

FOR SALE

HARLEQUIN

375 Hargrave Street, Winnipeg

# Harlequin Building

Owner / Occupier Investment Opportunity

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# Highlights

375 Hargrave Street sits a few blocks south of Winnipeg's historic Exchange District, in a part of downtown known for its steady energy and mix of people. The area is surrounded by offices, parking, cafes, and independent shops that attract workers looking for a lively place to spend their lunch hour or browse after work. Its position between Cumberland Avenue and Ellice Avenue places it in one of the city's more active corridors, where buses, pedestrians, and local businesses create a constant sense of movement.

A short walk to the east brings you to Central Park, a green space that gives the neighbourhood a welcome break from the concrete. Families gather there, office workers cut through on their way to meetings, and community events often fill the grounds in warmer months.

The building hosts an open concept main floor, a full second floor and full basement. There is a street level freight elevator at the rear of the building with lane access.



# Space Details

- 2 Storey building with full basement
- Main and second: 5,430 sf each floor
- Basement: 4800 sf
- Freight elevator in rear of building
- Open floor space on main floor
- Offices on second floor
- Wall height: 11 ft
- Building age – 1903
- Zoned D – Downtown Living
- Legal description: Lot 19 Block 4 Plan 129 WLTO in RL 1 Parish of St. John
- 2025 realty taxes - \$27,272
- **For sale: \$995,000**
- **Possession: Vendor requires up to a year to vacate**



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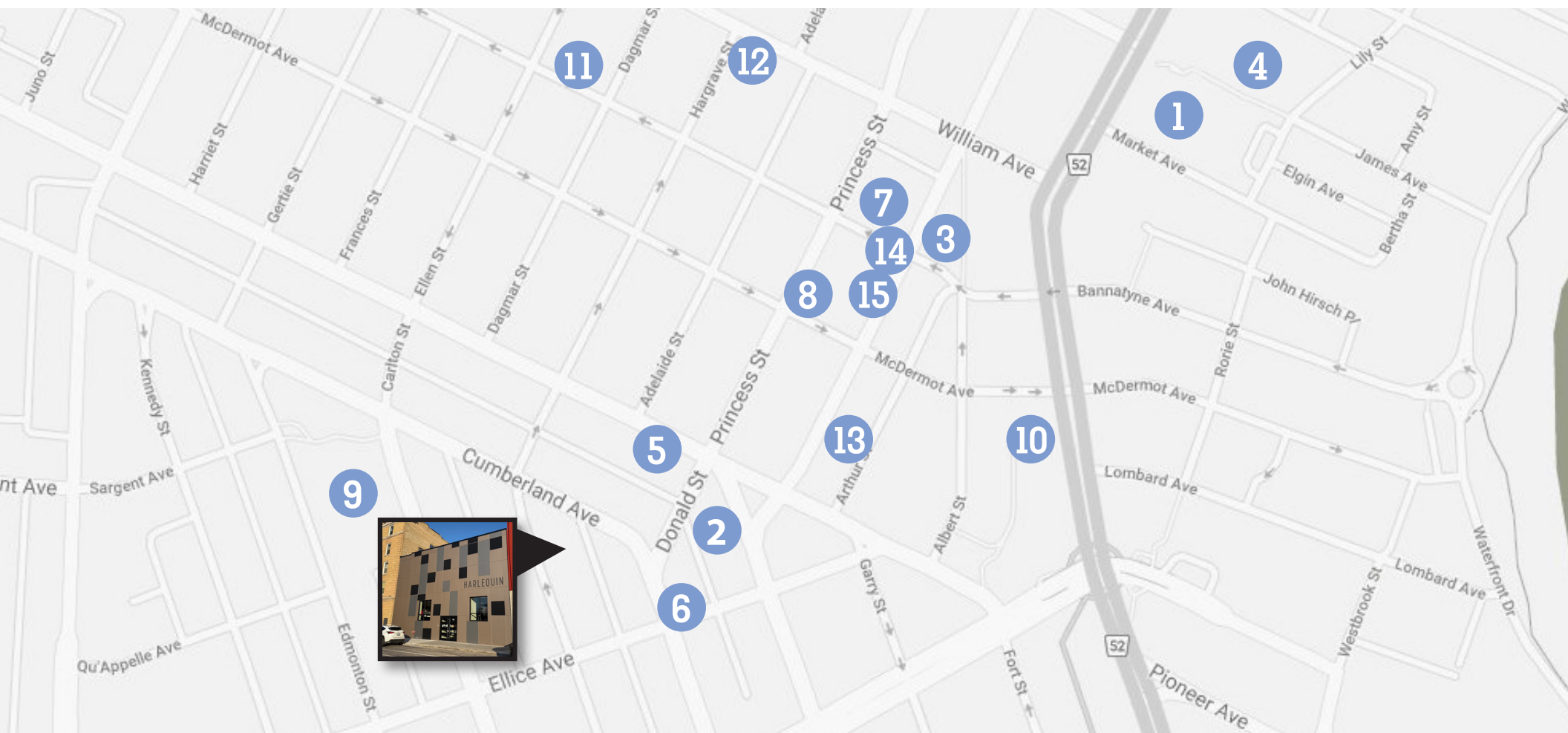


Images

# Location Map

## AREA MAP

- |   |                          |    |                |    |                         |
|---|--------------------------|----|----------------|----|-------------------------|
| 1 | Centennial Concert Hall  | 6  | Giant Tiger    | 11 | Canada Goose            |
| 2 | Burton Cummings Theatre  | 7  | Kings Head Pub | 12 | <b>Little Brown Jug</b> |
| 3 | Old Market Square - Cube | 8  | Deer + Almond  | 13 | Toad Hall Toys          |
| 4 | Manitoba Museum          | 9  | Central Park   | 14 | Peasant Cookery         |
| 5 | Yellow Dog Tavern        | 10 | Palomino Club  | 15 | Bronuts & Coffee        |





# Let's talk.

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