



576 Ellice Avenue, Winnipeg, Manitoba

Freestanding Office/Studio Steps from the University of Winnipeg

For Sale



Property Details

+/- 1,900 sq. ft.

BUILDING SIZE

+/- 2,453 sq. ft.

LAND SIZE

\$350,000

SALE PRICE

\$5,885.94

2024 PROPERTY TAXES

C2 - Commercial

ZONING

Demographics*

248,151

POPULATION

348,266

DAYTIME POPULATION

37.1

MEDIAN AGE

106,695

TOTAL HOUSEHOLDS

\$90,124

AVG. HOUSEHOLD INCOME

\$91,352

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Beautifully restored and renovated office building located on Ellice Avenue
- Main floor features a welcoming reception/waiting area, consultation room, and kitchen
- Second floor includes two private offices (one with sink) and an upgraded washroom
- Third-floor attic offers additional space ideal for an office or storage, with further storage and wash-room in the lower level
- Rear lane access provides two dedicated parking stalls
- Perfect for a variety of professional uses including law office, insurance, consulting, software development, and other services — supported by C2 zoning
- Significant HVAC upgrades completed in 2021, including a two-stage furnace and Vanee self-balancing HRV, meeting City of Winnipeg by-law requirements for this type of use
- Plumbing upgrades include a new sink, upgraded washroom, 40-gallon electric hot water tank, and updated wiring and panels (2020), ensuring modern functionality and compliance
- Surrounded by a diverse mix of amenities, including restaurants, coffee shops, breweries, and boutique retailers, creating a dynamic community atmosphere

Highlights



Located

IN THE WEST BROADWAY
NEIGHBOURHOOD



Short walk

TO SHOPS, PARKS &
CULTURAL ATTRACTIONS



Great access

TO PUBLIC TRANSIT



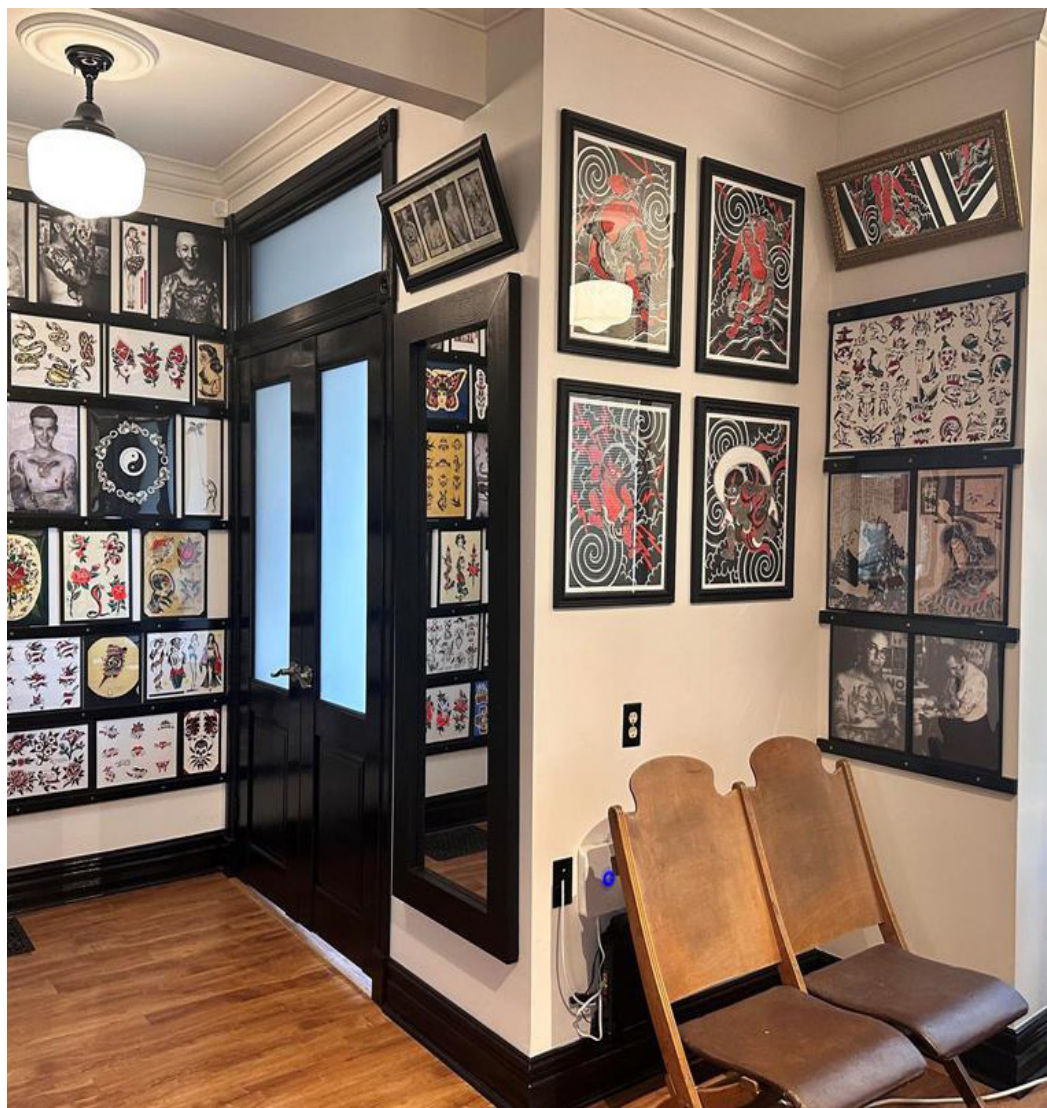
Parking

AVAILABLE

For Sale



576 Ellice Avenue, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)

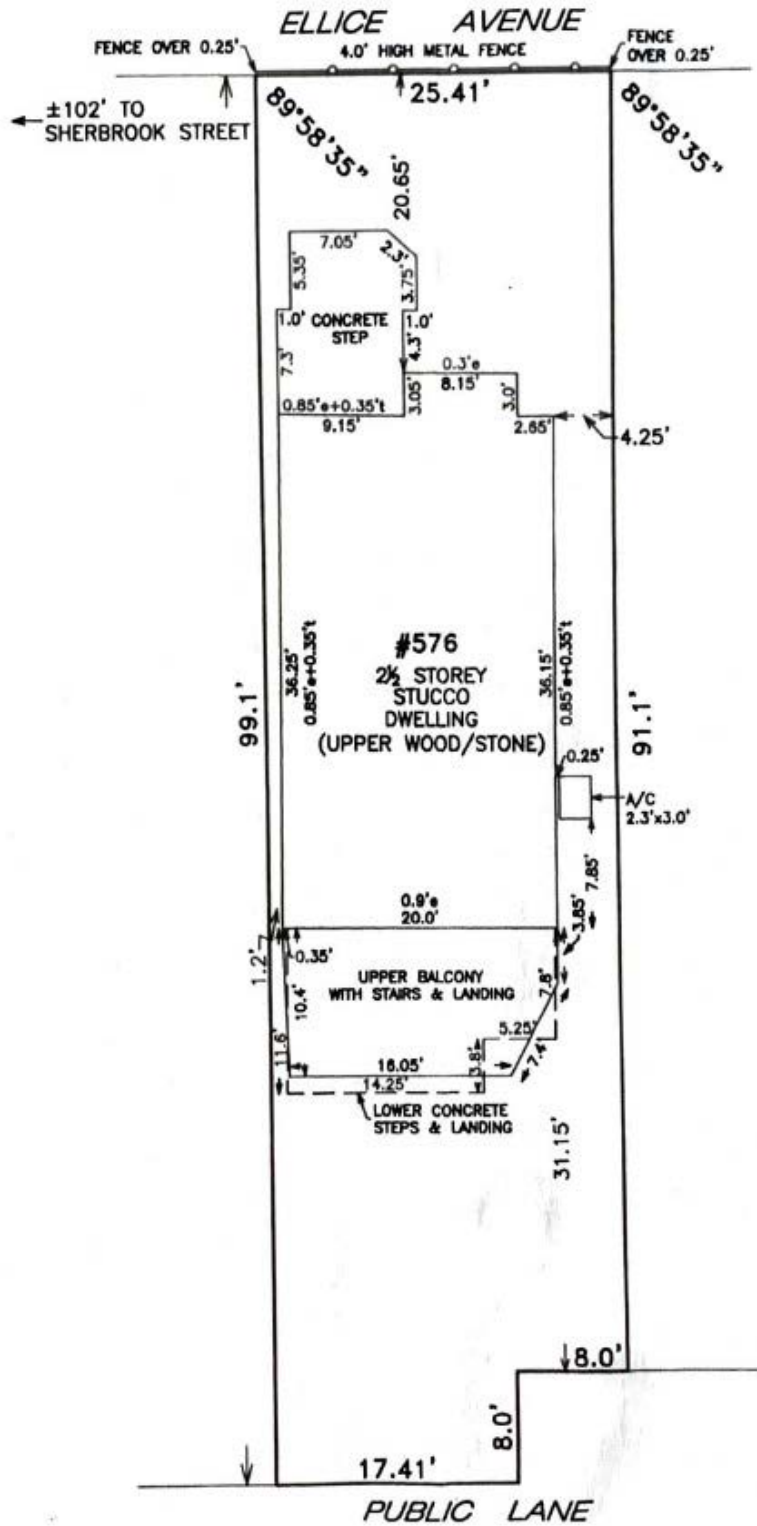


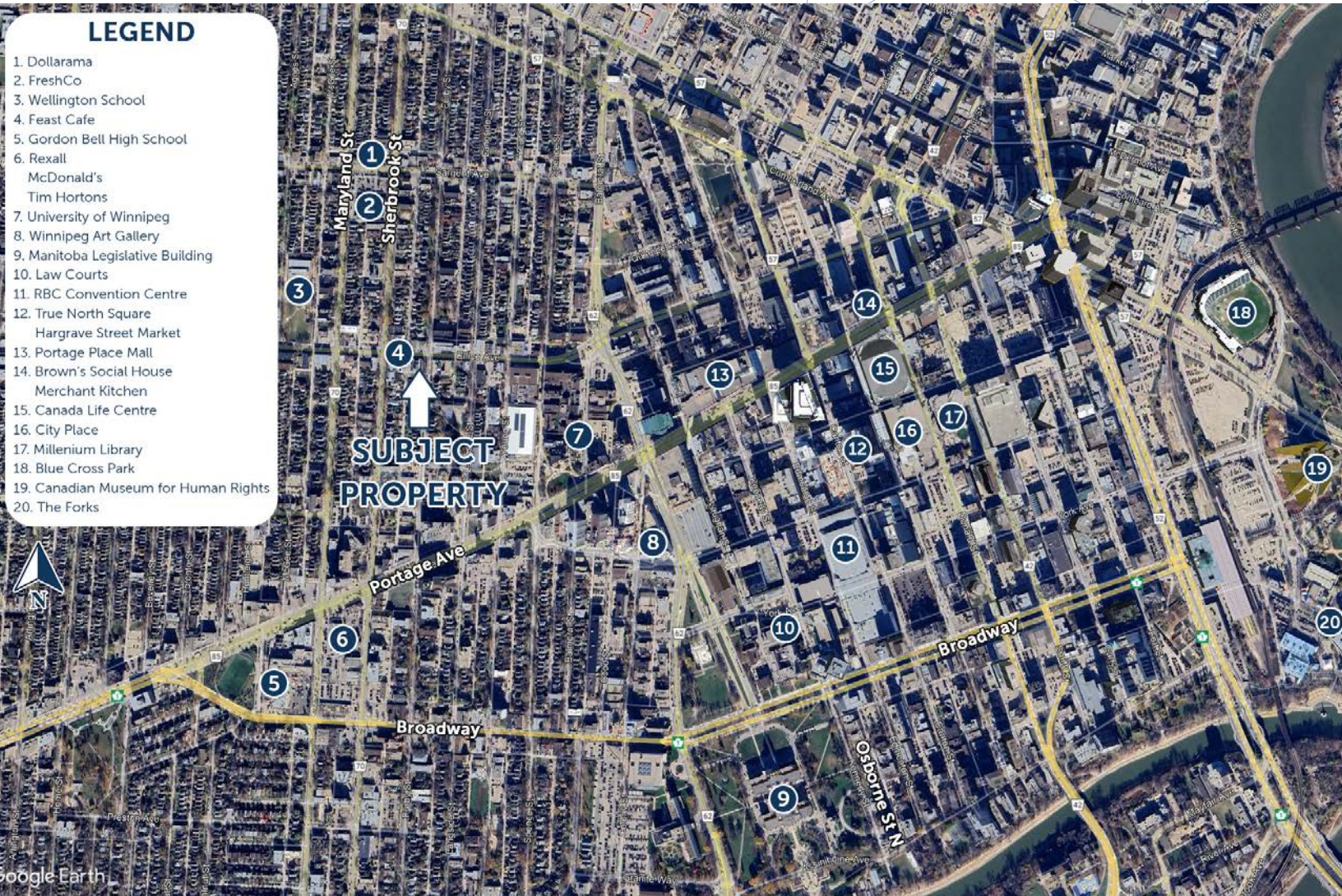
For Sale



576 Ellice Avenue, Winnipeg, Manitoba
iciproperties.com

Site Plan





LEGEND

1. Dollarama
2. FreshCo
3. Wellington School
4. Feast Cafe
5. Gordon Bell High School
6. Rexall
- McDonald's
- Tim Hortons
7. University of Winnipeg
8. Winnipeg Art Gallery
9. Manitoba Legislative Building
10. Law Courts
11. RBC Convention Centre
12. True North Square
- Hargrave Street Market
13. Portage Place Mall
14. Brown's Social House
- Merchant Kitchen
15. Canada Life Centre
16. City Place
17. Millenium Library
18. Blue Cross Park
19. Canadian Museum for Human Rights
20. The Forks

**SUBJECT
PROPERTY**

Connect with us today!

iciproperties.com

Jane Arnot

VICE PRESIDENT

jarnot@iciproperties.com

204-471-1248

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

For Sale



576 Ellice Avenue, Winnipeg, Manitoba
iciproperties.com