



46-50 Princess Street

Winnipeg, Manitoba

46-50 Princess Street
www.cbre.ca/winnipeg

Character Office Building for Sale

Opportunity Overview

Downtown Character Office Building in the Heart of the Exchange District

The building features 1,260 sq. ft. of street front retail space, the remaining main floor unit has been partially leased by a reputable tenant.

Potential 2,527 sq. ft. of office space on the second floor.

This heritage building is located in The Exchange District, surrounded by amenities within walking distance.

Asking Price \$799,500.00

Building Size 6,040 sq. ft.

Floors 2

Zoning C - Character Sector

Parking 6 stalls

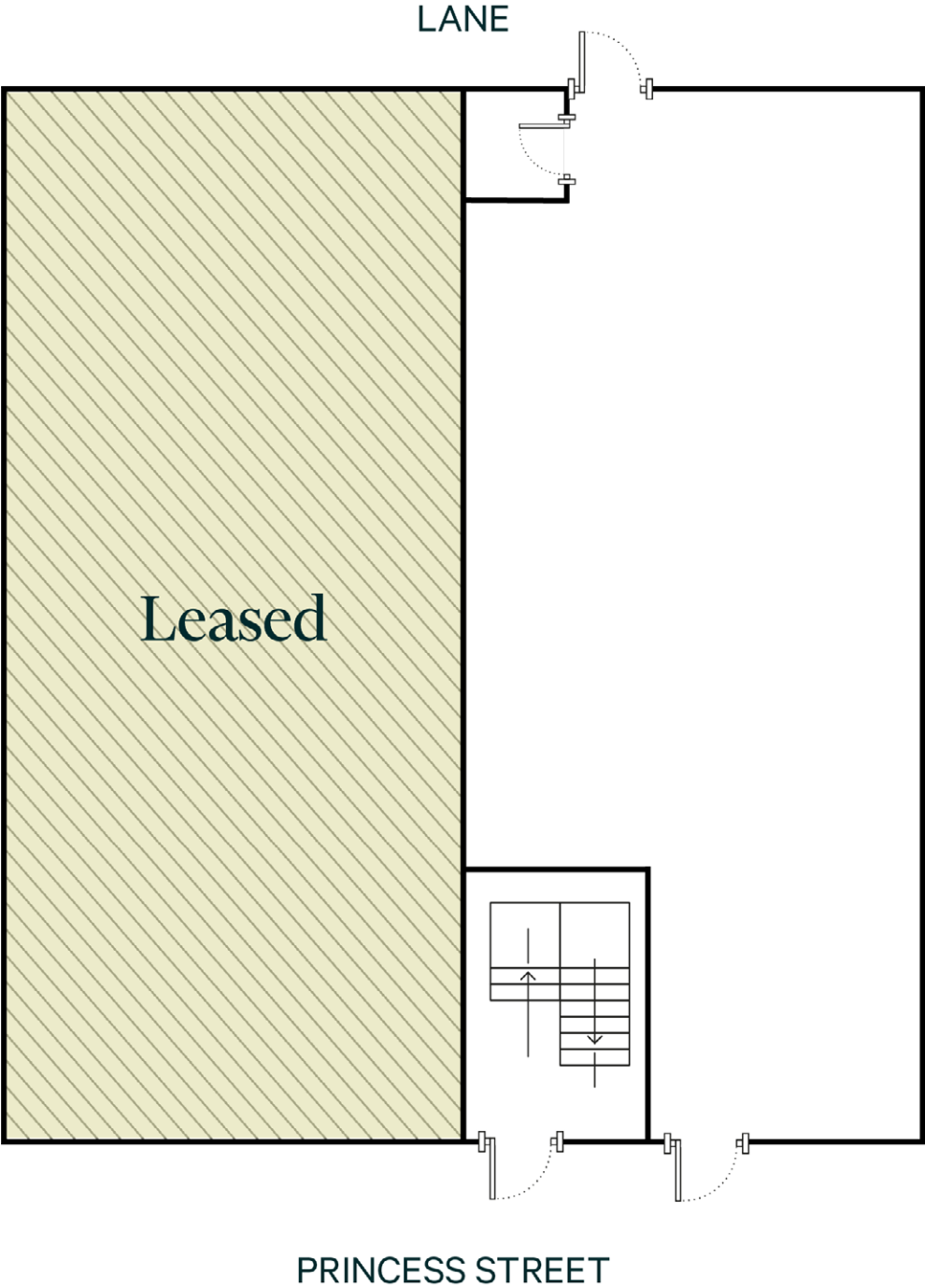
The buyer has the benefit of 6 on-site parking stalls at the back of the building.



Floor Plan

MAIN FLOOR

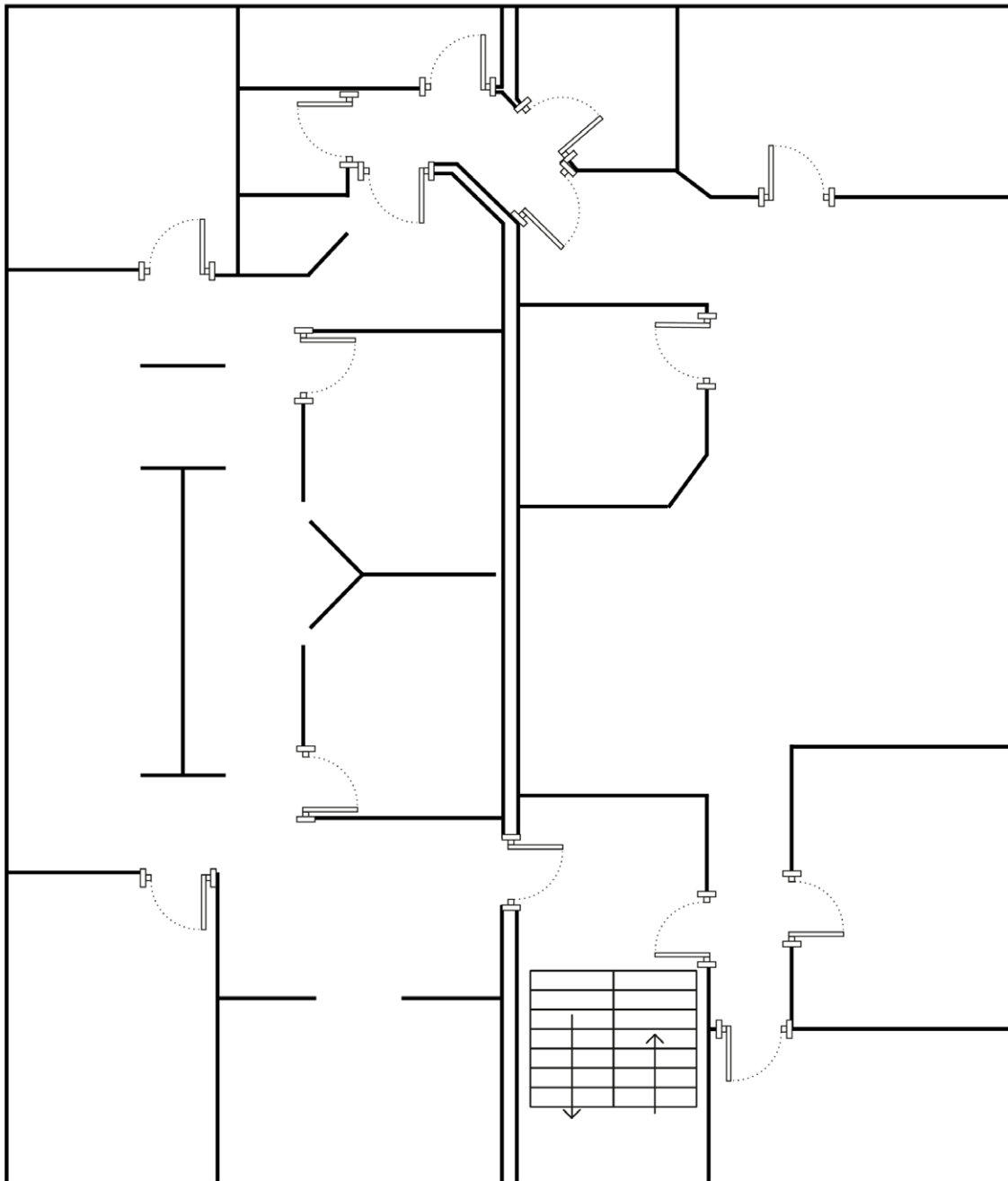
1,260 sq. ft. Available for Lease



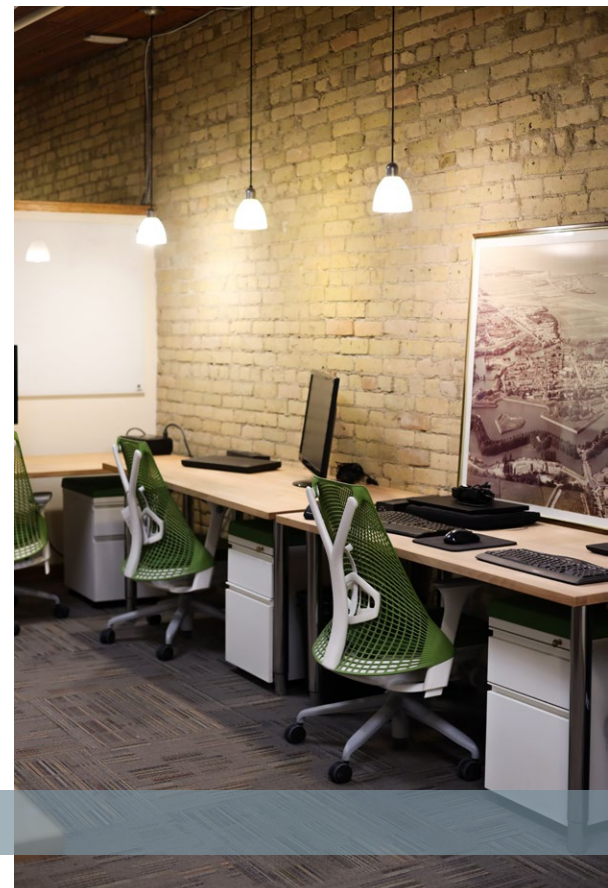
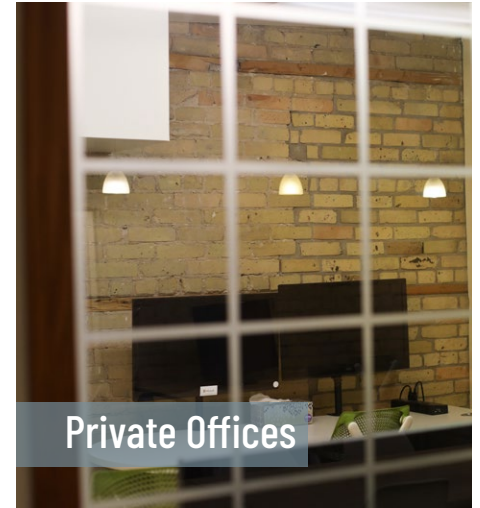
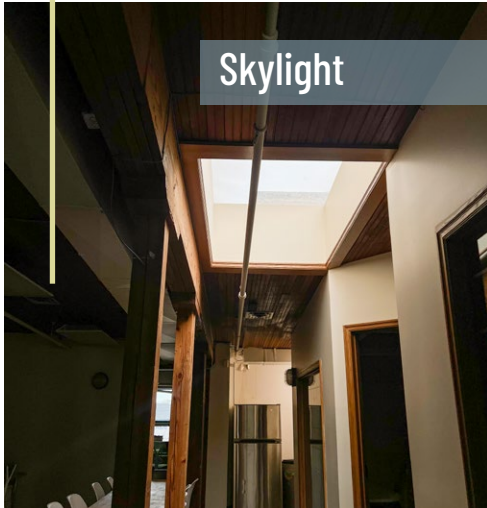
Floor Plan

SECOND FLOOR

2,527 sq. ft. Available for Lease



Property Photos



Subject Property

★ 50 Princess St

Entertainment

- 1 Manitoba Museum & Science Gallery
- 2 Centennial Concert Hall
- 3 Royal Manitoba Theatre Centre
- 4 Exchange Event Centre
- 5 The Cube Stage
- 6 Old Market Square
- 7 Rachel Browne Theatre
- 8 Across The Board Game Café
- 9 Burton Cummings Theatre

Restaurants

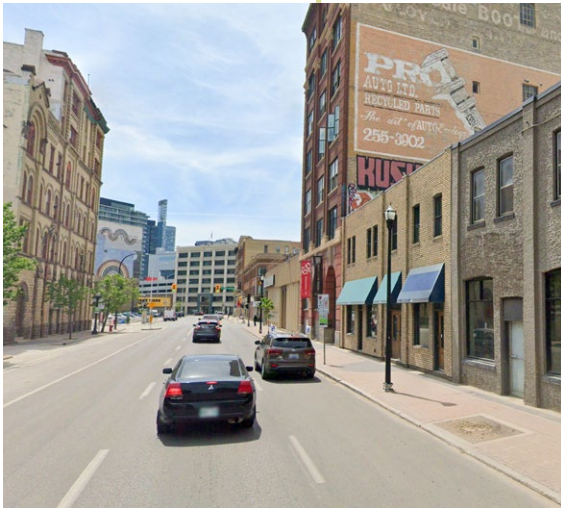
- Deer + Almond
- Bronuts & Coffee
- Peasant Cookery
- King's Head Pub
- MAS Coffee
- Bahay Kubo
- Shawarma Khan
- Parlour Coffee
- Amsterdam Tea Room & Bar
- Smoke's Poutinerie
- Clementine Café
- Hy's Steakhouse & Cocktail Bar
- Bailey's Restaurant
- Salisbury House
- Wee Johnny's Irish Pub
- The Mitchell Block
- Darling Bar
- Bluefish Japanese
- Hermanos Restaurant & Wine Bar
- Saddlery on Market
- James Ave Pumphouse Food & Drink



The Location

Winnipeg's Exchange District

The subject property falls on the corner of Princess Street and Notre Dame Avenue, located directly within The Exchange District - Comprised of 20 square blocks of heritage buildings in the heart of downtown Winnipeg. With over 40 retailers within a 10 minute cobblestone walk, a true focus on arts & culture can be found here.



94



WALK
SCORE

90



BIKE
SCORE

88



TRANSIT
SCORE

SOURCE: WALKSCORE.COM

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