

THE METROPOLITAN ENTERTAINMENT CENTRE
281 DONALD STREET, WINNIPEG MB

Colliers

Iconic Banquet Hall and Entertainment Centre

For Sale



Property Description

The Metropolitan Entertainment Centre (or as Winnipeg knows it, The MET), has been a staple in the Downtown area for over a century.

Originally constructed in 1919 as the Allen Theatre, it has undergone substantial renovations over the years. It was owned and operated by the Famous Players Canadian Corporation from 1923-1987 before their move to Portage Place and became a national historic site in 1991. In 2007, Canada Inns founder Leo Ledohowski purchased the original building, completed a full overhaul of the interior, and expanded the south end of the building by adding three stories of building that include a new rooftop patio, new main entrance, and a large service elevator.

Other renovations include a complete replacement of the mechanical and electrical infrastructure, reconstruction of the original sloped floors and row seating to stepped flat terraces, addition of theatrical and special effect lighting, restoration of historical elements (including the iconic glass chandelier centerpiece in the grand hall, characteristic mirrors, and ornamental plaster designs), and a full aesthetic upgrade to the kitchen, bar area, washrooms, and other areas of the building.

The renovations were designed in tandem with Number Ten Architecture and were completed for approximately \$16M, with the building re-opening in 2012.



Fully renovated multi-faceted entertainment hall



Occupancy load of up to 1,120 (City of Winnipeg Occupancy Permit)



Fully accessible building



Rooftop patio

Connected Portfolio Opportunity

Radisson Hotel, Somerset Place & The Met Building

Two additional vendor-owned assets sit immediately adjacent to the Somerset Building and are offered separately: the Radisson Hotel, a 29 storey hotel with 263 keys with an attached 319 stall parkade, and the Somerset Building (294 Portage Avenue), a 109,673 SF, 9 storey Class B office building with Portage Avenue retail exposure. The three assets form a contiguous downtown campus — offering a buyer the opportunity to strategically assemble connected real estate that reinforces group, corporate and event demand well into the future.



Location Description

The MET is in the middle of Downtown Winnipeg’s largest new capital improvements.

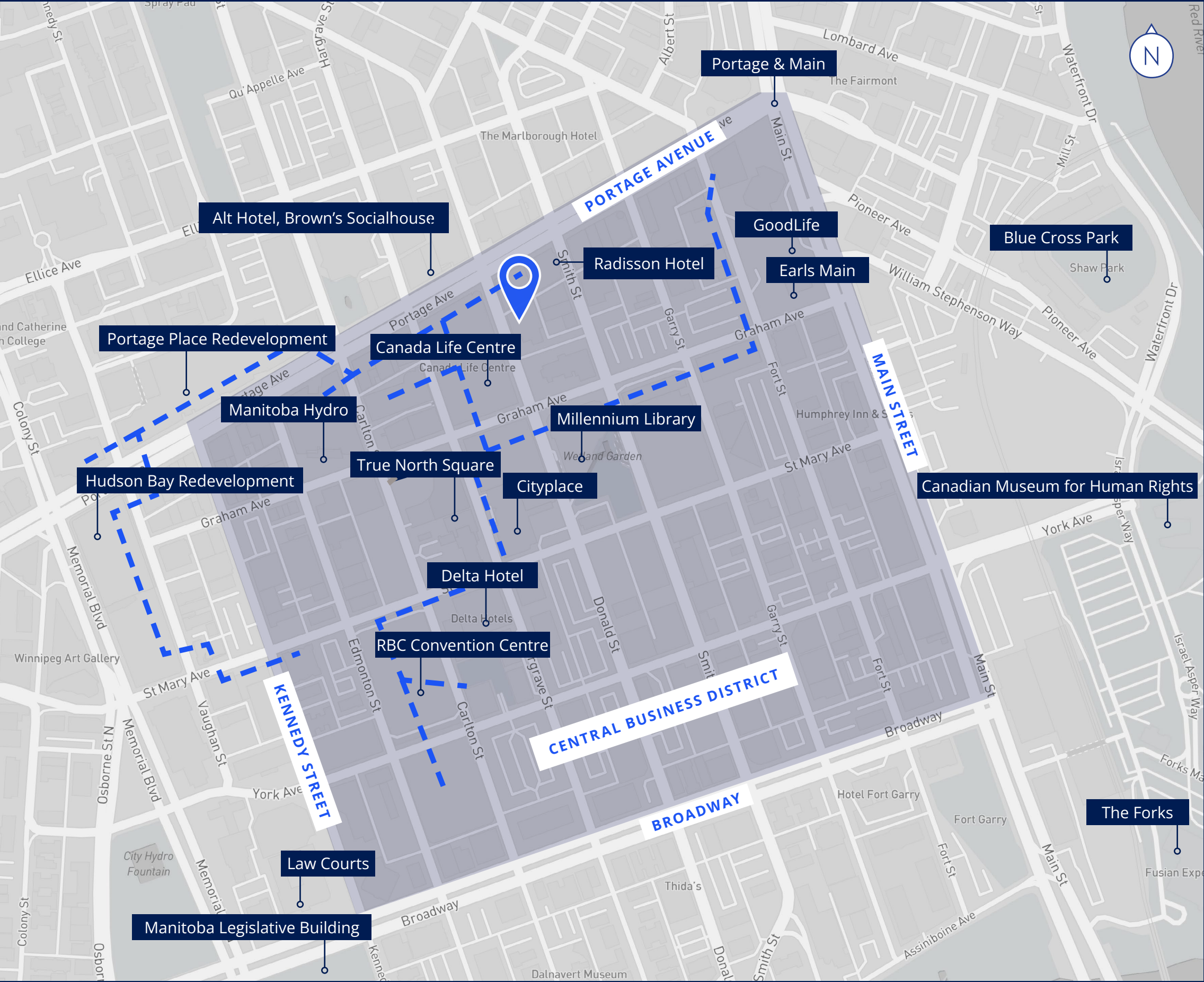
It is situated between the professional concentrations of Portage and Main and the newly developed True North Square. Twhe Canada Life Centre, Hudson Bay redevelopment, and Portage Place redevelopment, and the RBC



Walk Score
100



Bike Score
87



Building Description

Offering Process

Unpriced

Year Built

1920

Renovations and Addition

2012 completion (±\$16M)

Complete building restoration and south end addition in 2012, totaling approximately \$16M. More detail is on page 2 of this brochure.

Building Size

48,000 (approximately)

Building Sections

4,300 SF (renovation), 31,180 SF (existing)
12,520 SF (addition)

Current Occupancy Load

1,120 (2014 City of Winnipeg
Occupancy Permit)

Superstructure

Original Building: Steel frame with concrete foundation, and brick and terracotta facade.

Heritage Designation

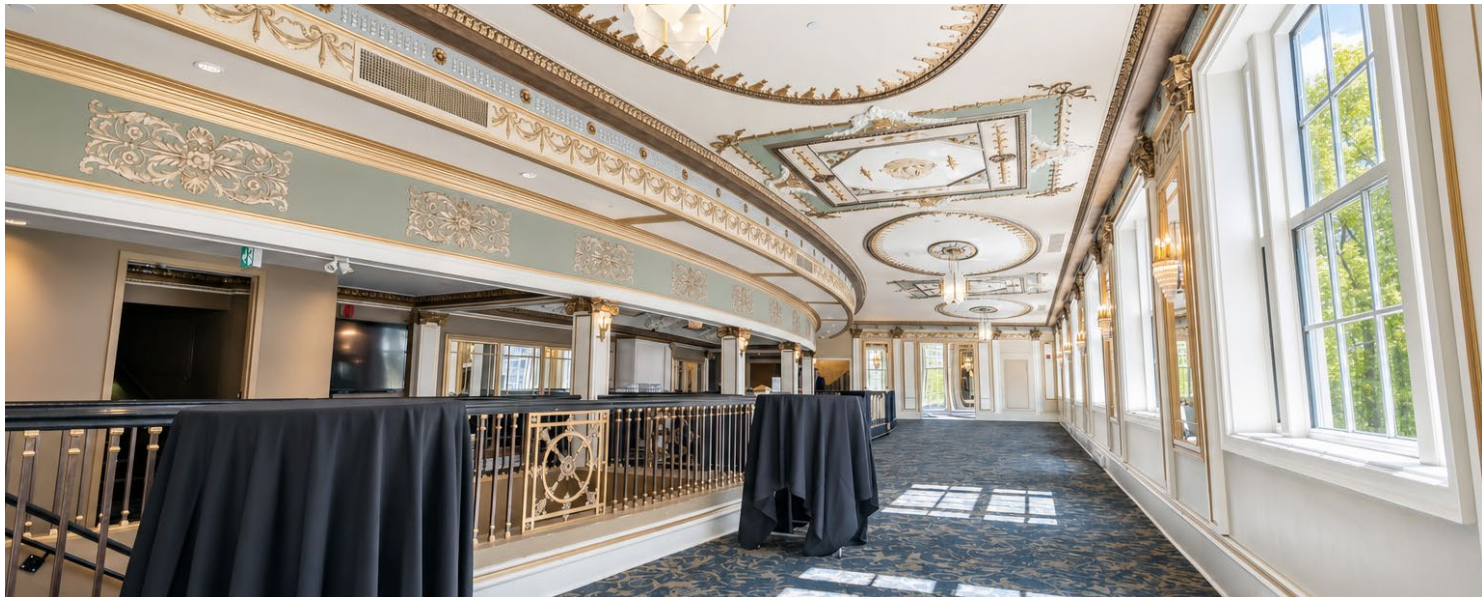
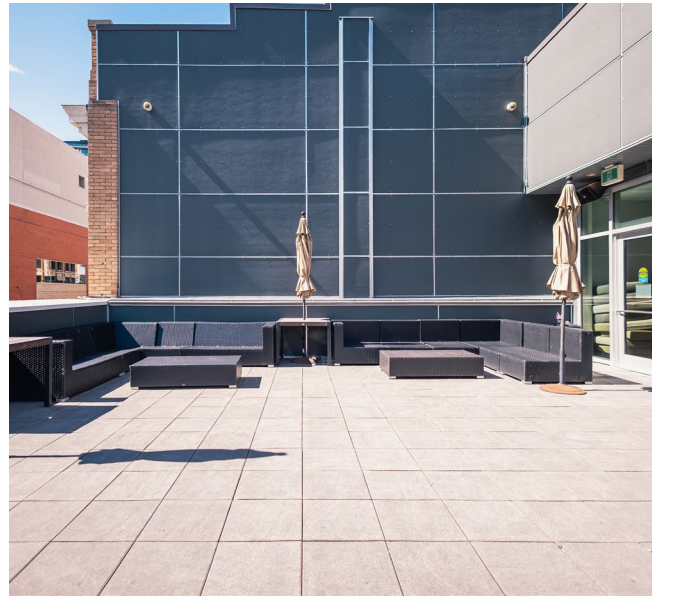
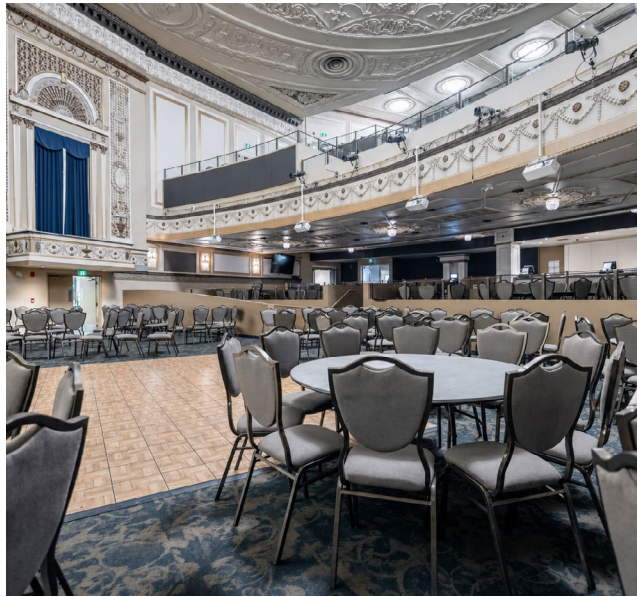
Grade II with the following protected interior elements: Total auditorium space, entrance lobby, and total mezzanine level

Parking

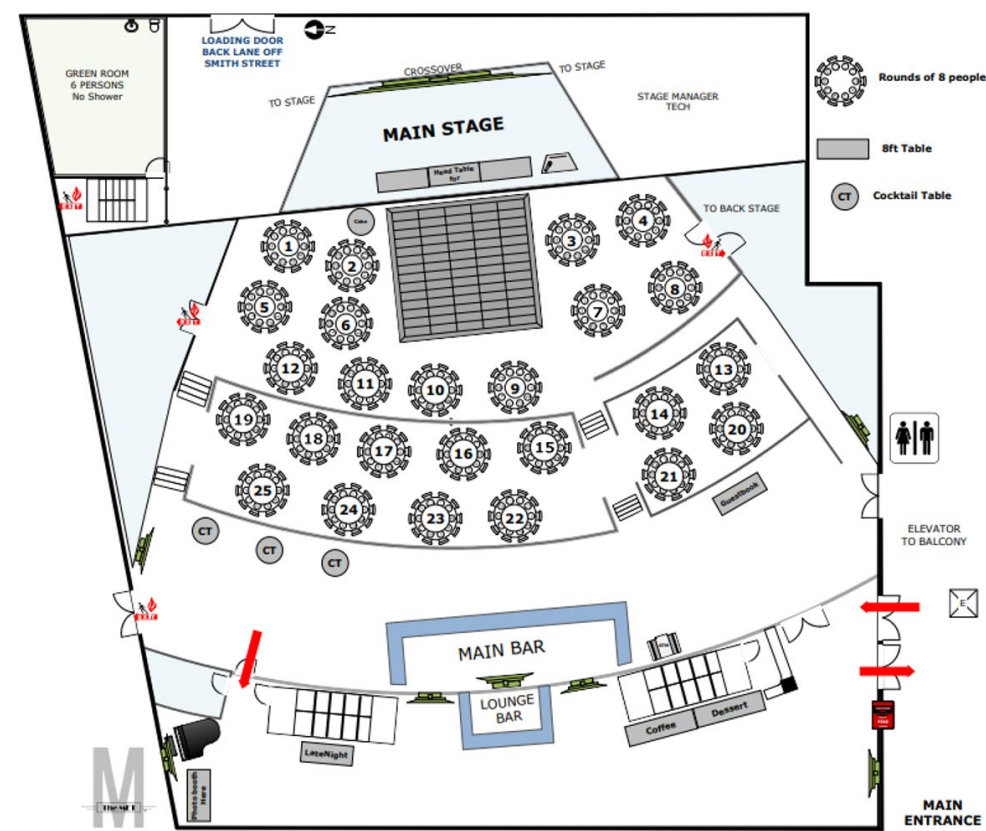
Rear parking can accommodate 2 surface stalls and there are numerous surface parking lots and enclosed parkades in the immediate area, alongside street parking.

The Met

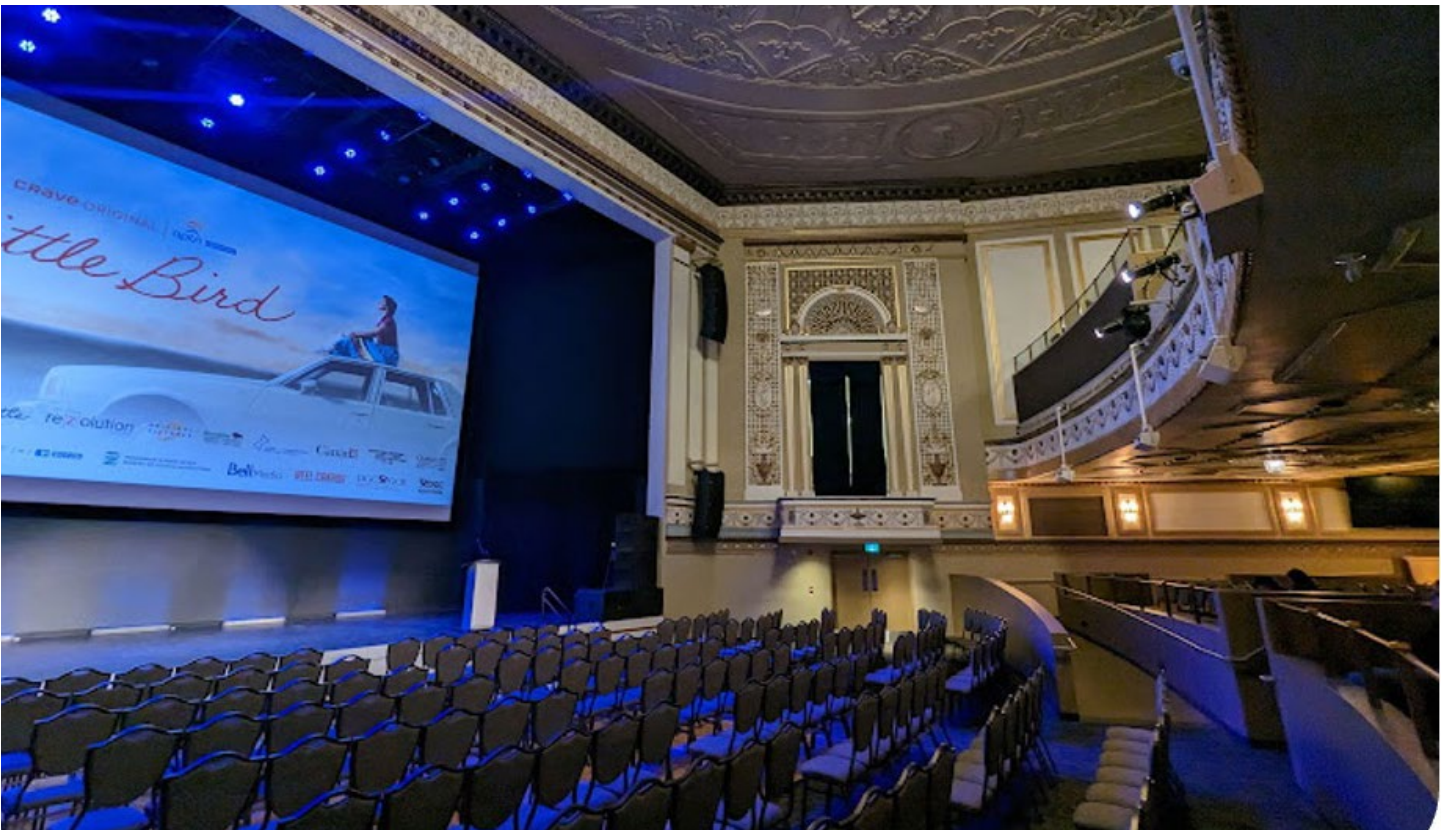
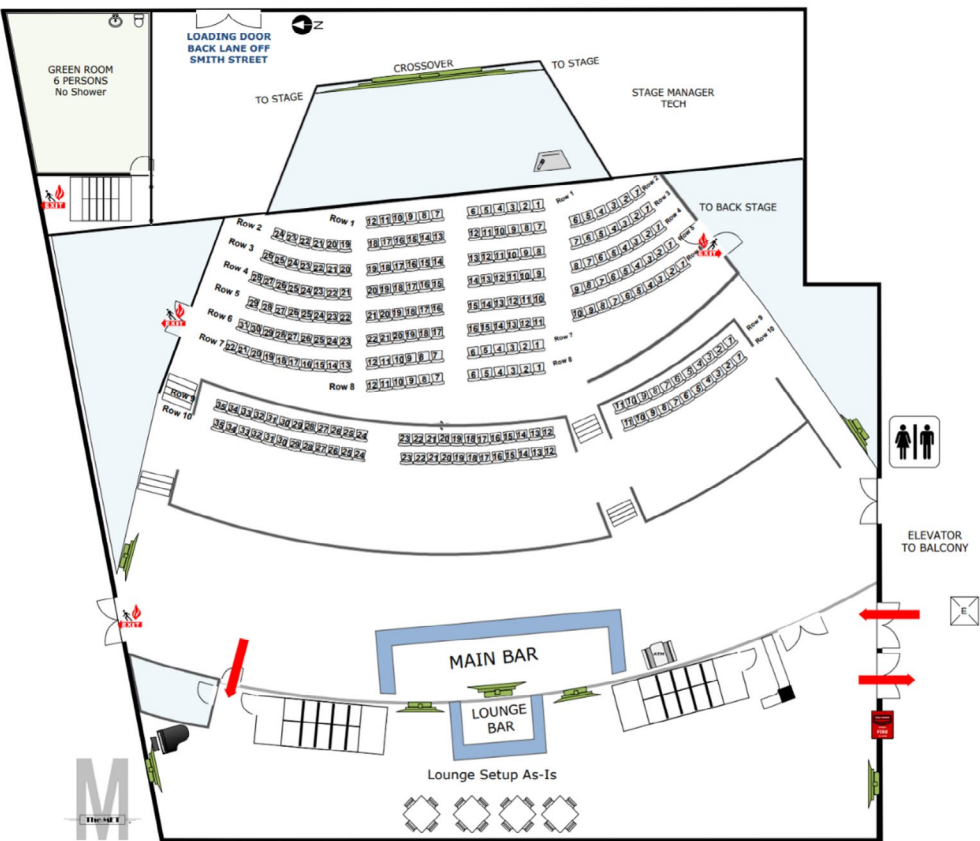




Wedding/Gala/Tradeshow Floor Plan



Theatre Floor Plan



Zoning Map



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