



FACT SHEET

FOR SALE INVESTMENT OFFERING

185 PROVENCHER BOULEVARD
WINNIPEG, MANITOBA



Located in the heart of St. Boniface, close to Tache Avenue. Within walking distance to the Forks and many other amenities along Provencher Boulevard.

**AVISON
YOUNG**

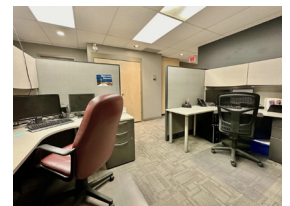


Platinum member

CONSTRUCTED	1974
TYPE OF PROPERTY	Two storey, plus basement office building
ROLL NUMBER	06060345000
TITLE	2557012/1
TOTAL SITE AREA	7,474 SF
BUILDING AREA	8,968 SF (1st & 2nd floor) 4,268 SF (basement)
ZONING	C2
LEGAL DESC.	SP LOT 110 PLAN 22236 WLTO IN RL 76 PARISH OF ST BONIFACE
2023 ASSESSMENT	\$1,812,000
2023 TAXES	\$39,526.87
FRONTAGE	61 FT along Provencher
DEPTH	123 FT
PARKING	Paved for 8 stalls
OFFERED AT	\$2,675,000

OFFERS AS RECEIVED

2ND FLOOR

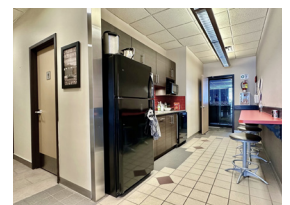
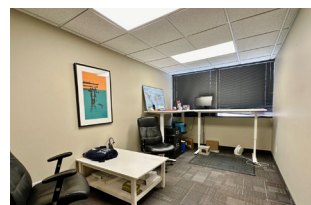


Get more information

Wes Schollenberg
Managing Director, Broker
204 560 1501

avisonyoung.com

MAIN FLOOR

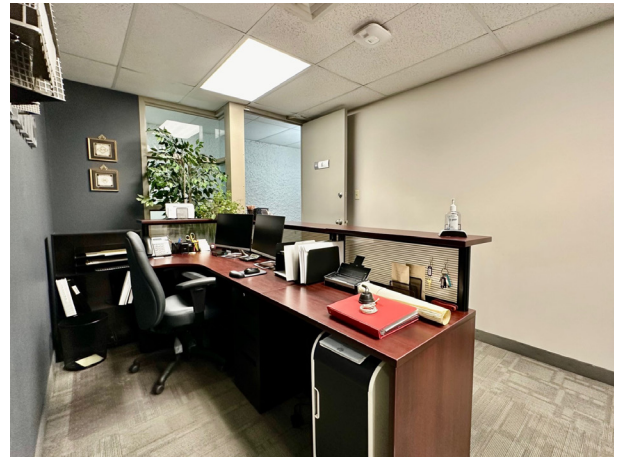


**Get more
information**

Wes Schollenberg
Managing Director, Broker
204 560 1501

avisonyoung.com

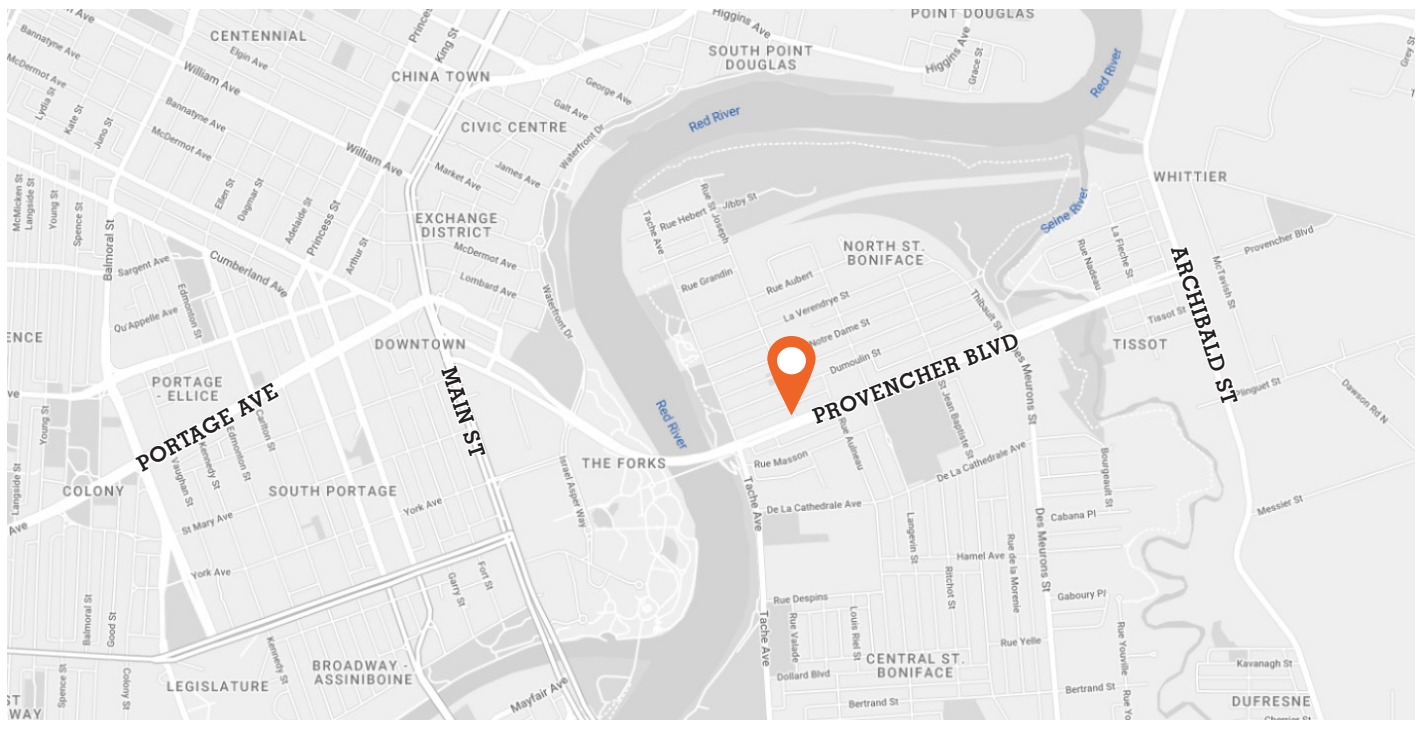
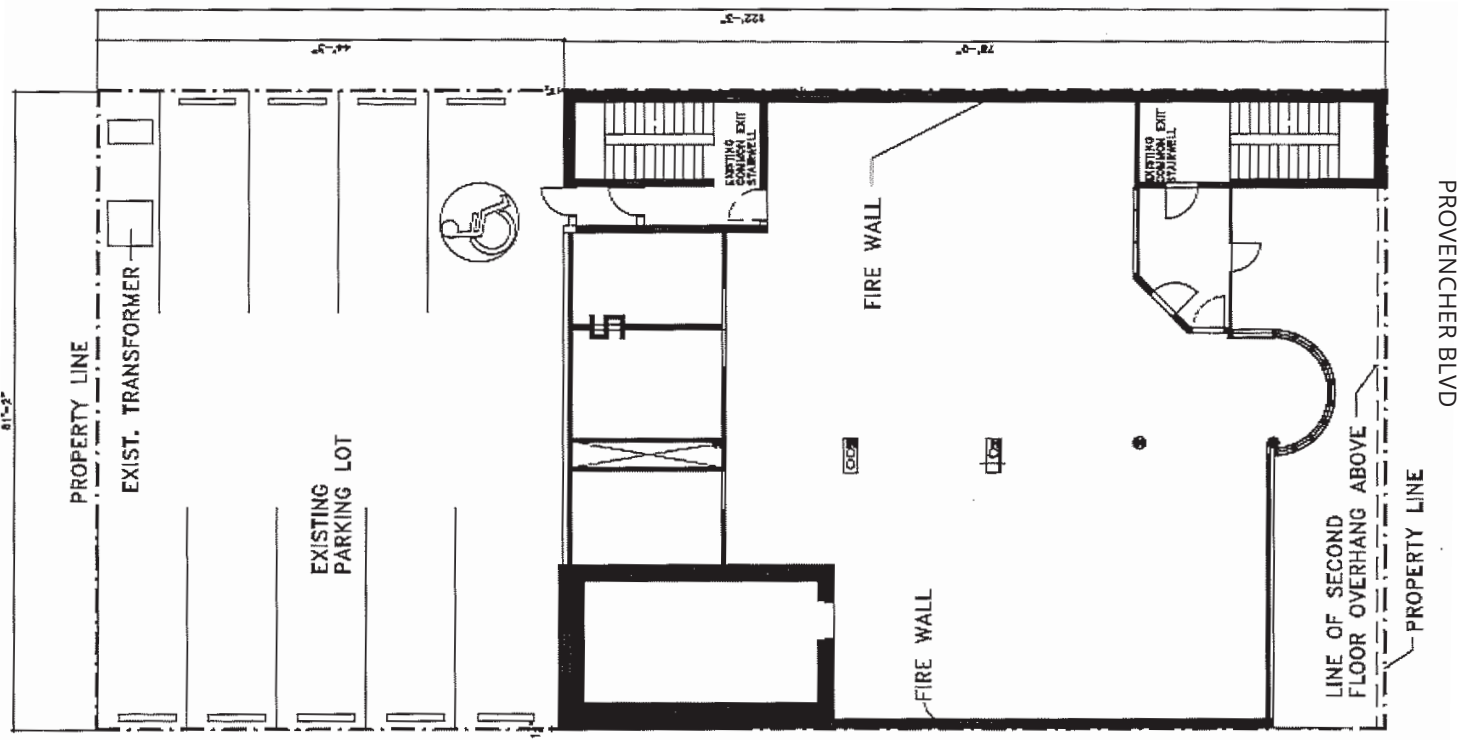
LOWER LEVEL



**Get more
information**

Wes Schollenberg
Managing Director, Broker
204 560 1501

avisonyoung.com



*Information provided for informational purpose only.

Get more information

Wes Schollenberg
Managing Director, Broker
204 560 1501

avisonyoung.com