



FOR SALE

Owner/Occupier Office  
Opportunity in Osborne Village

*111 Pulford Street, Winnipeg, MB*

Colliers



# Property Overview

This 3-storey character office building has undergone significant investment with high quality leaseholds constructed throughout. The nature and layout of the building is conducive for multiple office uses and can allow for sections to be leased out to obtain 3rd party rental income. It's central location is conveniently accessed from all quadrants of the city and boasts up to 6 parking stalls located at the rear of the building. For users who require branding, exterior signage is also available on the front of the building.



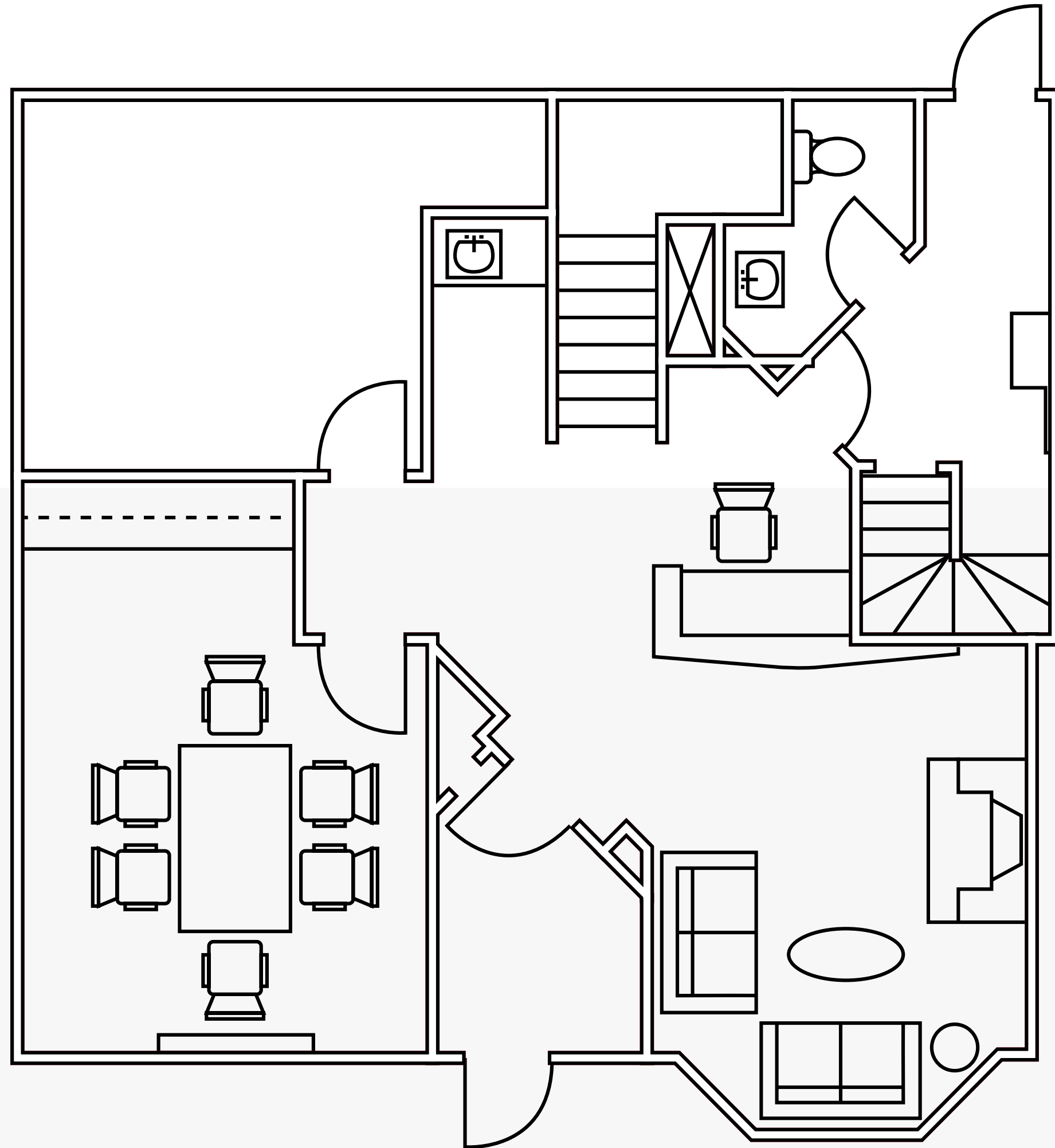
Rentable Area:	±4,613 SF
Lower Level:	±1,109 SF
Main Level:	±1,109 SF
2nd Level:	±1,663 SF
3rd Level:	±732 SF
Assessed Land Area:	5,011 SF
Zoning:	RMF – M
Property Use Code:	CMOFF – Office
Property Upgrades:	<b>2013</b> – New shingles, rooftop air conditioner and service walk <b>2016</b> – Hot water tank <b>2019</b> – Recarpet throughout <b>2020</b> – Lower level renovation along with new main floor reception and boardroom millwork <b>2023</b> – Reset front/side/rear walkways
Sale Conditions	The property and any fixtures and chattels (not including any art or items owned by the current tenant) included with the property are to be purchased on an “as-is, where-is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.
Property Tax:	\$20,584.25 (2025 est)
Asking Price:	\$1.3M



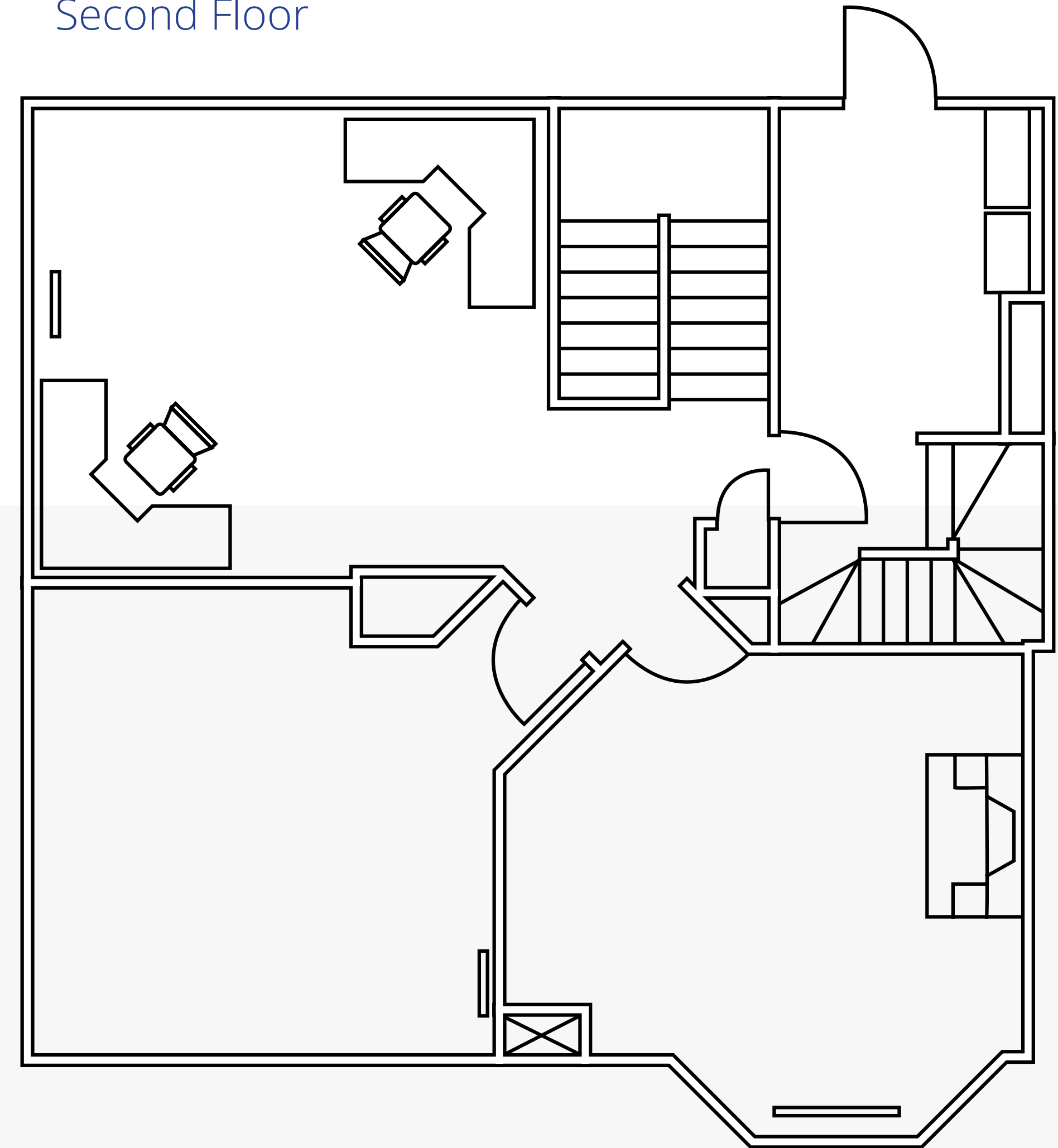


# Office *Floorplans*

Main Floor

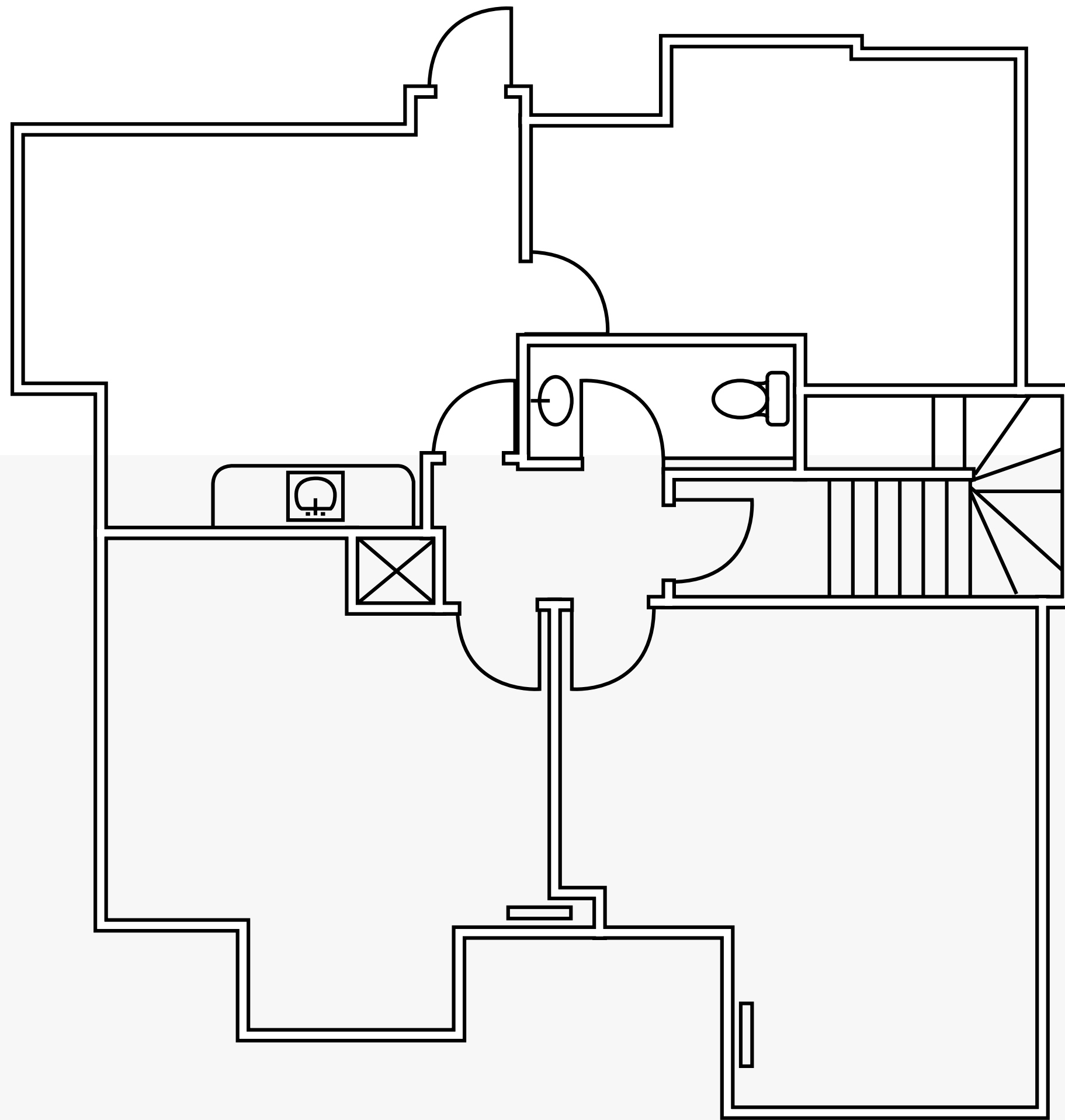


Second Floor

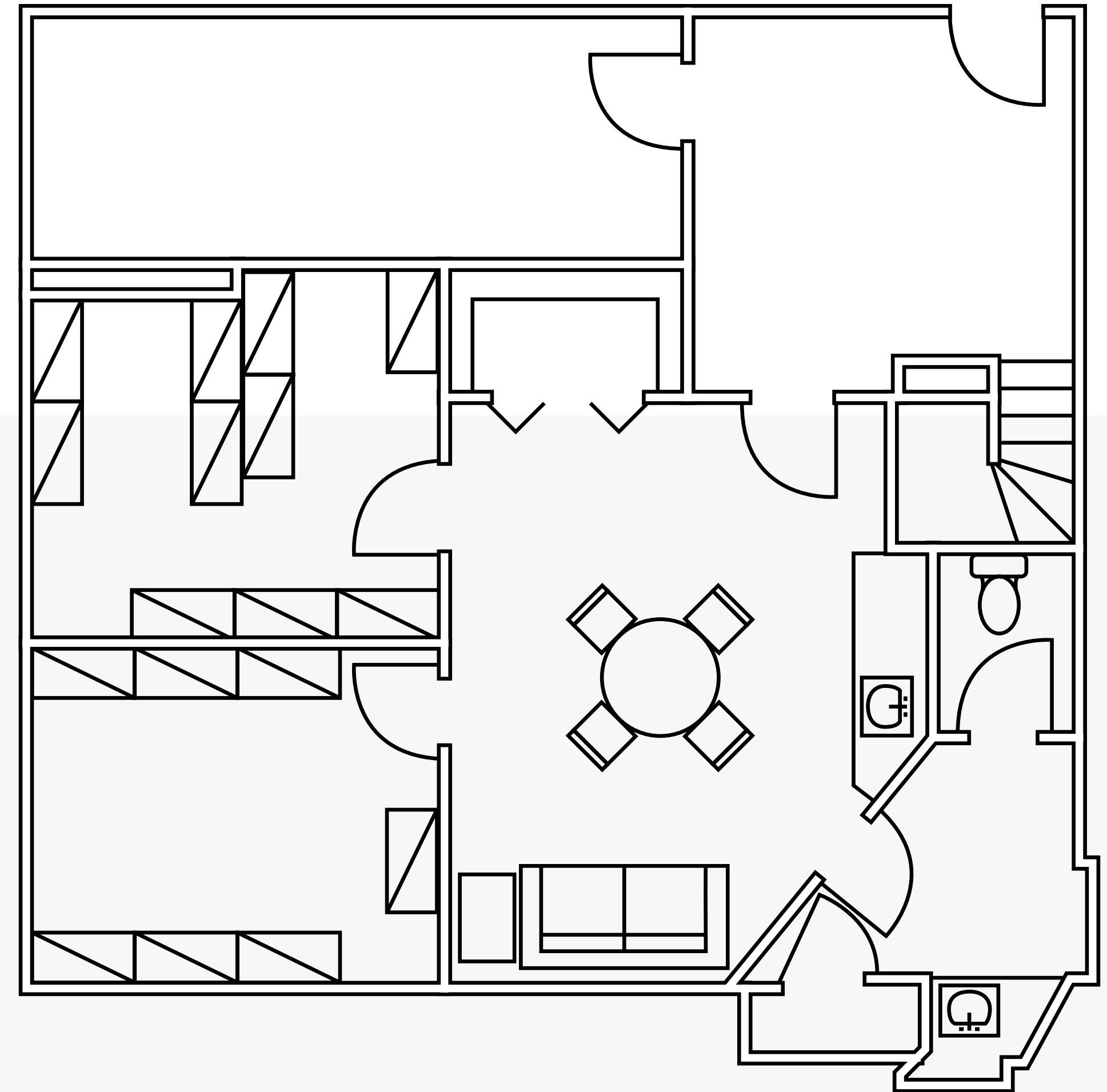


# Office *Floorplans*

Third Floor



Lower Level



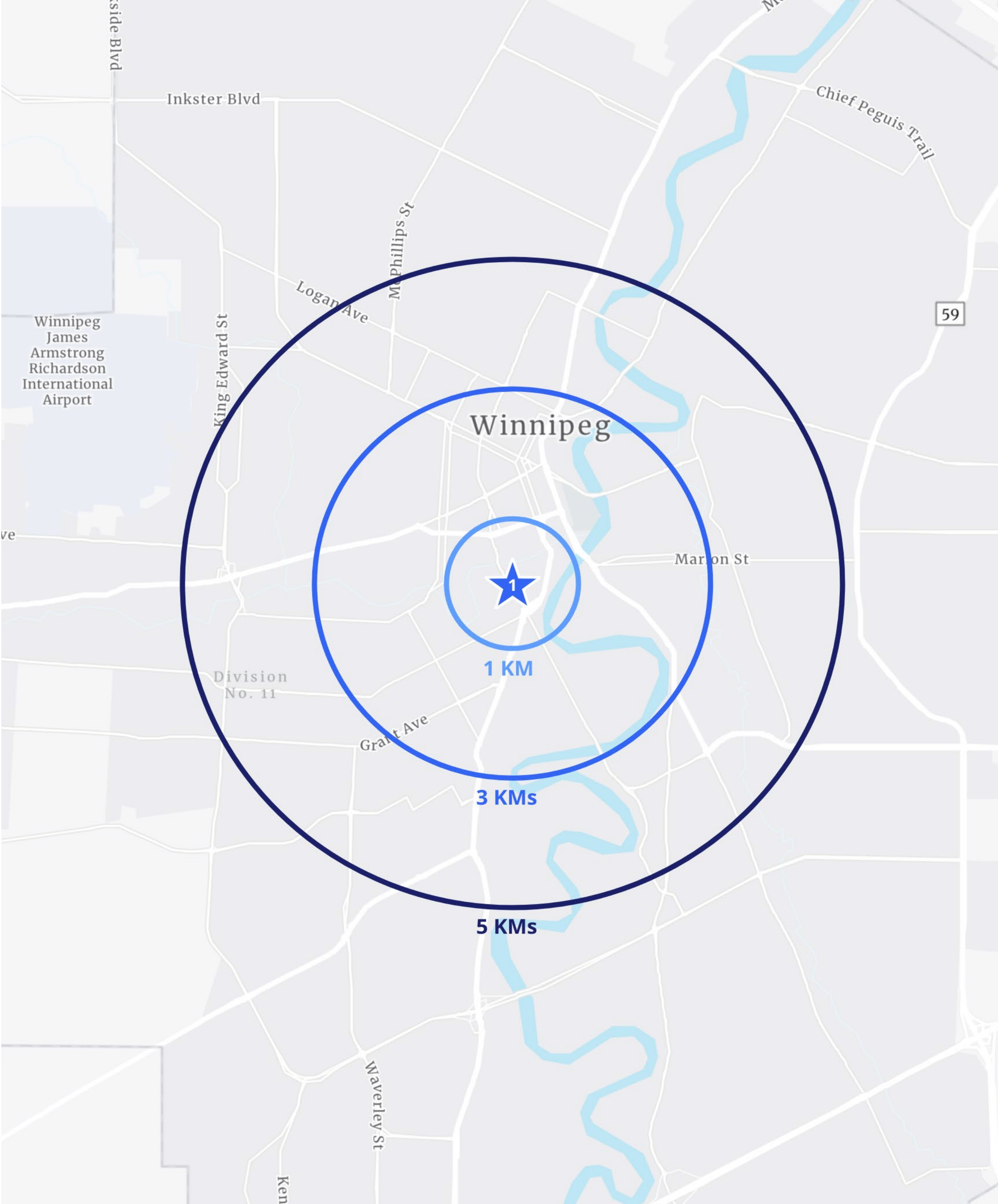
# Location Overview

Located on the periphery of downtown in Osborne Village. The area is seeing a resurgence with significant high-density residential under development in the area, accompanied by longstanding commercial corridor with a surplus of amenities.

## Location Demographics

Population	Average Household Income	Median Age
1 <sup>KM</sup> 22,406	1 <sup>KM</sup> \$77,921	1 <sup>KM</sup> 34.8
3 <sup>KM</sup> 124,347	3 <sup>KM</sup> \$86,616	3 <sup>KM</sup> 36.9
5 <sup>KM</sup> 235,012	5 <sup>KM</sup> \$92,051	5 <sup>KM</sup> 37.5

Workforce Population	Employment Rate
1 <sup>KM</sup> 14,317	1 <sup>KM</sup> 91.3%
3 <sup>KM</sup> 69,613	3 <sup>KM</sup> 91.5%
5 <sup>KM</sup> 126,092	5 <sup>KM</sup> 91.6%





# Amenities Map



Subject - 111 Pulford St

1

Manitoba Legislative Building

2

River & Osborne Liquor Store

3

Safeway

4

Dollarama

5

Winnipeg Winter Club



96

Bike Score



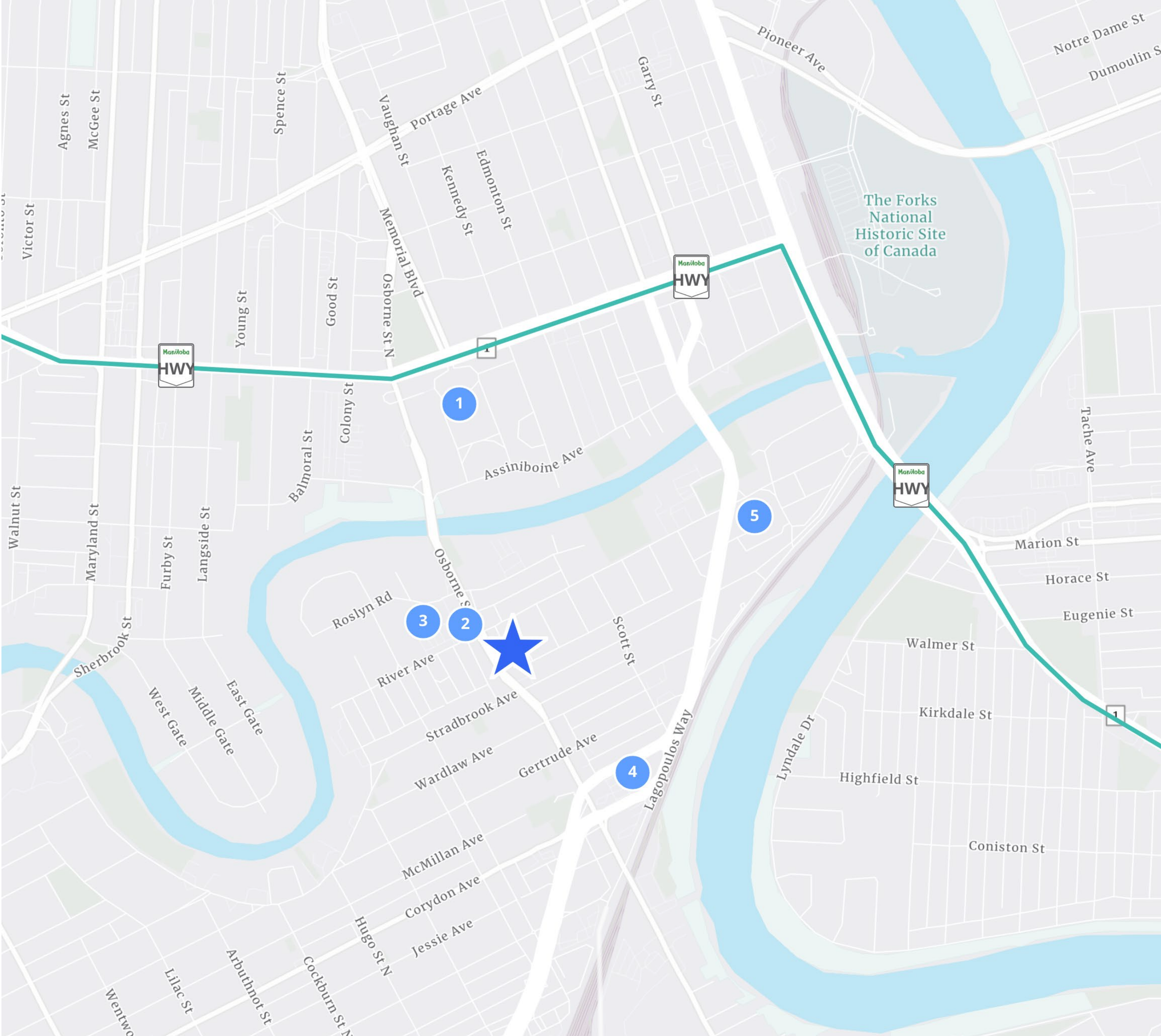
94

Transit Score



74

Walk Score







**Jordan Bergmann**

Vice President  
+1 204 954 1793  
jordan.bergmann@colliers.com

**Sean Kliewer**

Vice President  
+1 204 926 3824  
sean.kliewer@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Pratt McGarry Inc. o/a Colliers International.

**Colliers Canada**  
330 St Mary Ave Suite 600  
Winnipeg, MB | R3C 3Z5  
+1 204 943 1600

