



815 Ellice Avenue, Winnipeg, Manitoba

Freestanding Retail Opportunity on Major Traffic Corridor

For Sale





Property Details

+/- 2,450 sq. ft.

BUILDING SIZE

+/- 8,850 sq. ft.

LAND AREA

\$749,000

ASKING PRICE

\$11,649.28

PROPERTY TAXES (EST. 2026)

C2 - Commercial Community

ZONING

Features

- Strategically positioned at the northwest corner of Ellice Avenue and Arlington Street offering convenient access to Polo Park Shopping node and Downtown Winnipeg
- Located on a signalized corner with strong frontage and eye-catching visibility
- Freestanding pylon sign available for use
- Ideally suited for variety of retail users, service based or professional offerings
- Ample onsite parking with +/- 14 surface stall
- Owner/occupier or redevelopment opportunity with option for vacant possession



Highlights



Centrally Located

IN THE HEART OF
WINNIPEG



Prime Location

ALONG A MAJOR
TRANSPORTATION CORRIDOR



Prominent

BUILDING AND PYLON
SIGNAGE OPPORTUNITIES



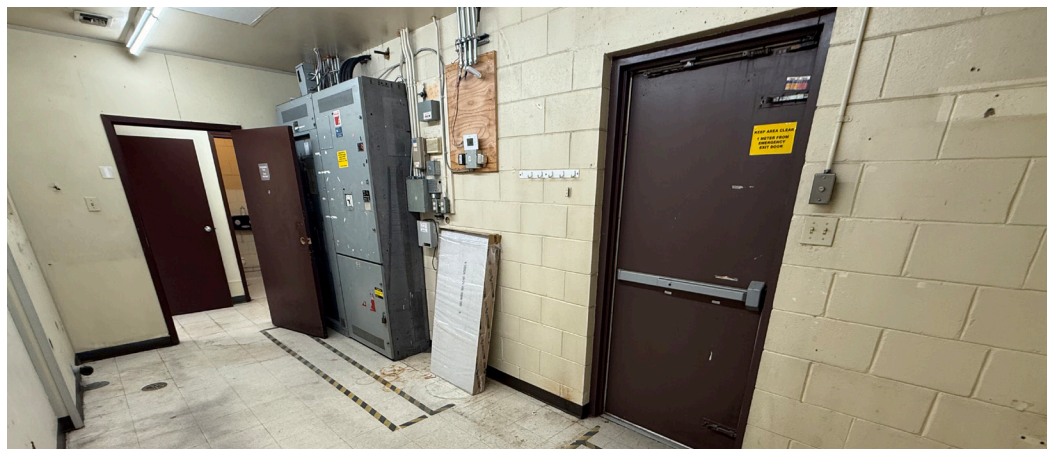
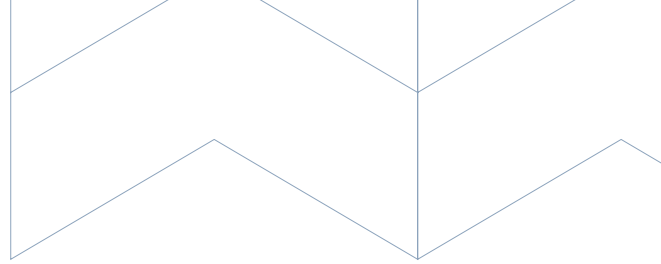
Owner/Occupier

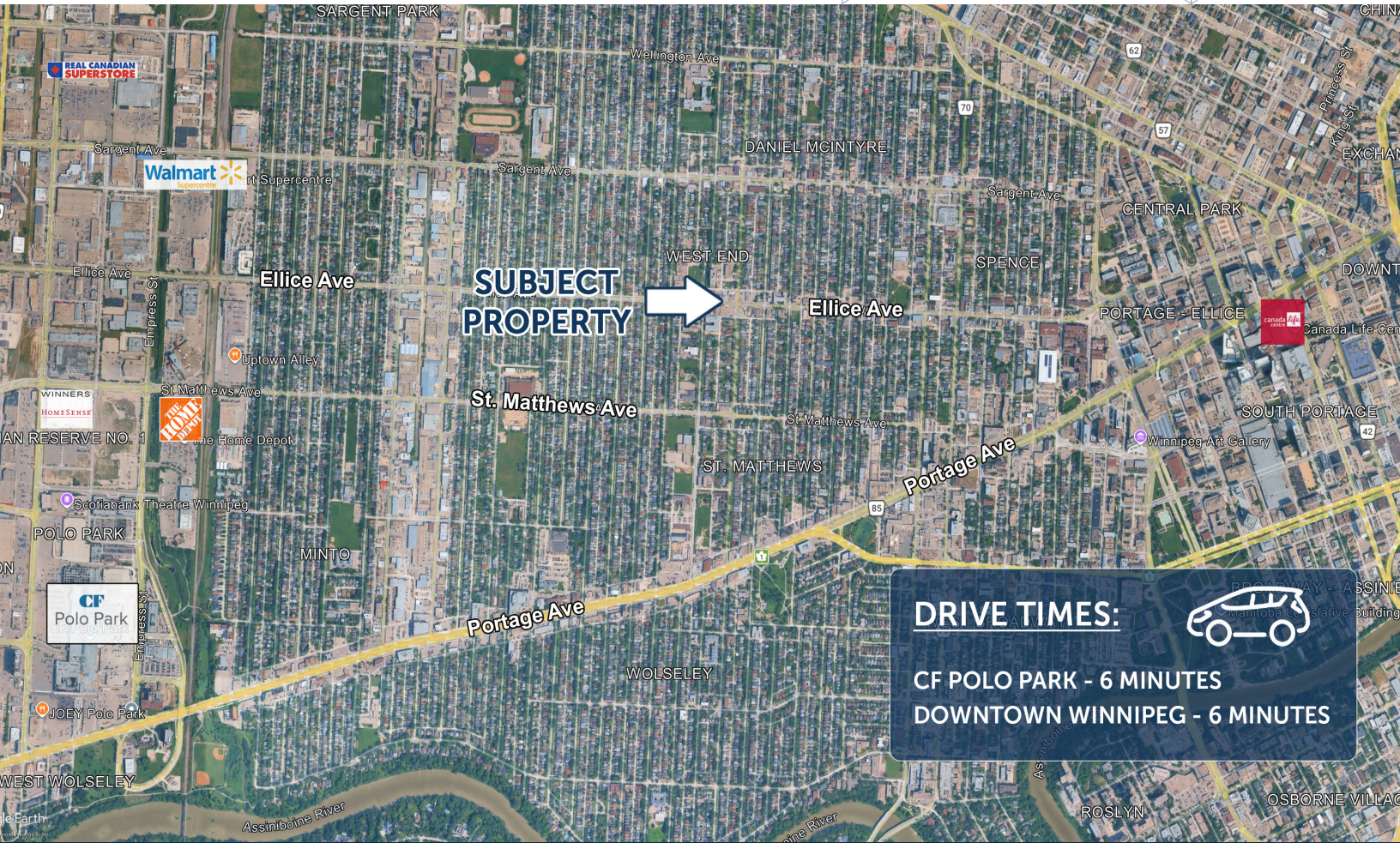
OPPORTUNITY


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815 Ellice Avenue, Winnipeg, Manitoba
iciproperties.com





DRIVE TIMES: 
CF POLO PARK - 6 MINUTES
DOWNTOWN WINNIPEG - 6 MINUTES

Connect with us today!

iciproperties.com

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VICE PRESIDENT

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