

L. W. McDonald
AUTO SERVICE



189 BANNATYNE AVENUE

FORMER GARAGE WITH PARKING IN DOWNTOWN WINNIPEG **FOR SALE**



RE/MAX
PERFORMANCE

RE/MAX
COMMERCIAL

WINNIPEG, MANITOBA

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

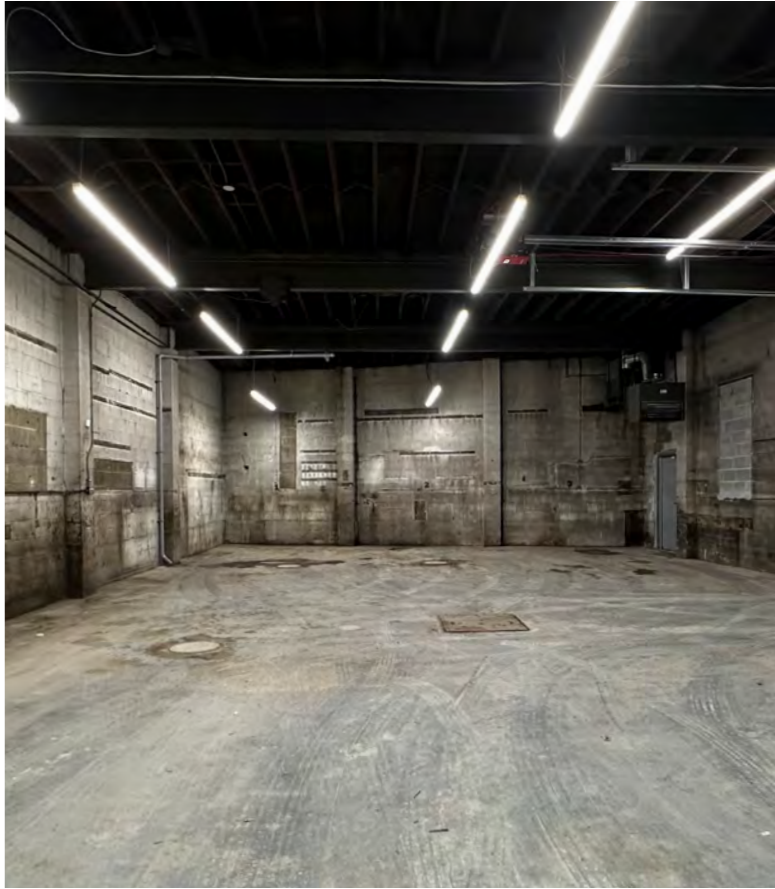


THE BUILDING

189 BANNATYNE AVENUE, WINNIPEG MANITOBA

This industrial building is ideally located in the vibrant East Exchange District, just steps away from Portage & Main and the downtown core. With its versatile design, it is perfectly suited for its next industrial use or can be transformed into modern office space.

Price	\$850,000.00
Building Area	Main Floor (±) 2,156 SF Basement (±) 345 SF Total: (±) 2,501 SF
Site area	(±) 4,677 SF
Overhead Doors	1 X Grade Level Door (12' height)
Taxes	\$14,789.37 (2024)
Zoning	C
Parking	~7 stalls available on site
Year Built	1948





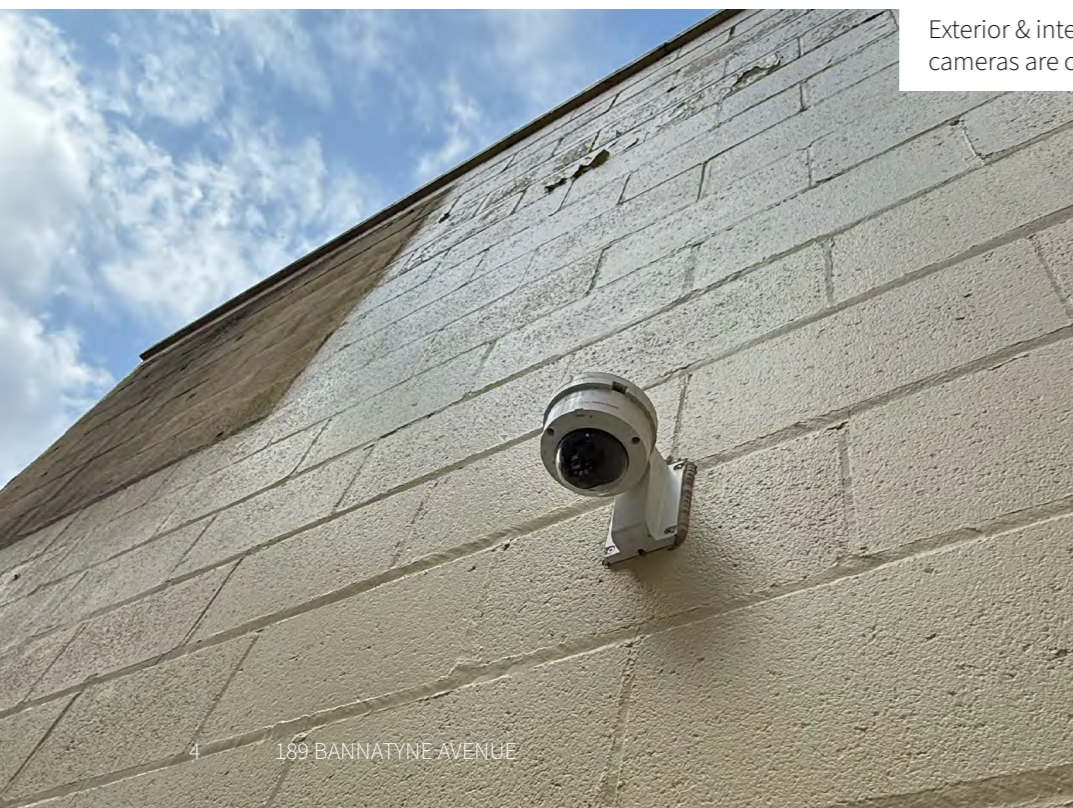
Ample parking available on-site for customers & employees



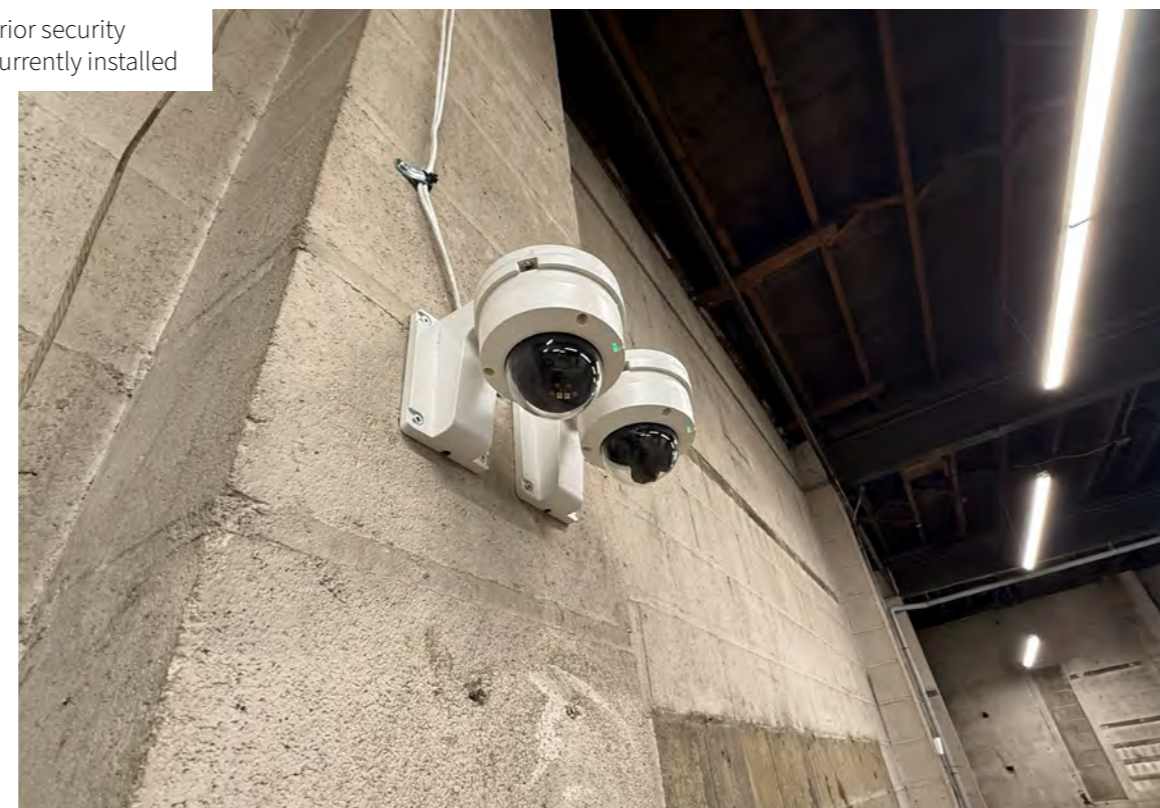
Portage & Main intersection; 189 Bannatyne highlighted



Downtown office buildings surround 189 Bannatyne, providing ample clientele opportunity



Exterior & interior security cameras are currently installed



THE NEIGHBOURHOOD



Businesses and Organizations in the Exchange District by Industry



- 38% Retail, Food & Drink, Arts & Entertainment
- 29% Professional, Scientific & Technical
- 20% Finance, Insurance, Informational and Education
- 13% Healthcare, Religious & Administrative



GROWTH

The Exchange District BIZ's 20-year strategy aims to transform the area with 28 key projects, adding **11,000** residential units and boosting the population by **15,000**. Expected economic benefits include a **\$103.5 million** property tax uplift.



BIKING

The Exchange District is a top bike-friendly destination in Winnipeg, with ample parking, safe routes, and numerous Bike Friendly Businesses.



TRANSPORTATION

The Exchange District is well-connected, with major bus routes like 11, 12, 15, 16, 18, 21, 22, and 24 serving the area.



PARKING

The Exchange District offers ample parking, including heated parkades and over 32,000 spots downtown, with various payment options.

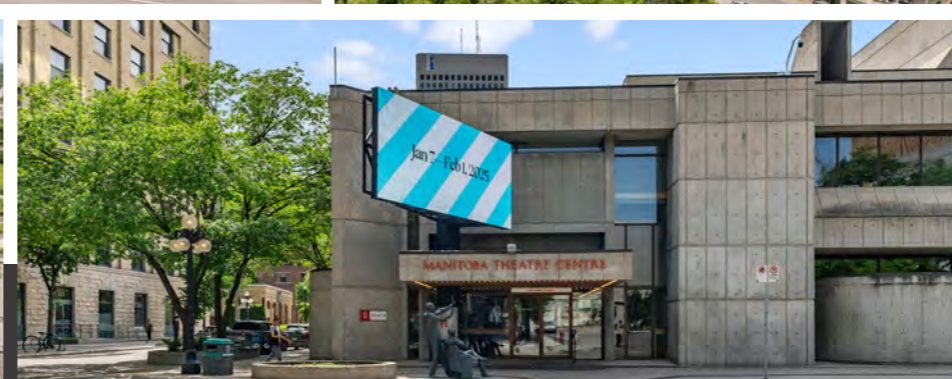
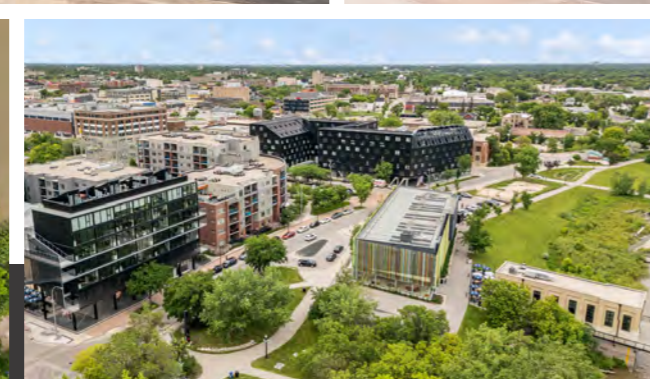
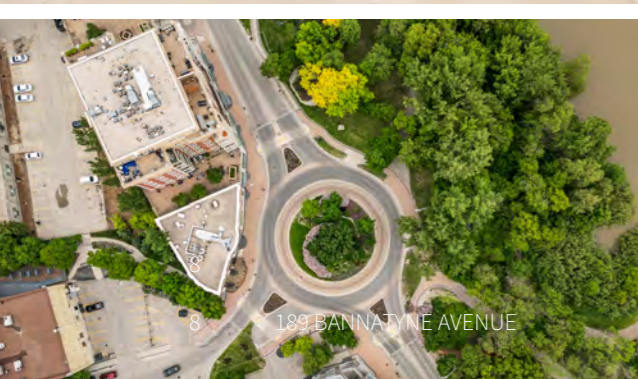
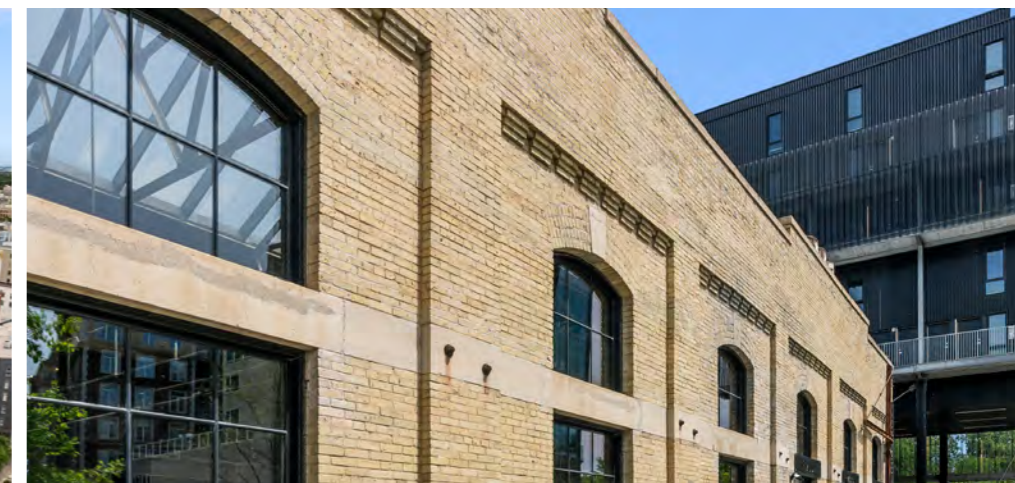


CONNECTIVITY

Anywhere in this 20-block district is within a 10-minute walk.



EXCHANGE DISTRICT





Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Services provided by: Theodore Clifford Dyck Personal Real Estate Corporation, Taylor Toni Personal Real Estate Corporation and RE/MAX Performance. Each office is independently owned and operated.



RE/MAX
PERFORMANCE

RE/MAX
COMMERCIAL