



574 Ellice Avenue, Winnipeg, Manitoba

Flexible Commercial Space in the Heart of Winnipeg

For Sale



Property Details

+/- 1,920 sq. ft.

BUILDING SIZE

+/- 2,314 sq. ft.

LOT SIZE

\$325,000

SALE PRICE

\$3,474.26

2025 PROPERTY TAXES

C2 - Commercial

ZONING

Space for 2-3 Vehicles

PARKING

Demographics*

248,151

POPULATION

106,695

TOTAL HOUSEHOLDS

348,266

DAYTIME POPULATION

\$90,124

AVG. HOUSEHOLD INCOME

37.1

MEDIAN AGE

\$91,352

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Lower and upper level commercial/office space with multiple finished rooms and flexible layout potential
- On-site kitchen area with full-size stove, microwave, dishwasher, and modern cabinetry
- Basement level provides additional usable space for storage, studio, or workspace configurations
- Dedicated laundry area equipped with washer and dryer
- Updated mechanical systems including hot water tank (installed February 2023)
- HVAC and utility infrastructure located on-site with forced-air furnace and serviceable mechanical room
- Rear exit access and functional secondary egress points throughout the lower level
- Excellent location just steps from the University of Winnipeg and surrounded by nearby amenities, transit, and services
- Surrounded by a diverse mix of amenities, including restaurants, coffee shops, breweries, and boutique retailers, creating a dynamic community atmosphere
- Convenient access to downtown landmarks and destinations via key connectors like Provencher Bridge, linking residents directly to The Forks and St. Boniface
- Rare chance to acquire two adjacent commercial-zoned properties at 574 & 576 Ellice Avenue

Highlights



Located

IN THE WEST BROADWAY
NEIGHBOURHOOD



Short walk

TO SHOPS, PARKS &
CULTURAL ATTRACTIONS



Great access

TO PUBLIC TRANSIT



Parking

AVAILABLE

For Sale



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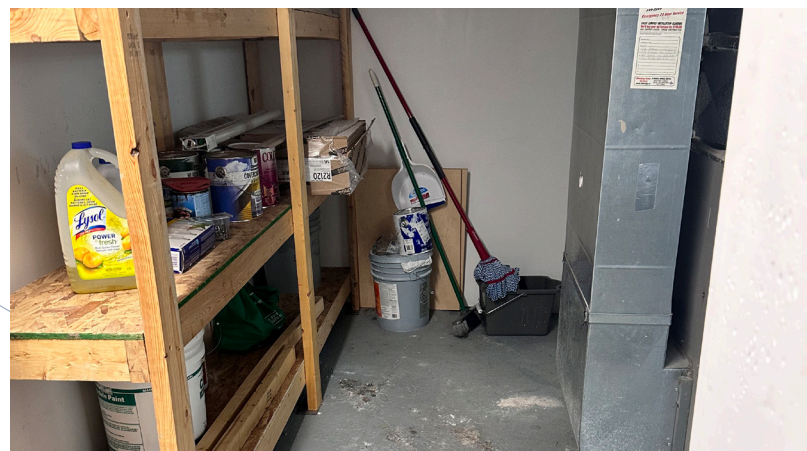




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Site Plan

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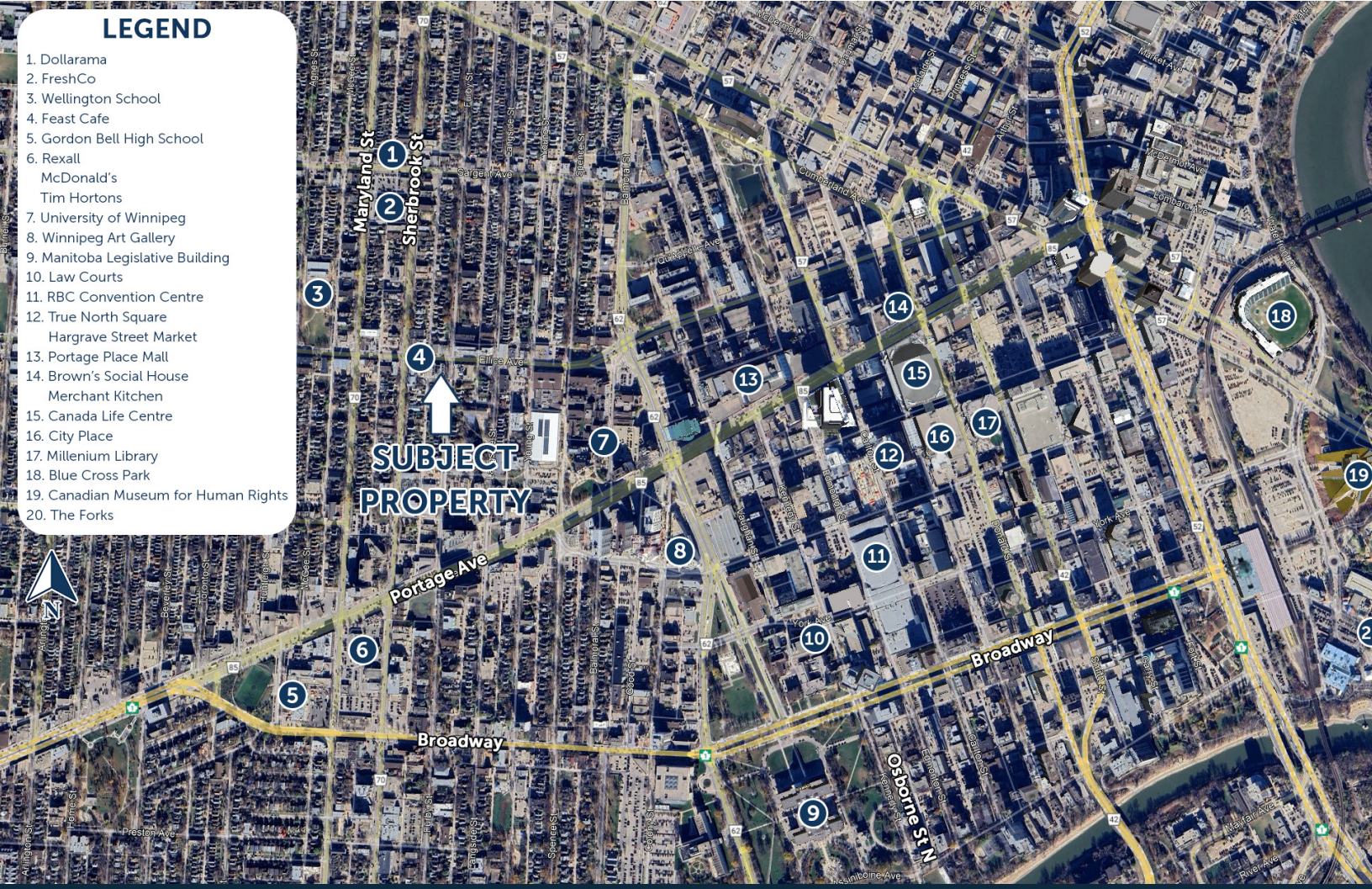


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LEGEND

- 1. Dollarama
- 2. FreshCo
- 3. Wellington School
- 4. Feast Cafe
- 5. Gordon Bell High School
- 6. Rexall
McDonald's
Tim Hortons
- 7. University of Winnipeg
- 8. Winnipeg Art Gallery
- 9. Manitoba Legislative Building
- 10. Law Courts
- 11. RBC Convention Centre
- 12. True North Square
Hargrave Street Market
- 13. Portage Place Mall
- 14. Brown's Social House
Merchant Kitchen
- 15. Canada Life Centre
- 16. City Place
- 17. Millenium Library
- 18. Blue Cross Park
- 19. Canadian Museum for Human Rights
- 20. The Forks



Connect with us today!

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Jane Arnot*

VICE PRESIDENT

jarnot@iciproperties.com

204-471-1248

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