

Owner / Occupier Investment Opportunity

Located in Osborne Village
196 Osborne Street, Winnipeg, MB

For Sale



Get more info.

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**AVISON
YOUNG**

Highlights

196 Osborne is prominently located in the heart of Osborne Village—one of Winnipeg's most vibrant and densely populated neighbourhoods. The property is surrounded by a dynamic mix of established and emerging retail, restaurants, entertainment, and a thriving arts scene, including the renowned Gas Station Arts Centre.

Ongoing residential growth, highlighted by new developments such as The Zu and Osborne Terraces, continues to drive increased density, foot traffic, and long-term vitality in the area.

Space Details

Address 196 Osborne Street, Winnipeg

Site Area 6,188 sf

Building Area (NRA)

Lower Level	-	1,200 sf
Main Floor	-	2,523 sf
Second Floor	-	2,523 sf
		<hr/>
		6,246 sf

Zoning C2 Commercial

Legal Lot 1, Block 7 Plan 208 WLTO in RL 31 to 35 Parish or St. Boniface

Parking Off street, 10 stalls

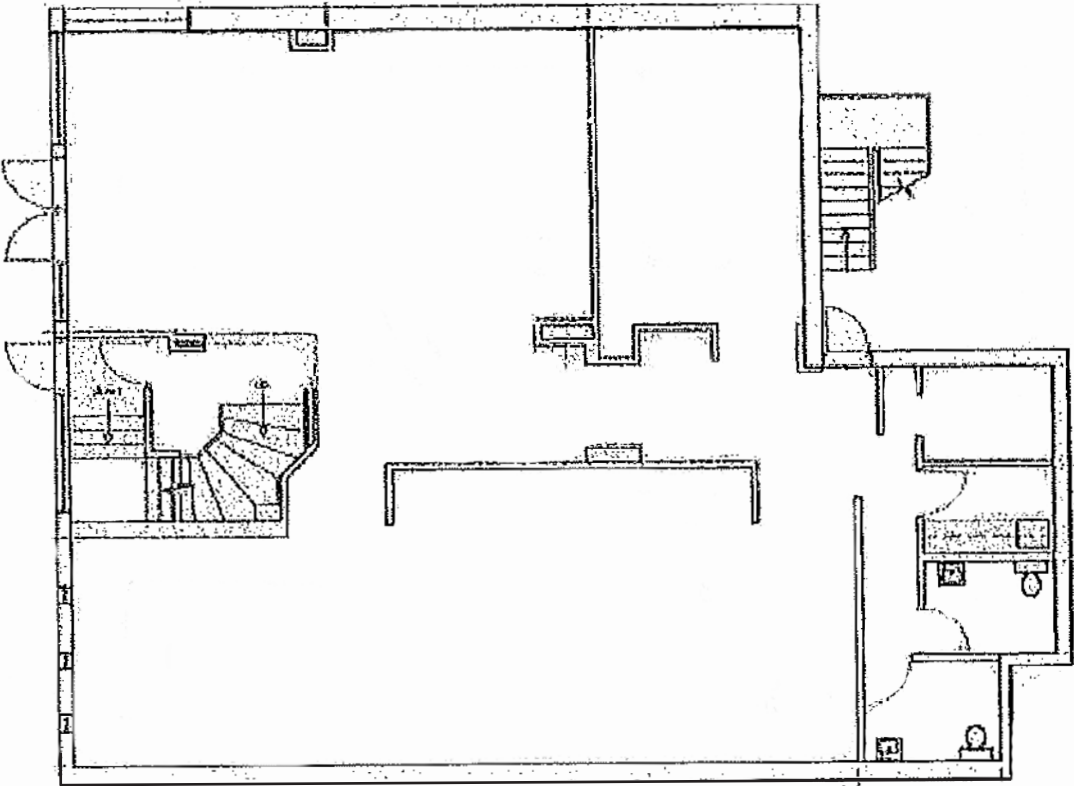
Property Taxes \$27,035 (2025)

Leasing Status Contact agents

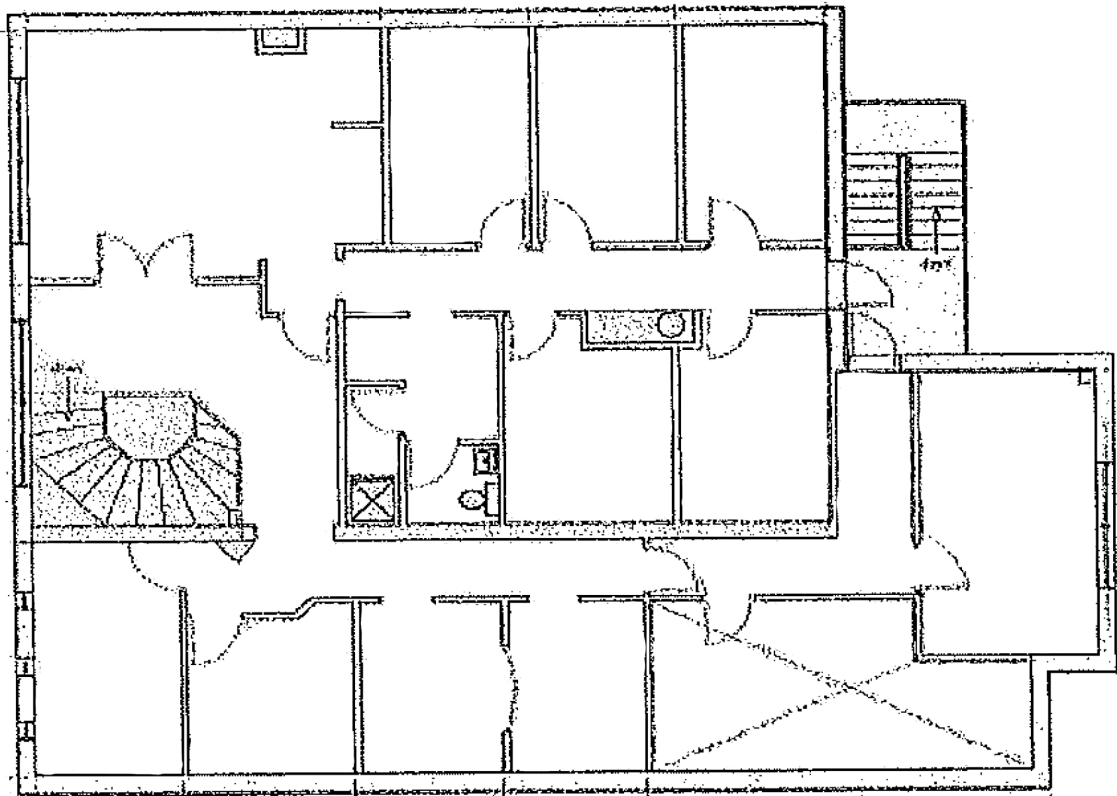
Offered at \$1,950,000



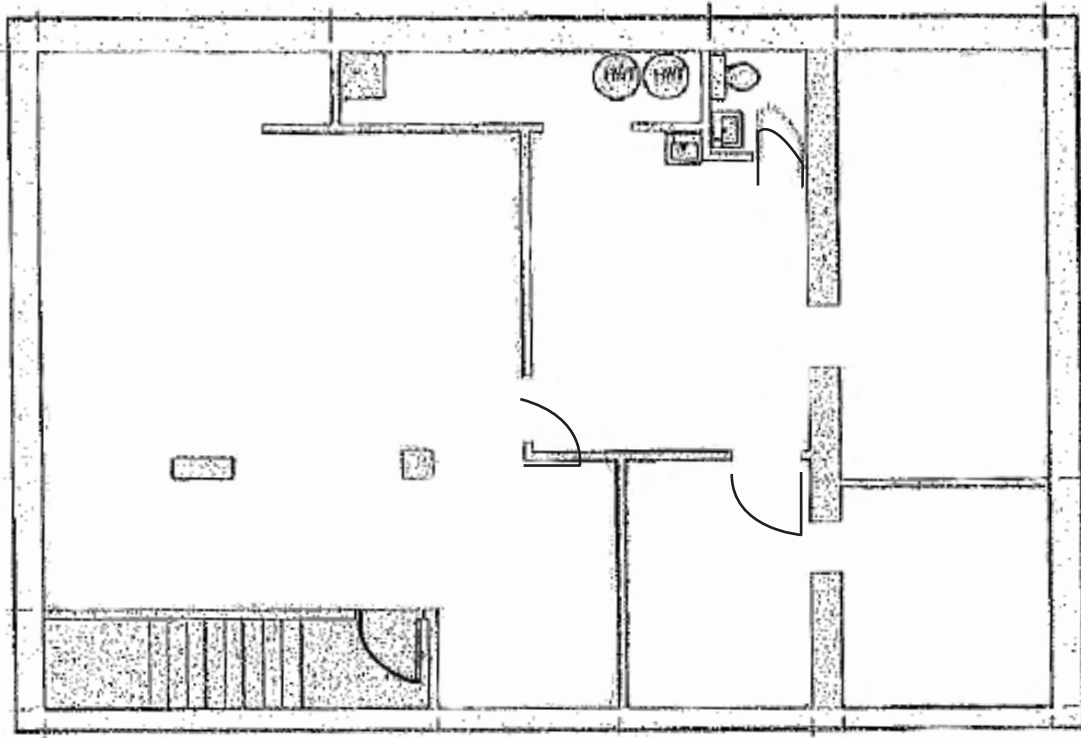
Main Level



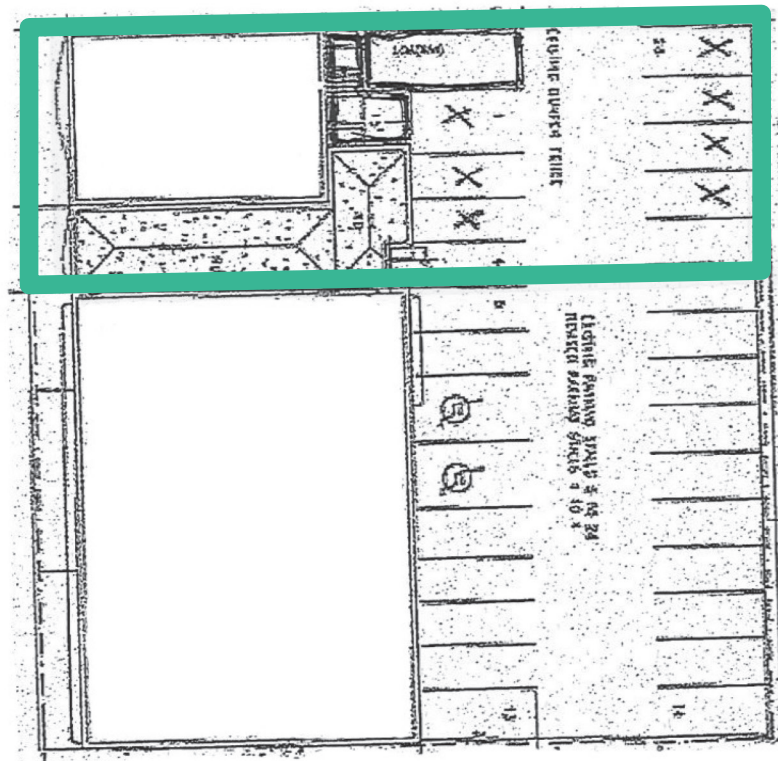
Second Level



Lower Level



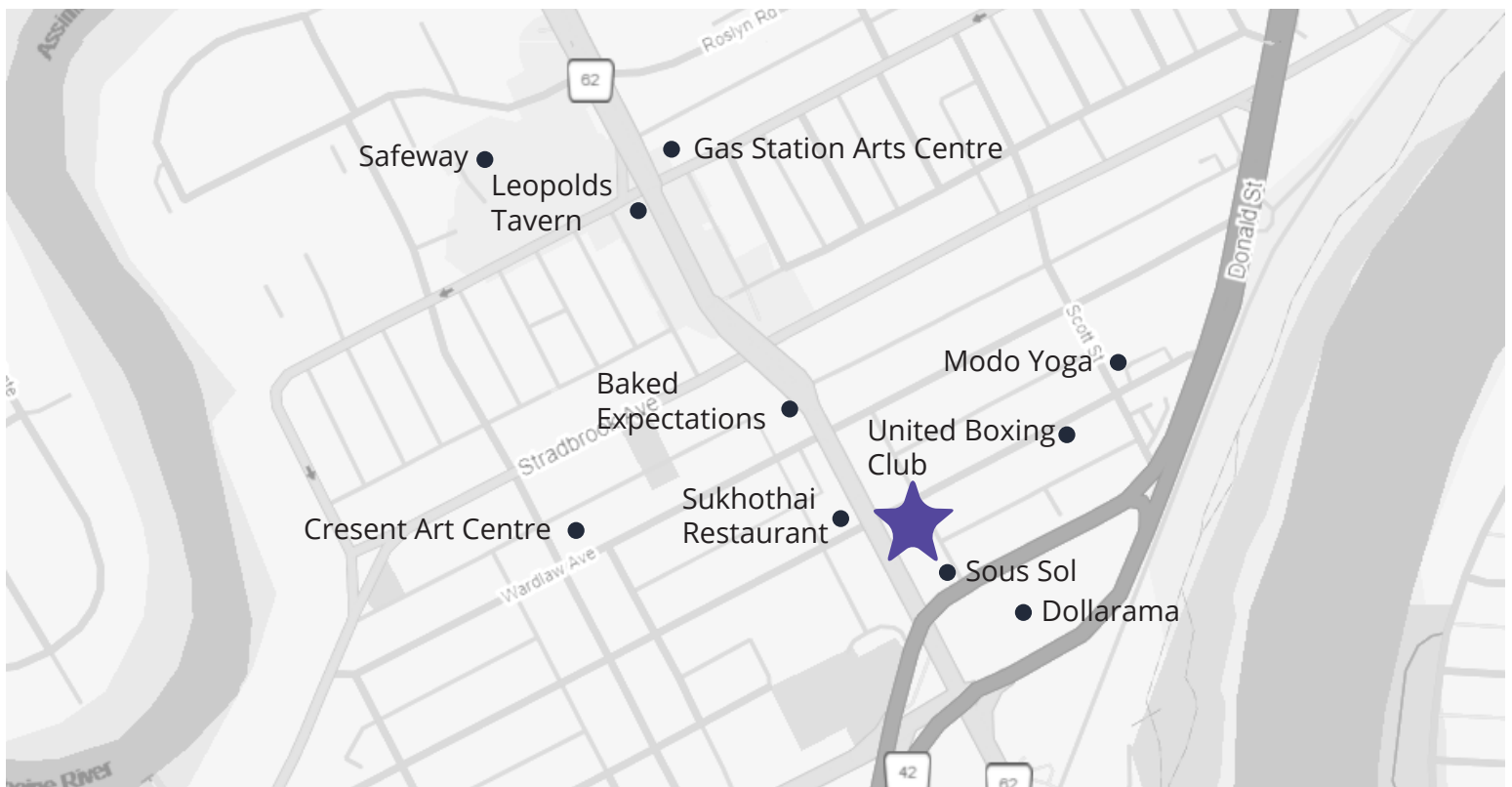
Parking



Lot Block Plan



Location



Photos

