Elgin Avenue

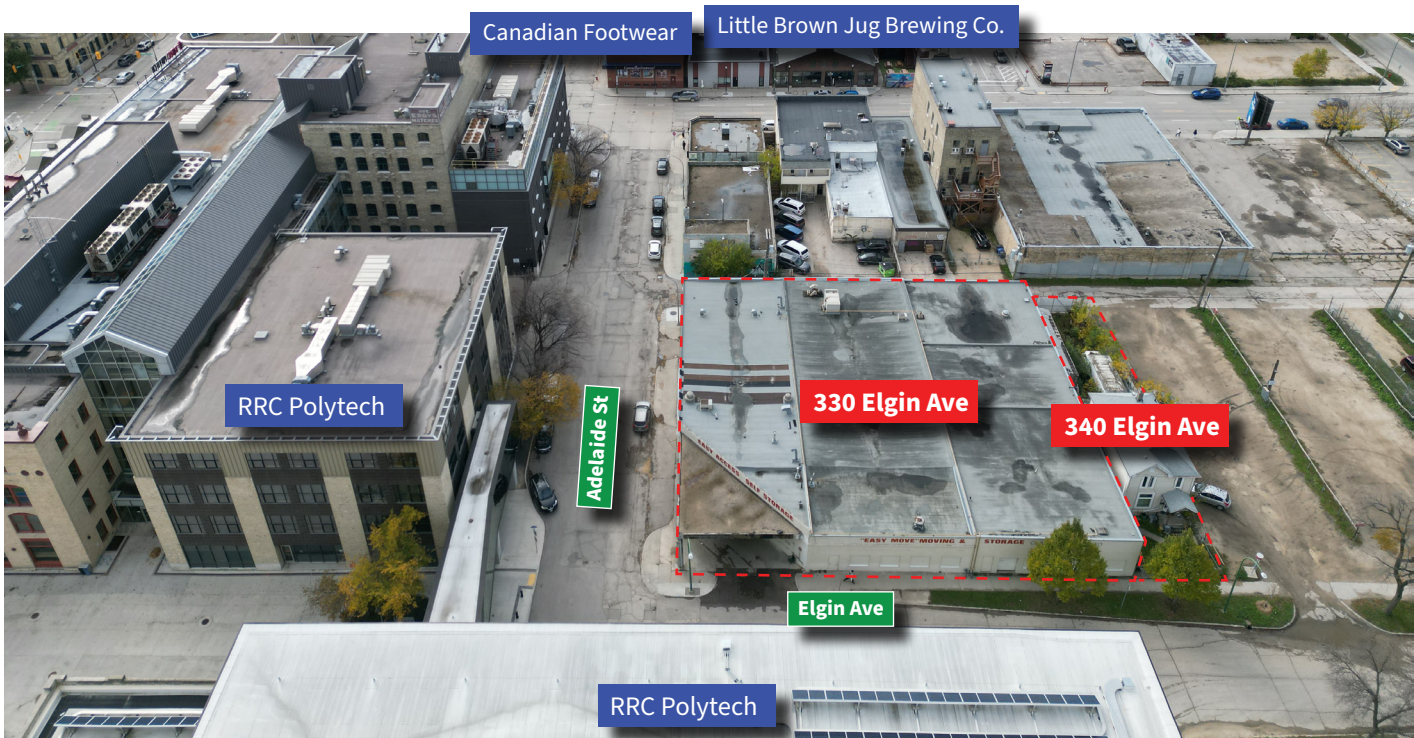
- Brick building with wood frame
- Well-maintained torch-on roof
- Total building square footage: ±17,789 SF
  - Section 1: ±11,255 SF, built in 1920
  - Section 2: ±6,534 SF, built in 1961
- Loading zone/warehouse entrance on Elgin Ave and Adelaide St.
- Street parking also available on Elgin Ave and Adelaide St.

### 340 Elgin Avenue

- Single dwelling
- 2 storeys with full basement
- Wood siding
- Roof in good condition
- 7 bedrooms
- 1 full bathroom
- Heating: forced air

## The Area

- The buildings are surrounded by the newly expanded Red River College Polytechnic campus
- In the heart of the Exchange District in downtown Winnipeg, only a 10-minute walk to Portage & Main
- Ample amenities nearby: Atiga Restaurant, Little Saigon Restaurant, Little Brown Jug Brewing Co., The Kings Head Pub, Young's Market, Canadian Footwear, Victoria-Albert School, Exchange Event Centre, Health Sciences Centre, and more



Red River College Polytech campus just steps away from 330 & 340 Elgin Avenue





Photos







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