

Offered
At

\$1,450,000
\$149 PSF

130 Marion Street

Office / Retail Building for Sale

- ±9,706 Rentable SF
- Perfect for Owner-User or Investor

**AVISON
YOUNG**

Offering Summary

Avison Young Commercial Real Estate (Manitoba) Inc. ("Avison Young") is pleased to offer for sale 100% interest in 130 Marion Street, in Winnipeg, Manitoba.

130 Marion Street (the "Building") is a free-standing office/retail building located one building east of Tache Avenue along the south side of busy Marion Street. The building which occupies the majority of the 4,826 sf Property site is currently divided into a main floor unit of 3,531 rentable sf with access to the basement of 2,792 rentable sf, and a multi-tenant second floor with independent access and a total of 3,383 rentable sf.

The building is being sold with income in place and vacancy opportunities for a buyer who wishes to occupy the building on an owner/user basis. There are 4 parking stalls located directly to the rear of the building and potential to rent additional stalls across the back lane.

Property Highlights

- Prime owner/user opportunity for office/retail use
- Prominently positioned with great visibility along Marion Street
- Convenient access to public transportation, and a wide range of retail shops and dining options
- Free 2-hour parking along Marion Street
- Ideally located close to:
 - St. Boniface Hospital
 - The Forks
 - Canadian Museum for Human Rights
 - Norwood Hotel
 - Nola
 - Safeway

Pricing: \$1,450,000 | \$149 psf

Address:	130 Marion Street Winnipeg, Manitoba
Legal:	SP LOT 11 PLAN 29014 WLTO IN RL 89 PARISH OF ST BONIFACE
Year Built:	1972
Rentable Area:	9,706 sf
Land Area:	4,826 sf (0.11 acres)
Zoning:	C2
2026 City Assessment	\$1,000,000
2025 Property Taxes	\$22,442.77

Demographics Snapshot	2015	2020	2025
Population	94,478	101,009	105,996
Households	39,553	41,396	43,270
Families	25,871	27,714	29,215
Persons Per Household	2.34	2.39	2.40
Median Age	40	39	40
Average Household Income	\$81,546	\$94,183	\$107,216

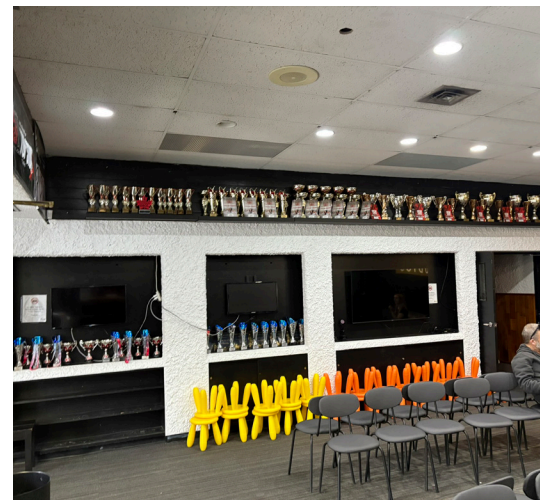




Building Information

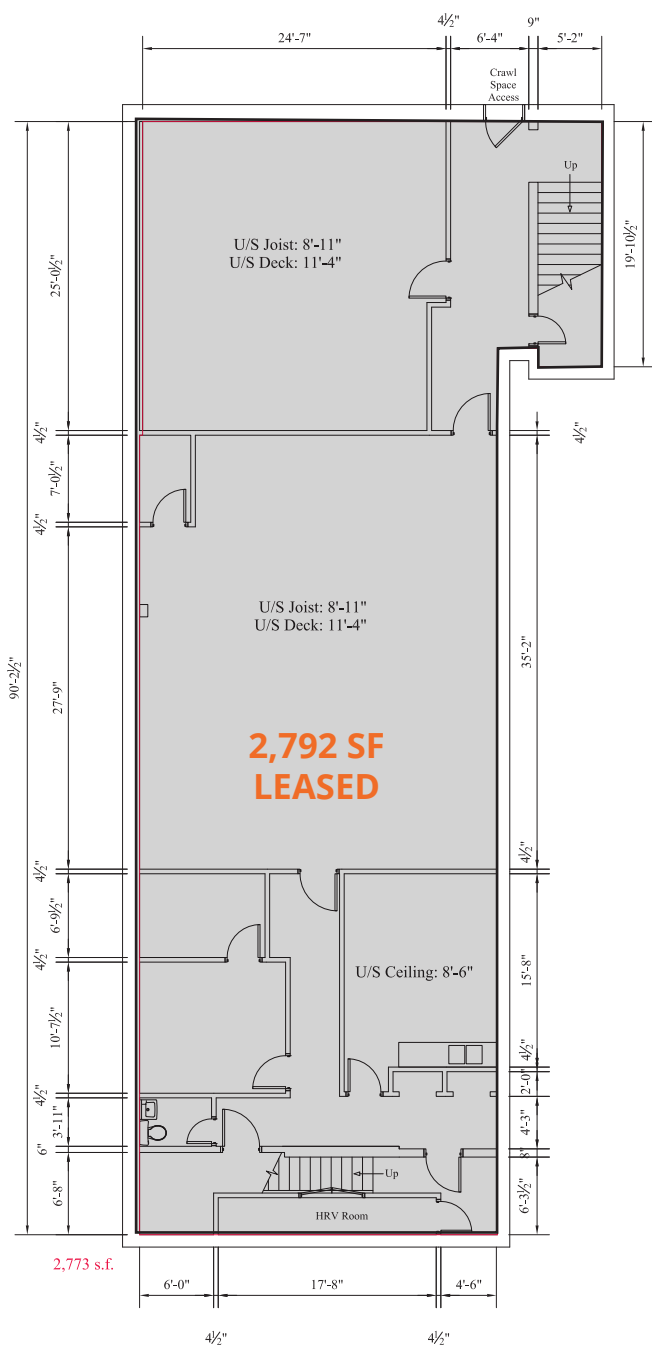
Foundation	Concrete
Structure	Cinder block construction on concrete foundation
Storeys	2 stories with developed lower level, and independent street access to second level
Height	10 ft ceilings on each level. 8' ceiling height in lower level
Roof	Flat roof, tar and gravel assumed
Electrical	400-amp electrical service
Heating / Cooling	Gas, forced air heat and central A/C





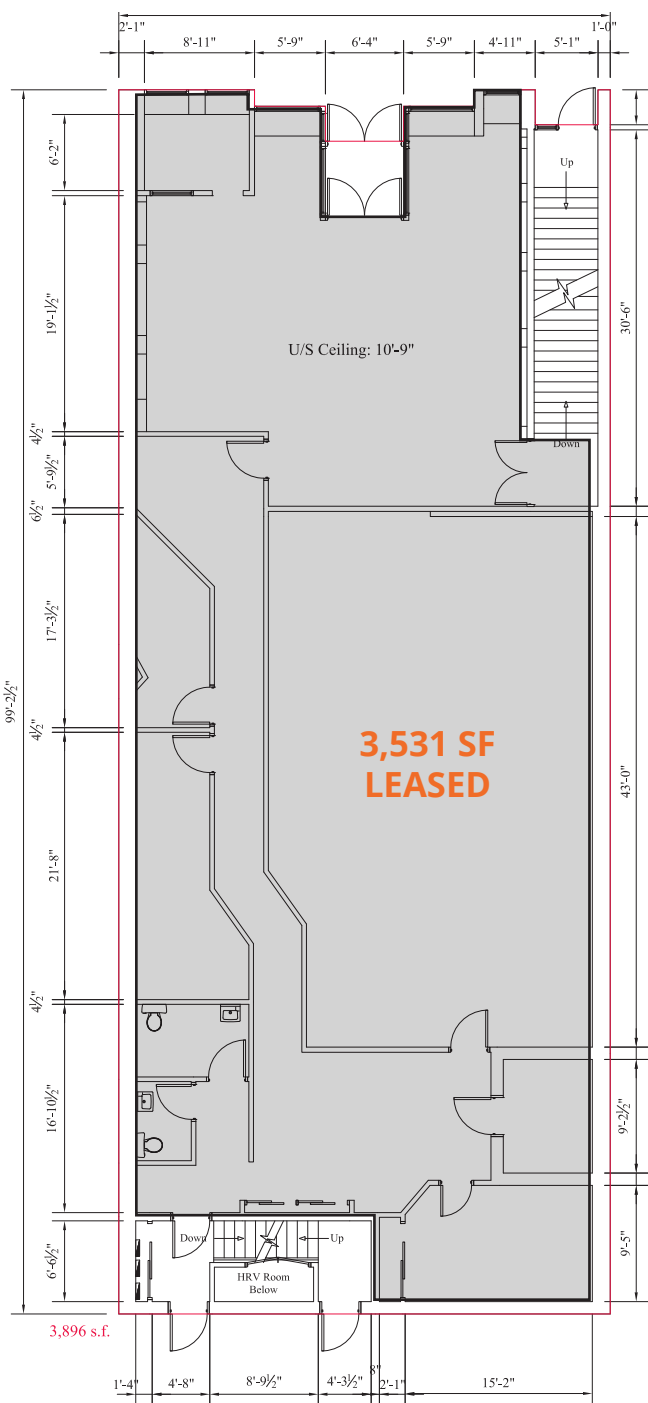
Floor Plans – 130 Marion

Lower Level

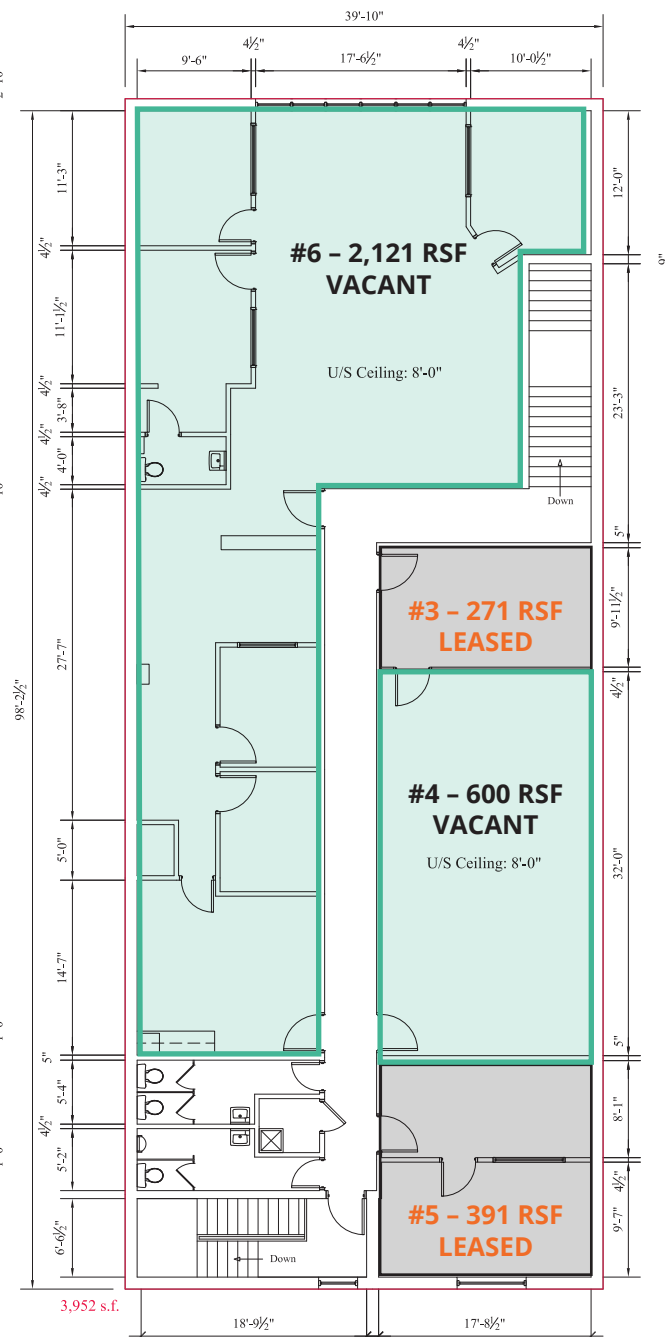


Marion Street

Main Floor



2nd Floor



Saint-Boniface: Location Overview

- Founded in 1818 by Bishop Provencher for the colony's French and Métis residents
- The birthplace of Louis Riel
- Home to one of the largest francophone communities west of the Great Lakes, and is known as Winnipeg's French Quarter
- 10-day winter festival, Festival du Voyageur, which fills the city with snow sculptures and becomes a nightly party (about 75,000 visitors)
- New home for the 4-day event A Taste of Manitoba : 26 restaurants and breweries, 20 vendors, over 12,000 visitors
- During the summer, Jeudi Franco Thursdays brings over 20,000 visitors in St-B, "the place to be" !
- Pedestrians can stroll along and stop in at boutiques, quaint cafés and abundant restaurants
- Visitors can enjoy walking tours and view more than 35 historical sites in this area
- Cathédrale de Saint-Boniface attracts thousands of visitors each year – one of city's major architectural landmarks
- District also includes St. Boniface Hospital, Université de Saint-Boniface and Fort Gibraltar, The Provincial House of the Grey Nuns and the Canadian Mint
- Home to three golf courses and an abundance of parks
- 6 elementary schools, 2 high schools and 1 private school
- At the end of Marion Street, one of Winnipeg's largest real estate projects is underway: the Tower District, which will bring over 2,000 new residential units to the neighborhood
- Just a few blocks away, the Hospital of Saint-Boniface ranks as the fifth-largest employer in Manitoba, highlighting the area's strong employment base
- Saint-Boniface is unique in Winnipeg as the only neighborhood to host two distinct Business Improvement Zones (BIZ) within its boundaries, reflecting its dynamic commercial and industrial presence.
- Access to a range of free services designed to enhance your business's appeal to the Francophone community



POPULATION

105,966



OF HOUSEHOLDS

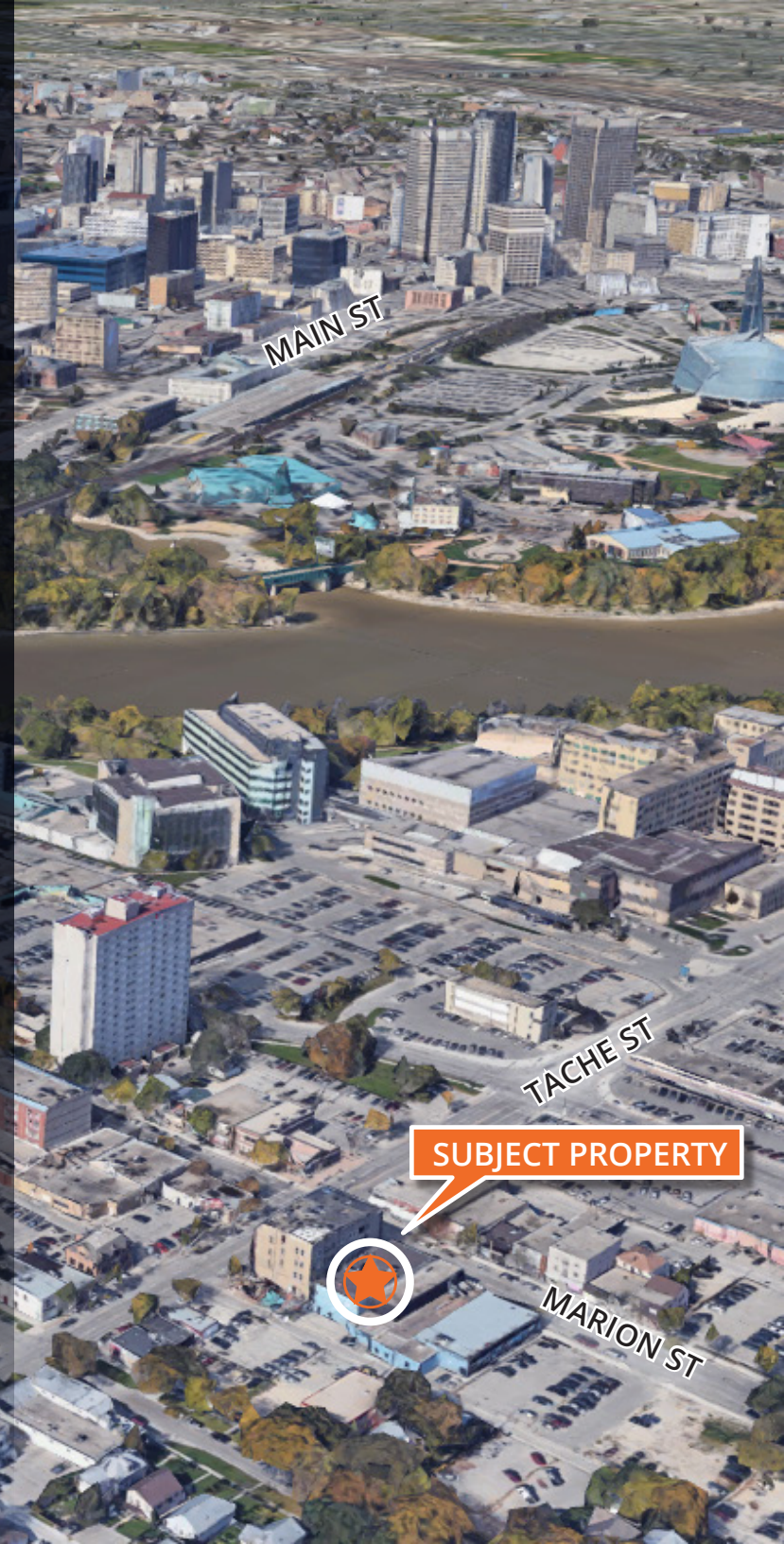
53,219



AVG. HOUSEHOLD INCOME

\$107,216

Property Demographics (2025 per Esri)



Neighborhood Amenities

Office / Retail Building for Sale

130 Marion Street
Winnipeg, MB

82

Very walkable:
Most errands do
not require a car

64

Good transit:
Many nearby
transit options

95

Bike's paradise:
Daily errands can
be done on a bike



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