



Colliers



For Sale

# 45-room hotel in Downtown Winnipeg

The Northern Hotel | 826 Main Street, Winnipeg MB

ASKING PRICE

\$3.9M

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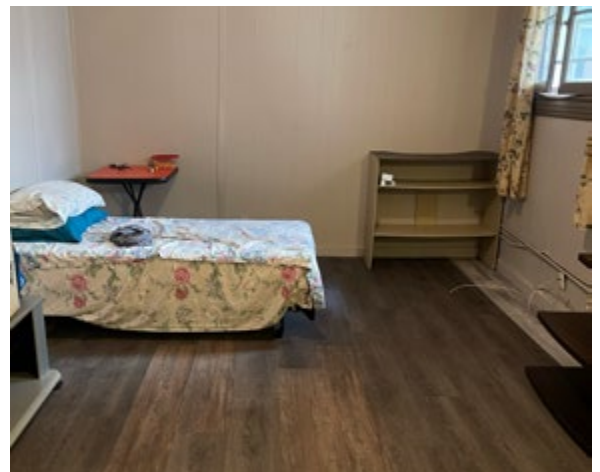
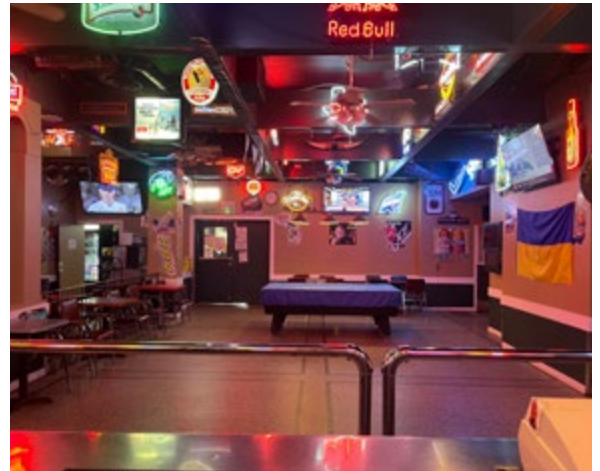
# The Northern Hotel

## For Sale

The subject property is located on Main Street in downtown Winnipeg, providing strong visibility and access along one of the city's primary north-south corridors connecting downtown to the Perimeter Highway.

Downtown Winnipeg has benefited from significant public and private investment, including major entertainment, sports, office, and mixed-use developments that continue to strengthen the area's economic activity and visitor demand. Key attractions and business districts—including the Exchange District, The Forks, Portage and Main, and the SHED (Sports, Hospitality and Entertainment District)—are all located nearby.

The property is situated in an established commercial area characterized by a mix of older hotels, commercial buildings, and multi-residential properties. Its Main Street frontage offers excellent exposure to both northbound and southbound traffic, supporting visibility for hospitality and lodging operations.



## Property Information

**Address** 826 Main Street, Winnipeg MB

**Rooms** 45 rooms

**Zoning** C2 - Commercial Community

**Gross Area** 18,052 SF

### Features

- 45 room hotel with vendor
- VLTs
- Rented restaurant

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