



156-158 Sherbrook Street, Winnipeg, Manitoba

Multi-Tenant Neighbourhood Strip Mall on Corner Lot

For Sale



Property Details

+/- 3,186 sq. ft.

BUILDING SIZE

+/- 6,477 sq. ft.

LAND SIZE

\$895,000

SALE PRICE

\$17,063.31

2026 PROPERTY TAXES

1948/1960

YEAR BUILT

+/- 10 surface stalls

PARKING

C2 - Commercial

ZONING

Features

- Located on the west side of Sherbrook amidst the densely populated areas of West Broadway and Wolseley
- The property offers excellent access to a diverse mix of amenities and major thoroughfares including Portage Avenue and Osborne Street
- Established retail tenant mix offering in-place income to future owner
- Owner occupier opportunity with +/- 775 SF vacancy with full lower-level useable space
- Ample parking at rear of building along with additional street parking in the general vicinity
- Each unit separately serviced by independent HVAC

Demographics*

237,746

POPULATION

346,526

DAYTIME POPULATION

37.6

MEDIAN AGE

104,900

TOTAL HOUSEHOLDS

\$99,192

AVG. HOUSEHOLD INCOME

\$105,828.87

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2026

Traffic Count

17,100

AVG. WEEKDAY DAILY TRAFFIC



Highlights



**Investment or
Redevelopment**
OPPORTUNITY



Prominent
FASCIA SIGNAGE



Excellent Access
TO MAJOR
TRANSPORTATION ROUTES



On-Site Parking
AVAILABLE

For Sale



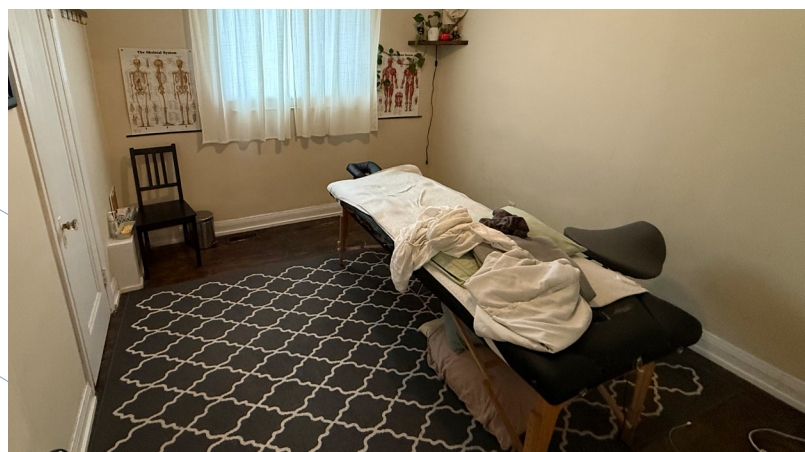
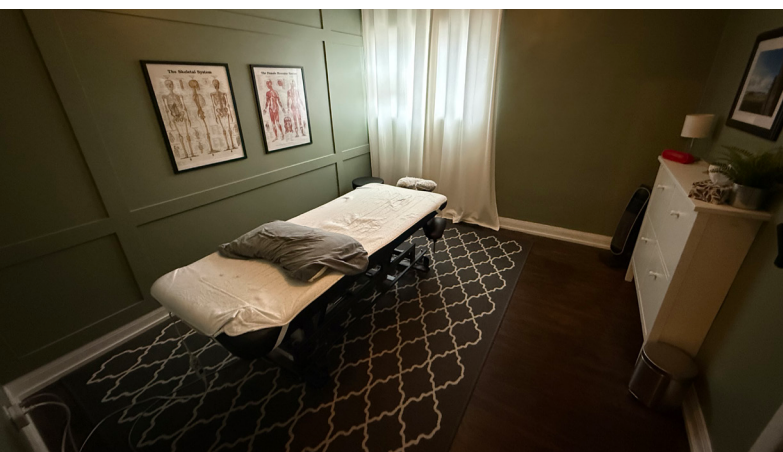
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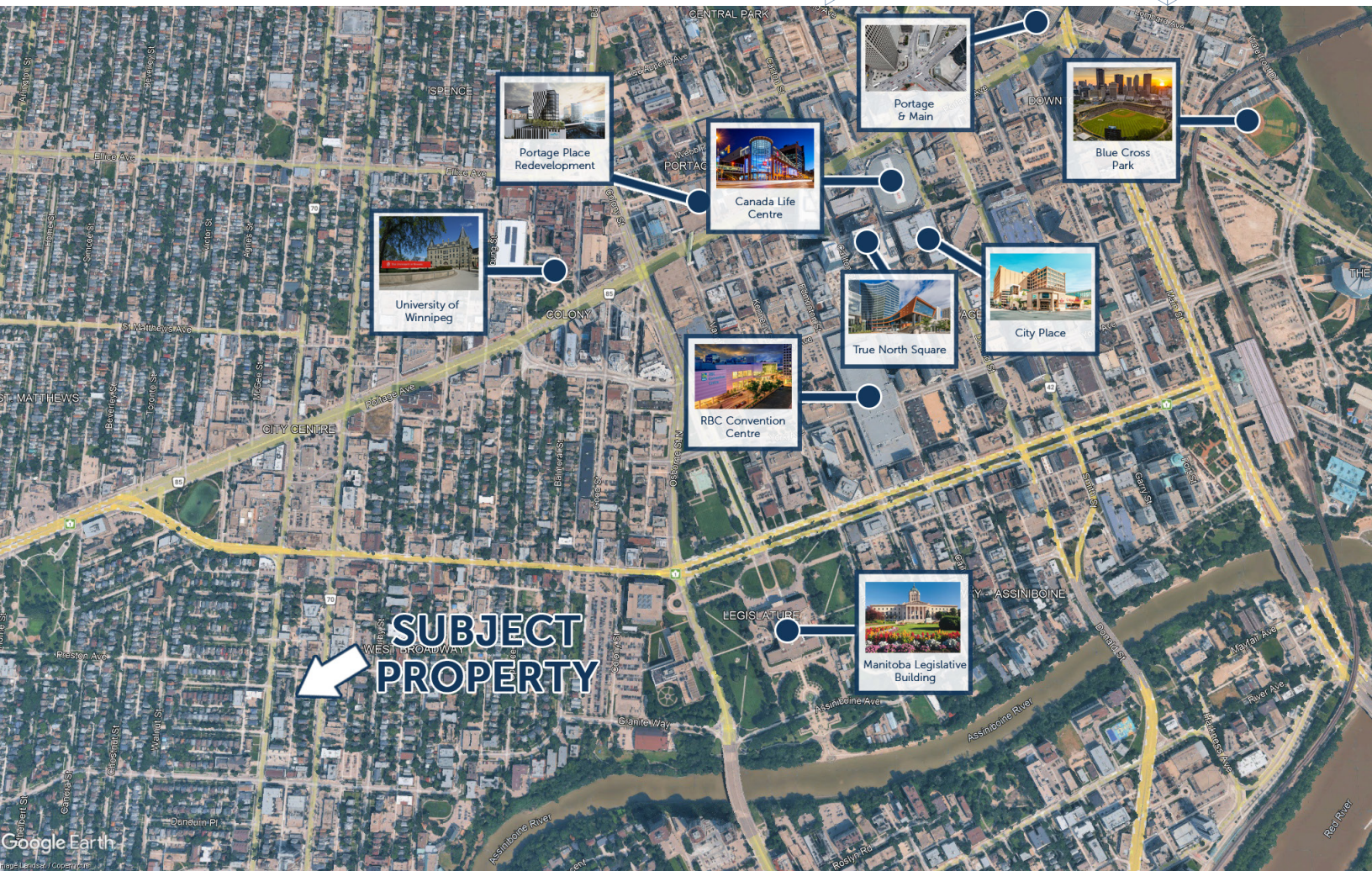




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