

FOR SALE/LEASE

Prime Retail/Office Building on High Traffic Corner

1750 Ellice Avenue, Winnipeg, Manitoba

PRICE REDUCTION!



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ONSITE
PARKING**



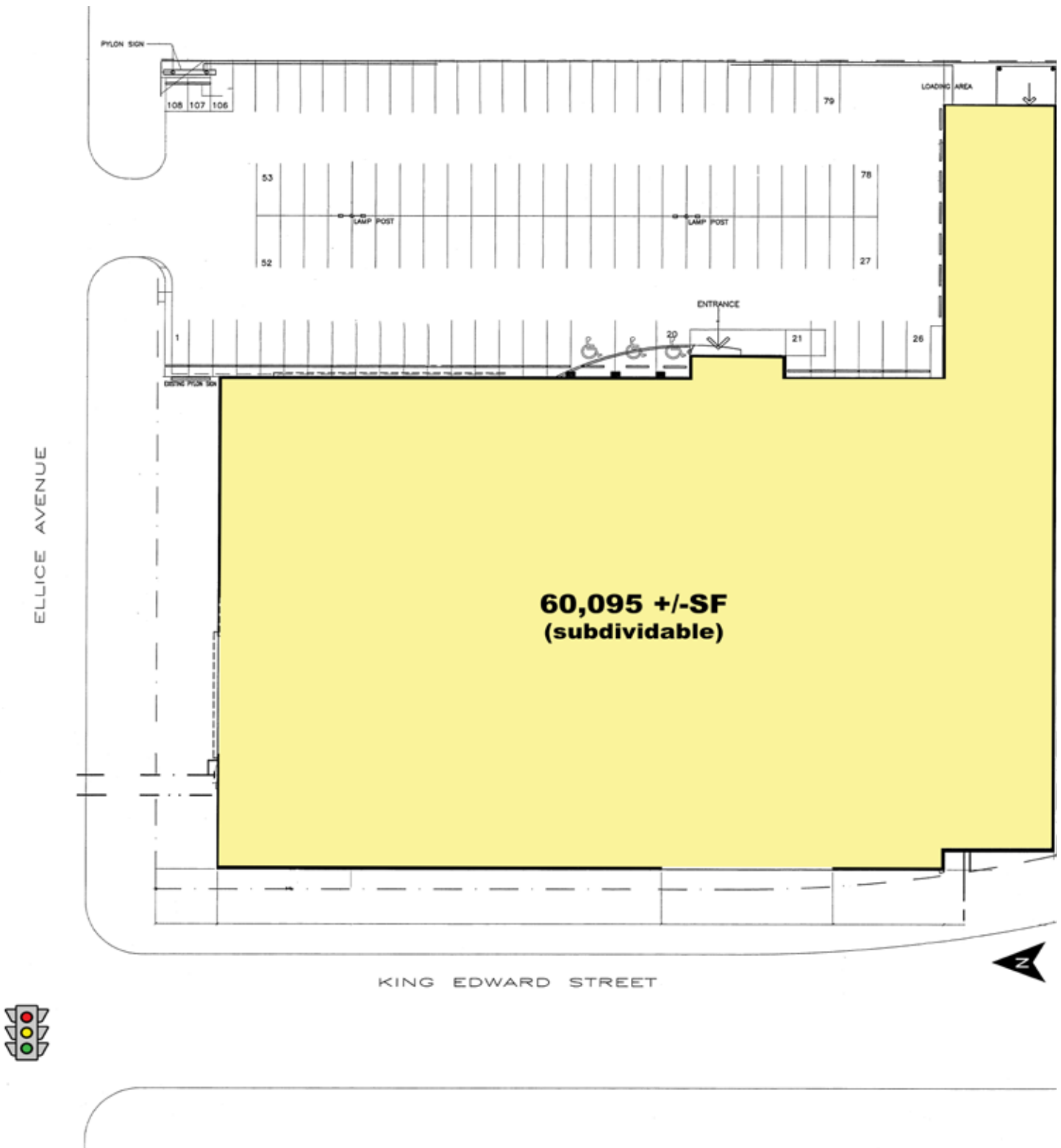
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FOR SALE/LEASE

1750 Ellice Avenue, Winnipeg, Manitoba



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PROPERTY SUMMARY

Building Size	60,095 SF (+/-) (Subdividable)
Lot Size	101,652 SF (2.33 Acres) (+/-)
Sale Price	\$6,500,000 \$8,000,000
Net Lease Rate	\$9.95 \$11.00/SF
Property Taxes (2018)	\$151,090.60
Ceiling Height (approx.)	13 - 18'
Parking	108 +/- Stalls
Zoning	C2 - Commercial District

FEATURES

- Suitable for retail and office uses.
- Building in excellent condition.
- Great exposure with signage on three sides.
- Pylon signage opportunity
- Ample on-site parking.

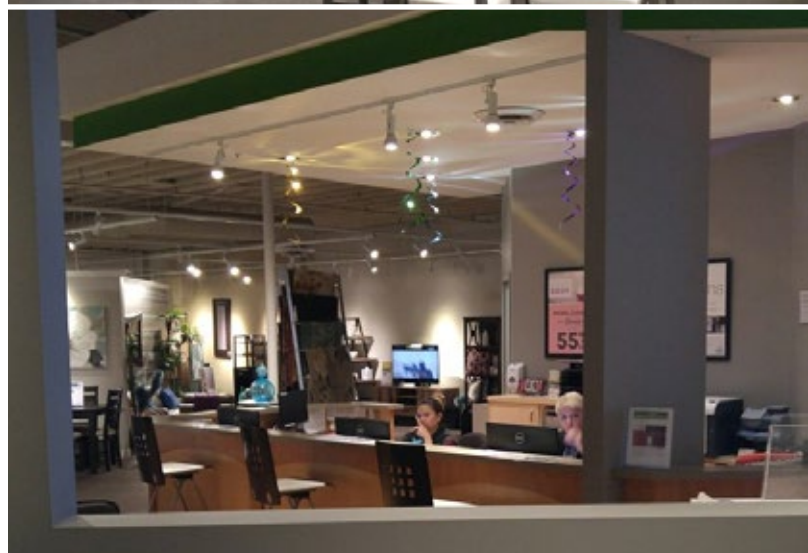
LOCATION

- Freestanding building at the southeast corner of Ellice Avenue and King Edward Street.
- Centered in Winnipeg's most dominant retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all over Manitoba.

TRAFFIC

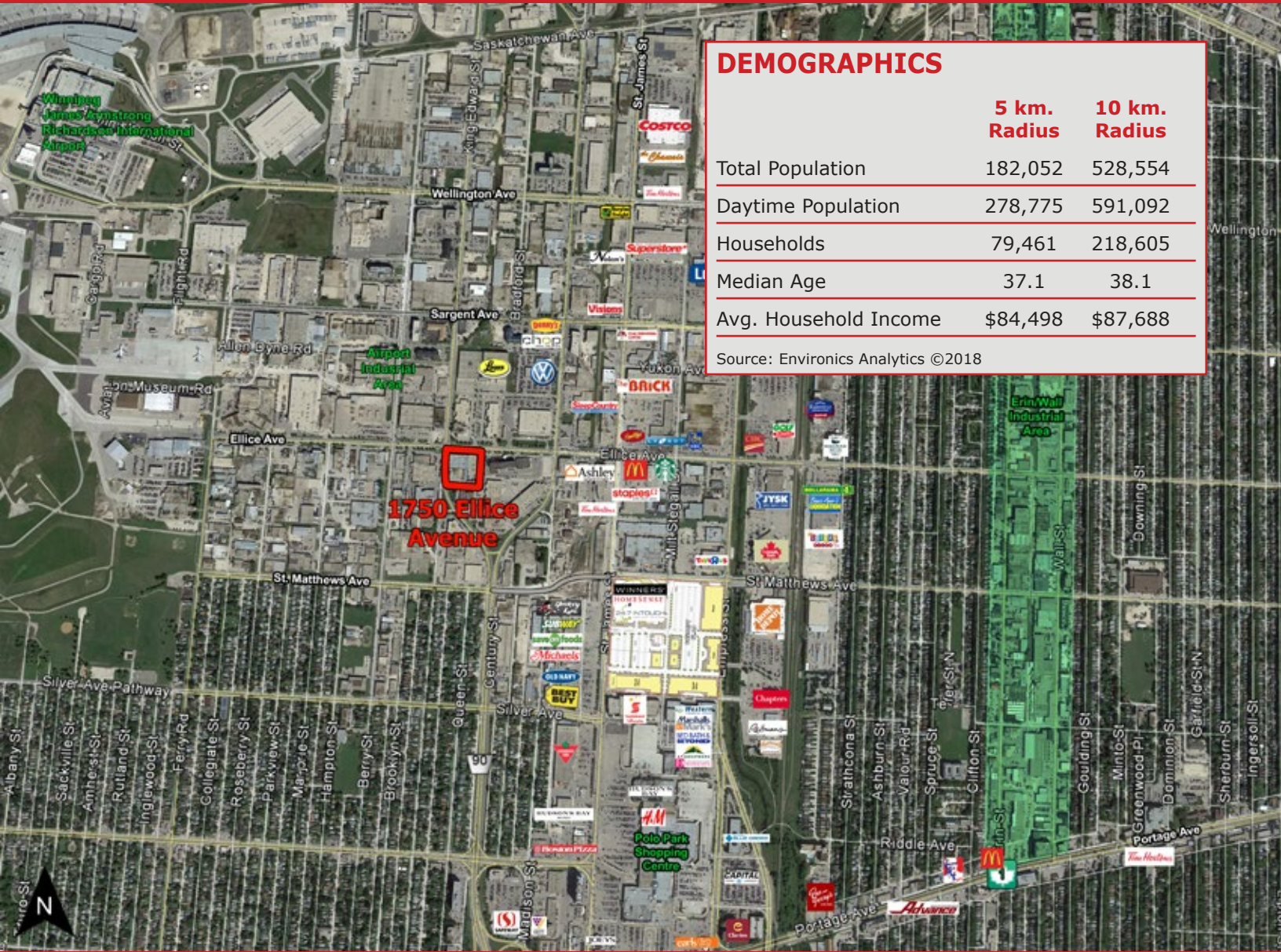
21,200 vehicles per day at Ellice Avenue and King Edward Street.

City of Winnipeg Public Works Department 2015



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DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	182,052	528,554
Daytime Population	278,775	591,092
Households	79,461	218,605
Median Age	37.1	38.1
Avg. Household Income	\$84,498	\$87,688

Source: Environics Analytics ©2018

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Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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