



Offering Memorandum

2110 Main Street | Winnipeg, MB

Medical Office Investment Opportunity

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Investment Overview

Civic Address	2110 Main Street, Winnipeg MB
Current Zoning	C3 - Commercial Corridor
Property Use Code	CMOMC - Medical Office Clinic
Site Area	1.6 Acres
Building Size	21,050 SF
Year Built	1965
Scale	2 Storey Building
Parking	121 Surface Stalls
Realty Tax	\$66,294.88 (2025)
Debt	Below market assumable debt

Offering Price

\$3,775,000



Building Elements



Structural Systems

- Two-storey professional office building constructed in 1965 with concrete foundations and steel framing.
- Combination of concrete and wood floor systems.
- Three stairwells located at the front, middle, and rear of the building.
- Building structure is solid and well maintained.



Building Envelope

- Exterior finishes include painted concrete block, brick masonry, stucco accents, and pre-finished metal siding.
- Updated façade completed in 2018, providing a refreshed and contemporary appearance.
- Windows positioned on all sides of the building enhance natural light throughout.



Windows and Doors

- Mix of insulated glass and glass block windows in aluminum, vinyl, and wood frames.
- Aluminum storefront entries and solid-core interior doors in metal frames.



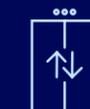
Roof

- Built-up asphalt roof systems with internal drains and perimeter scuppers.
- Regular maintenance program in place to preserve roof performance.



Balcony Systems

- One decorative concrete balcony on the east elevation with a metal railing, contributing to the building's architectural appeal.



Elevator

- One hydraulic passenger elevator serving both levels, providing convenient access to all tenants.
- Professionally serviced on a regular schedule.



Heating and Cooling Systems

- Heating and cooling provided by rooftop HVAC units with electric baseboard and entrance heaters.



Lighting

- Lighting upgrades completed in 2020.



Site Features

- 1.6-acre property with 121 surface parking stalls and three access points for easy circulation.
- Excellent visibility and exposure along Main Street in Winnipeg's established West Kildonan community.



Power

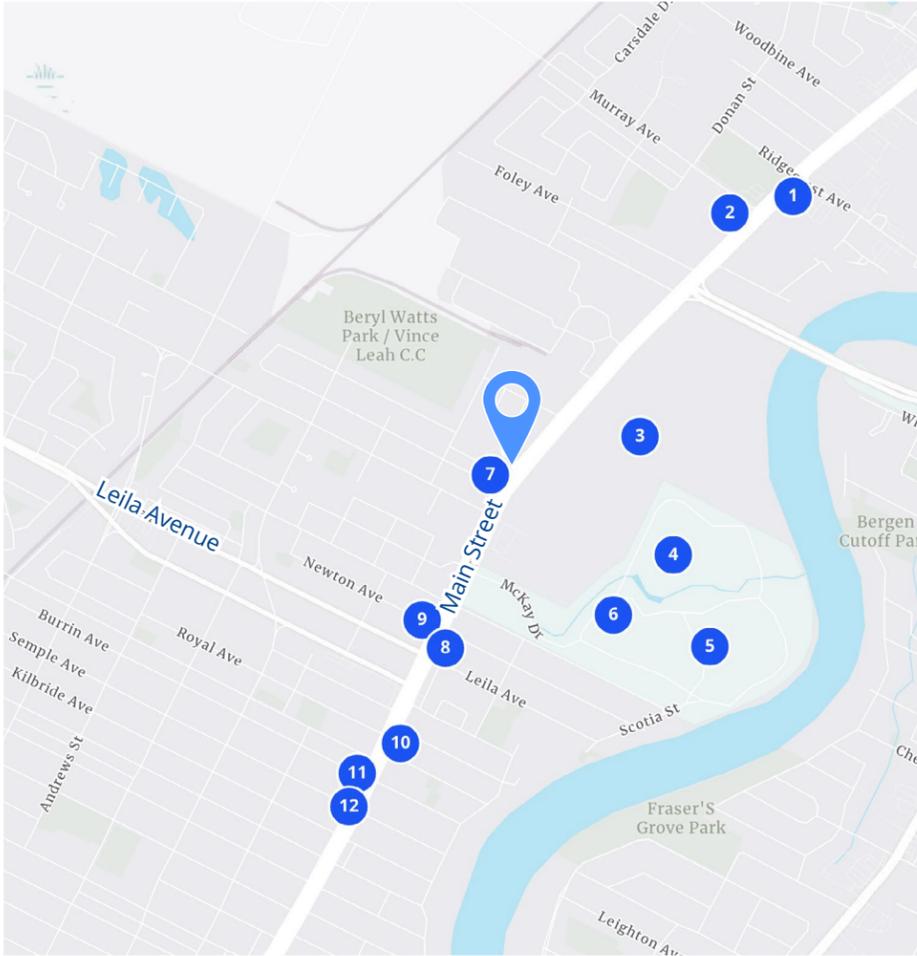
- 400-amp, 240-volt, 3-phase connections.

Location Overview

Situated in Winnipeg's established West Kildonan neighbourhood, Parkview Professional Centre benefits from prominent frontage along Main Street, just south of Chief Peguis Trail. The area offers high daily traffic counts, excellent transit access, and proximity to dense residential communities, retail amenities, and regional healthcare providers, supporting strong tenant demand and long-term stability.

2110 MAIN ST.

- 1. Browns Social House
- 2. Starbucks
- 3. Kildonan Park Golf Course
- 4. Kildonan Park
- 5. Rainbow Stage
- 6. Prairie's Edge
- 7. Berto's Taqueria
- 8. Domino's Pizza
- 9. Spartan Sports
- 10. McDonald's
- 11. Tim Hortons
- 12. Subway



DEMOGRAPHICS - 2KM RADIUS



Current population
33,285



Projected population
35,120



Average household income
\$100,000



Median age
40.1



2024 Dwellings
7,985



Offering Process



The Property is to be sold on an “as-is” basis.

All offers to purchase for the Property are to be submitted to the Agent and will be reviewed and considered by the Seller as received. The Seller reserves the right to establish an offers date.

Physical property inspections will be made available for qualified buyers only after a detailed review of all offering material is undertaken. Please contact the Colliers team in this regard.

Agency

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ShareFile Data Room Content

Additional property due diligence information has been posted on the Colliers Sharefile website. Access will be provided to qualified buyers upon completion of the Confidentiality Agreement.

- Drawings and Plans
- Building Reports
- Property Tax Documents
- Title Searches

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