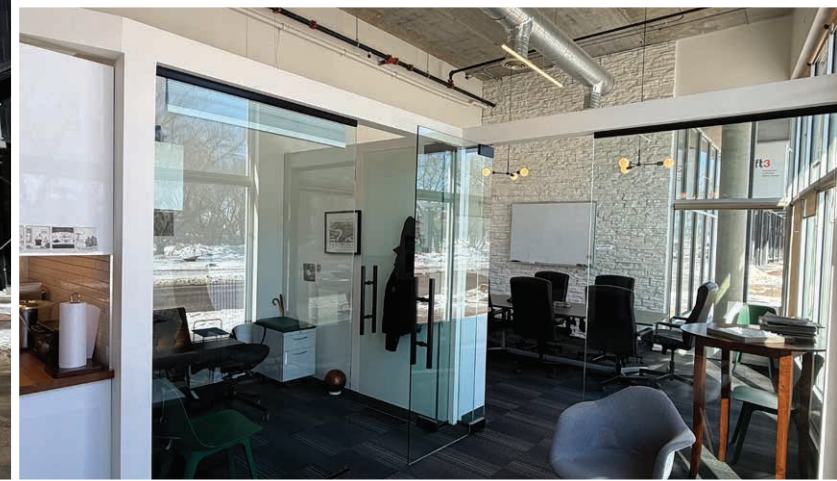


OFFICE CONDO FOR SALE



296 & 298 Waterfront Drive

WINNIPEG, MB



PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

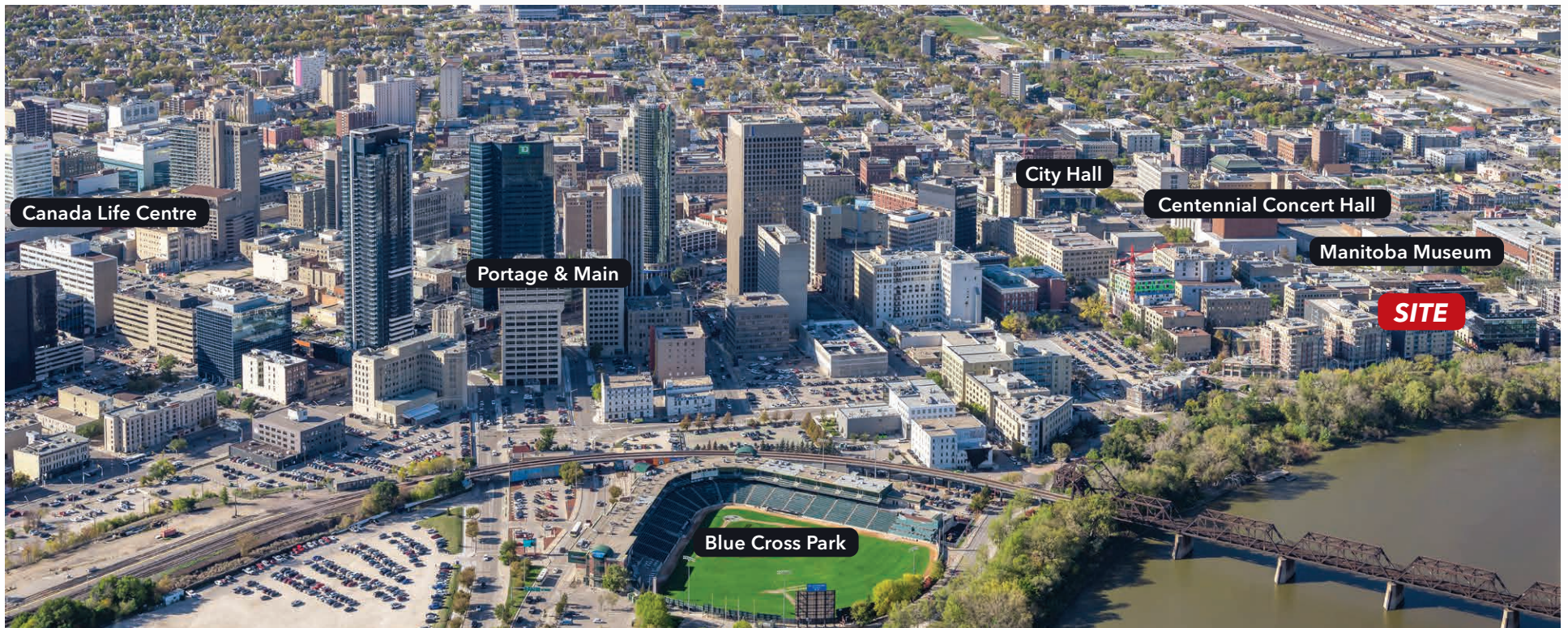
PROPERTY DESCRIPTION

Located in the heart of Winnipeg's East Exchange District, 296/298 Waterfront Drive offers a highly desirable address within one of the city's most vibrant and evolving business communities. The area is home to a mix of professional service firms, creative studios, tech companies, and boutique retailers, creating a dynamic environment that supports collaboration and growth. Its position along the scenic Waterfront Drive corridor provides immediate access to riverfront parks, walking paths, and green space, while still being just minutes from downtown, The Forks, and the cultural amenities of the Exchange District. Commuting is effortless with quick connections to major routes such as Main Street, Provencher Boulevard, and the Disraeli Freeway, along with strong public transit and bike-path access. A wide selection of nearby restaurants, cafés, and shops makes the location ideal for client meetings, team lunches, and everyday convenience. With its blend of accessibility, lifestyle amenities, and professional surroundings, 296/298 Waterfront Drive stands out as a premier location for forward-thinking businesses.

Waterfront Drive is a relatively new street in Winnipeg, created in the early 2000s as part of a major riverfront revitalization effort led by CentreVenture. It transformed former industrial and underused riverbank land along the Red River into a mixed-use residential, commercial, and public-realm corridor. This area continues to see reinvest by the City of Winnipeg and economic development organizations and the riverfront continues to evolve. In 2025, new designs were unveiled for the Alexander Docks—a key site along Waterfront Drive—proposing:

- Community gathering spaces
- Renewed active transportation routes
- A memorial site for MMIWG2S+
- A revitalized dock structure

This reflects the ongoing commitment to making Waterfront Drive a cultural and community hub.



AREA AMENITIES

RESTAURANTS

1. Saddlery on Market
2. Kevin's
3. BluFish Japanese
4. 529 Uptown
5. Hy's Steakhouse
6. Salisbury House
7. Bailey's
8. Ira's Deli
9. Carnaval Brazilian BBQ
10. Cibo Waterfront Café
11. James Avenue Pumphouse
12. Nonsuch Brewing Co.
13. Corrienties Argentine Pizzeria
14. Parlour Coffee
15. Amsterdam Tea Room and Bar
16. Peasant Cookery
17. King's Head Pub
18. Chosabi
19. Bronuts Donuts + Coffee
20. Deer + Almond
21. La Carnita
22. Clementine
23. Winnipeg Free Press Café
24. Shawarma Khan
25. Patent 5 Distillery
26. The Velvet Glove
27. Lounge at the Fairmont

HOTELS

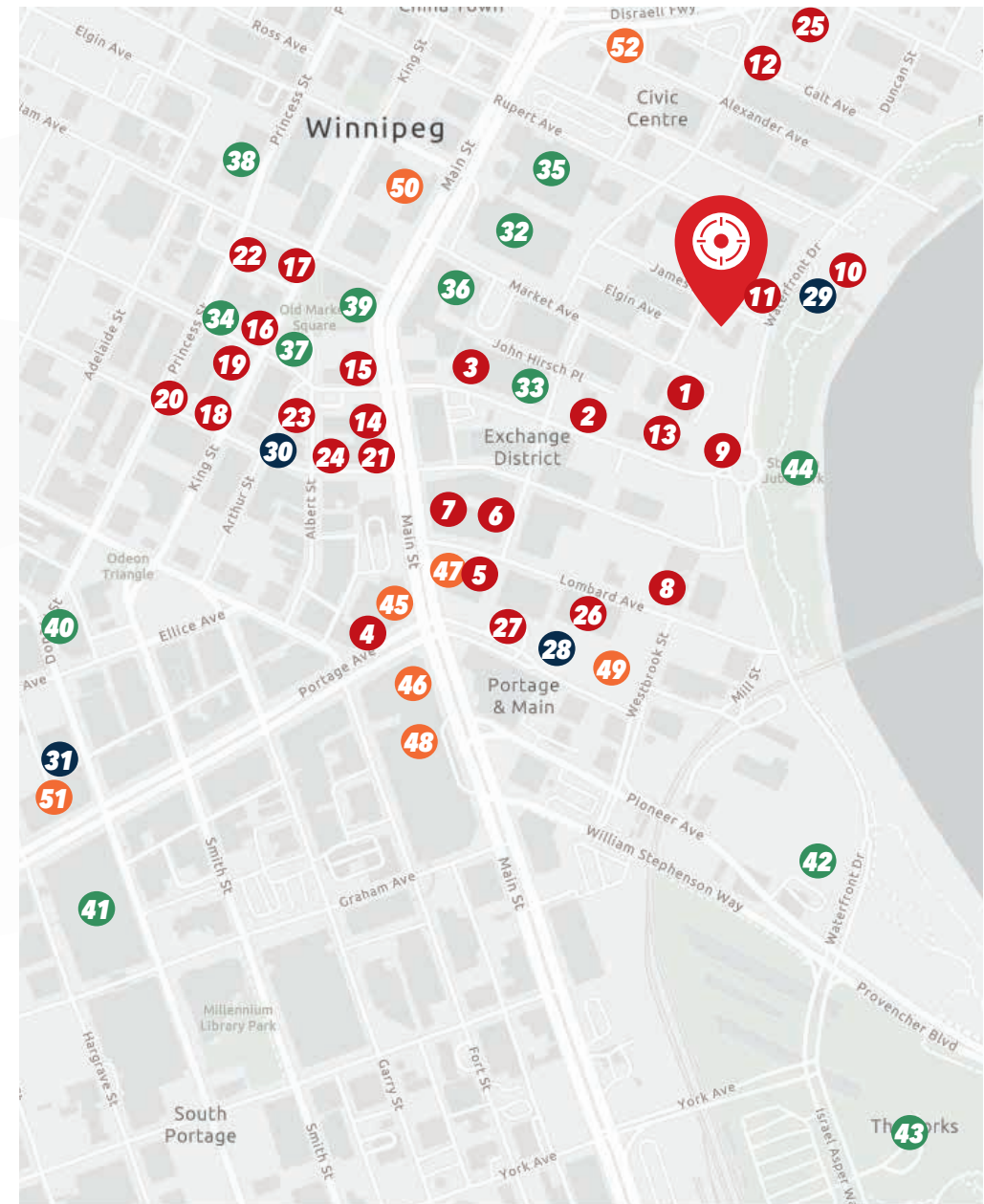
28. The Fairmont Hotel
29. Mere
30. Mariaggi's Hotel
31. Alt Hotel

THEATRES AND ATTRACTIONS

32. Centennial Concert Hall
33. Royal Manitoba Theatre
34. Exchange Event Centre
35. The Manitoba Museum
36. Pantages Playhouse
37. Old Market Square
38. Red River College
39. Paterson GlobalFoods
40. Burton Cummings Theatre
41. Canada Life Centre
42. Shaw Park
43. The Forks
44. Stephen Juba Park

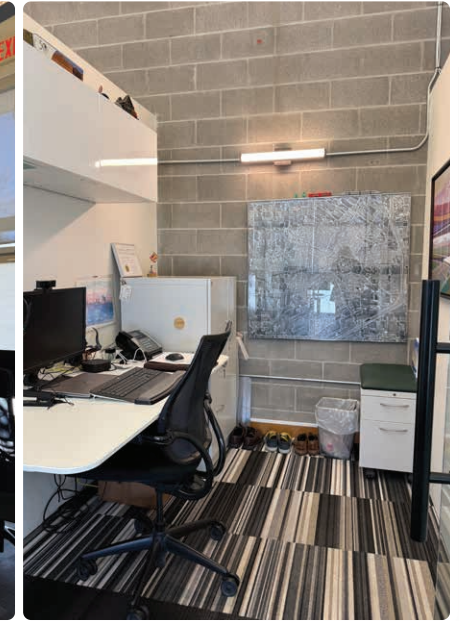
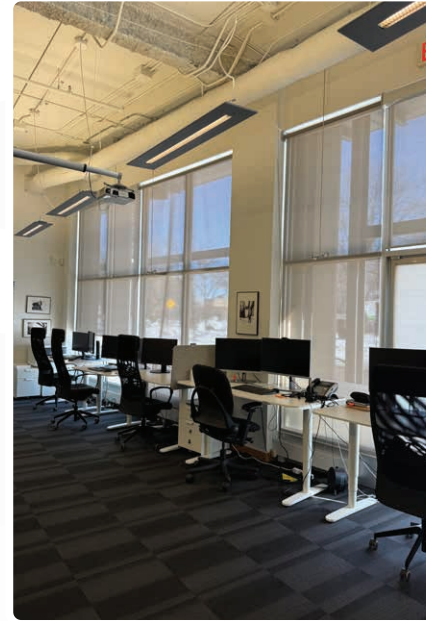
NEARBY OFFICE TOWERS

45. 201 Portage
46. 220 Portage
47. Richardson Building
48. 360 Main
49. 161 Portage
50. City Hall
51. Centrepont
52. Sport Manitoba



PROPERTY DETAILS

ADDRESS	296 Waterfront Drive & 298 Waterfront Drive	
AREA AVAILABLE (+/-)	296: 753 sq. ft.	298: 720 sq. ft.
	Total: 1,473 sq. ft.	
SALE PRICE	296: \$225,000	298: \$225,000
PROPERTY TAXES (2025)	296: \$6,025.94	298: \$5,842.18
CONDOMINIUM FEE	\$840.93/month (total for both units)	
YEAR BUILT	2009	



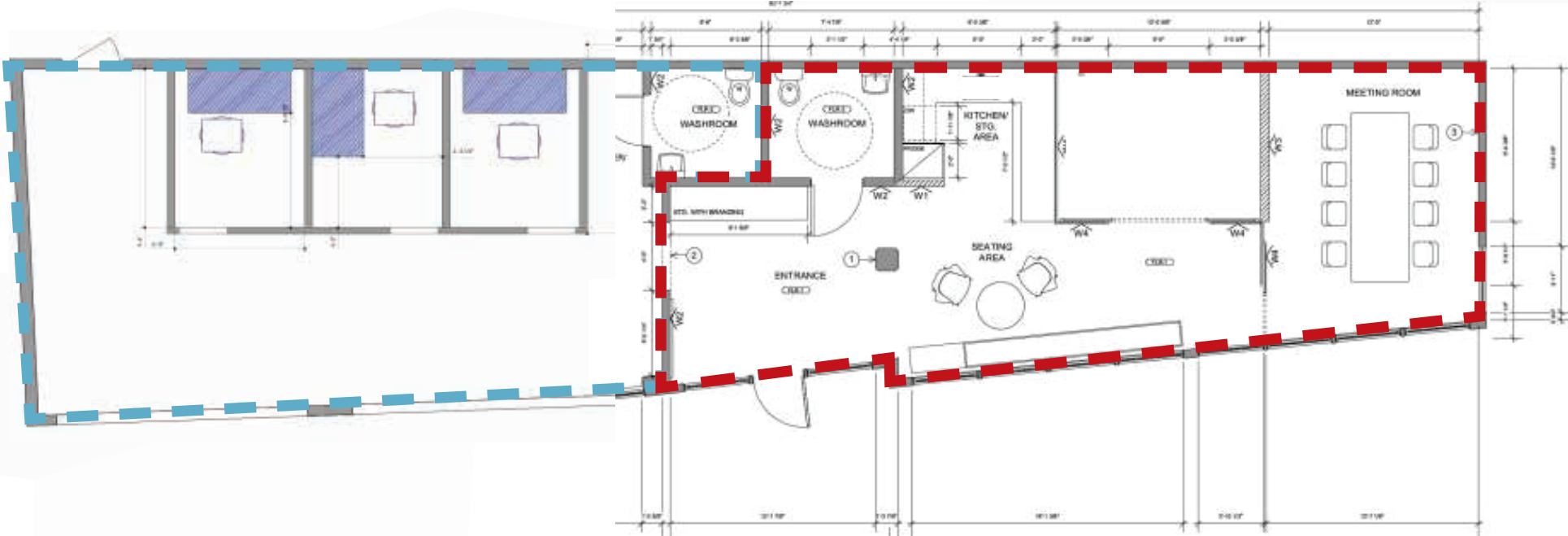
PROPERTY HIGHLIGHTS

- Prime 1,473 sq. ft. main-floor commercial condo along Waterfront Drive
- Bright interior with abundant natural light throughout
- Professional build-out featuring private offices, glass-front boardroom, open work area and staff lounge area
- Upgraded modern lighting and tall ceilings for an elevated, open feel
- Overlooks the riverfront park with direct access to walking paths
- Surrounded by popular restaurants, cafés, and neighbourhood amenities
- Equipped with fibre-optic internet
- Access to condo amenities including on-site gym and rooftop patio
- Ideal for professional services, creative firms, or client-facing businesses

FLOOR PLAN

Unit 296: 753 sq. ft. (+/-)

Unit 298: 720 sq. ft. (+/-)





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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