

PRICE REDUCED



FOR SALE/LEASE

1850 Ness Avenue

WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

LAND AREA (+/-) 5,481 sq. ft.

BUILDING AREA (+/-) 5,382 sq. ft.

AREA AVAILABLE (+/-) 2,556 sq. ft.

PARKING (+/-) 5 surface stalls

ZONING C1 Commercial

ROLL NO. 0702057100

TITLE NO. 3127726/1

STOREYS 2 Storey, Office/Retail

YEAR BUILT 1971

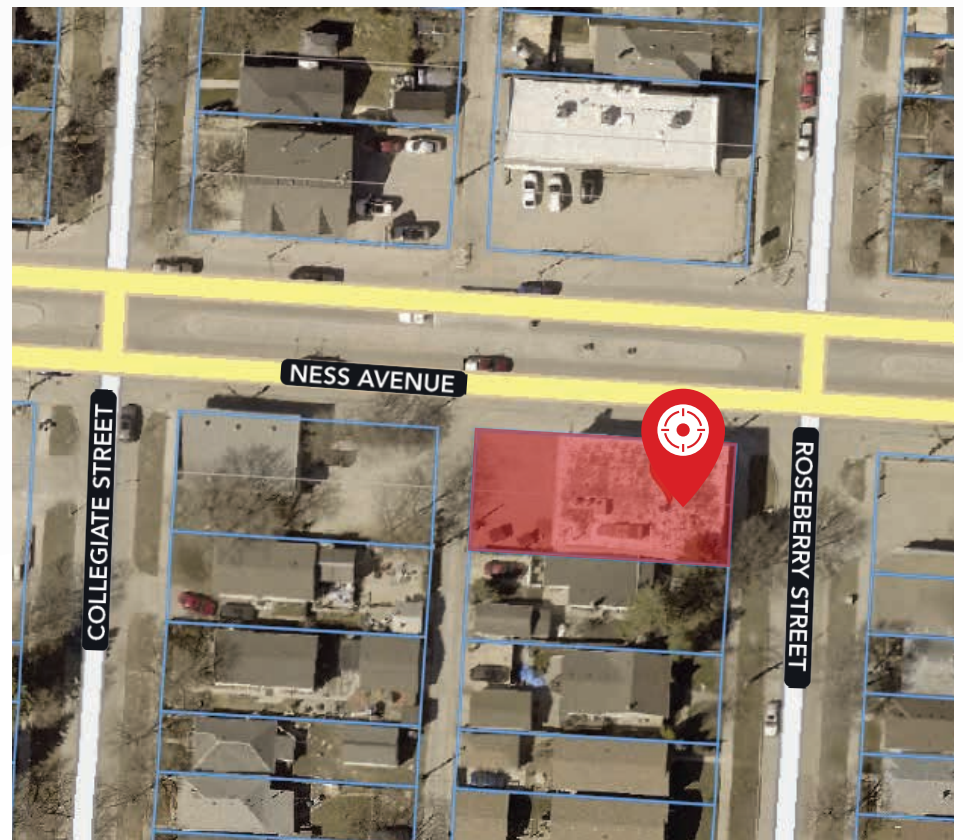
CURRENT TENANTS Mainstream Mortgages
The Butter Tart Lady

GROSS RENT \$17.00 per sq. ft.

SALE PRICE \$800,000 **\$778,000**

PROPERTY HIGHLIGHTS

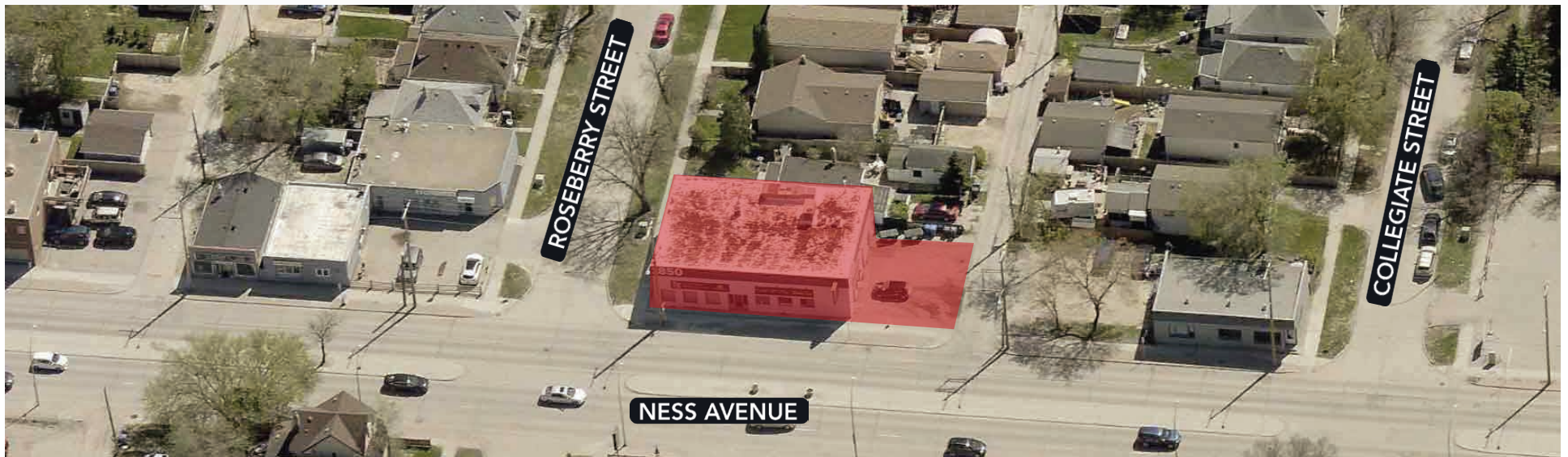
- Prominent and high-exposure location along Ness Avenue
- Existing tenants in-place providing immediate income
- Built-out office with quality finishes
- Situated on a major thoroughfare with high-traffic flow
- Located in close proximity to the Winnipeg Airport and the amenities of Polo Park shopping mall



Property Overview

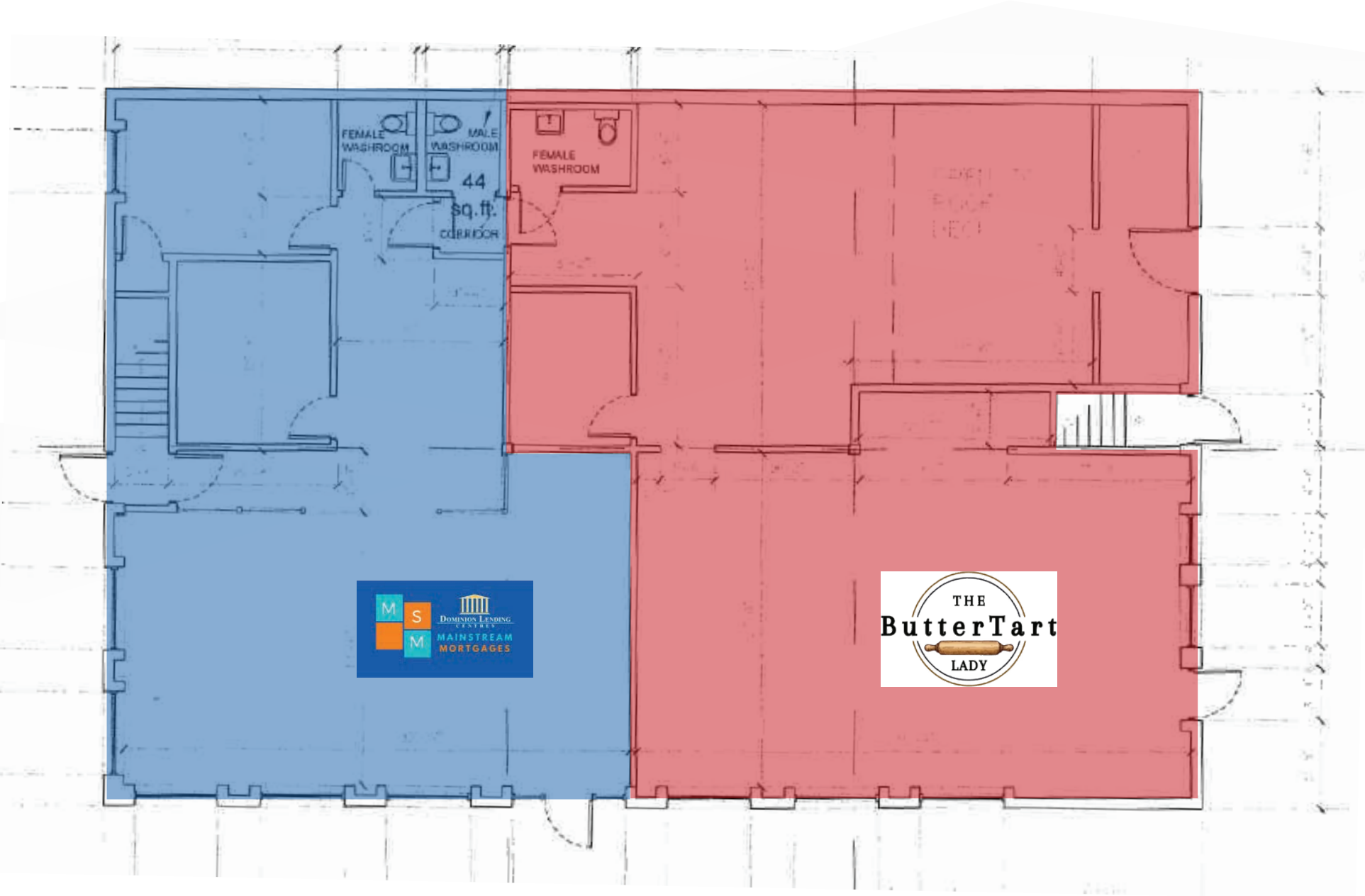
BUILDING DETAILS

EXTERIOR	Masonry
ROOF	Spray Foam
MECHANICAL	RTU and Forced Air Furnace
LAND AREA (+/-)	5,481 sq. ft.
BUILDING AREA (+/-)	5,382 sq. ft.
FRONTAGE (+/-)	50 ft. along Ness Avenue



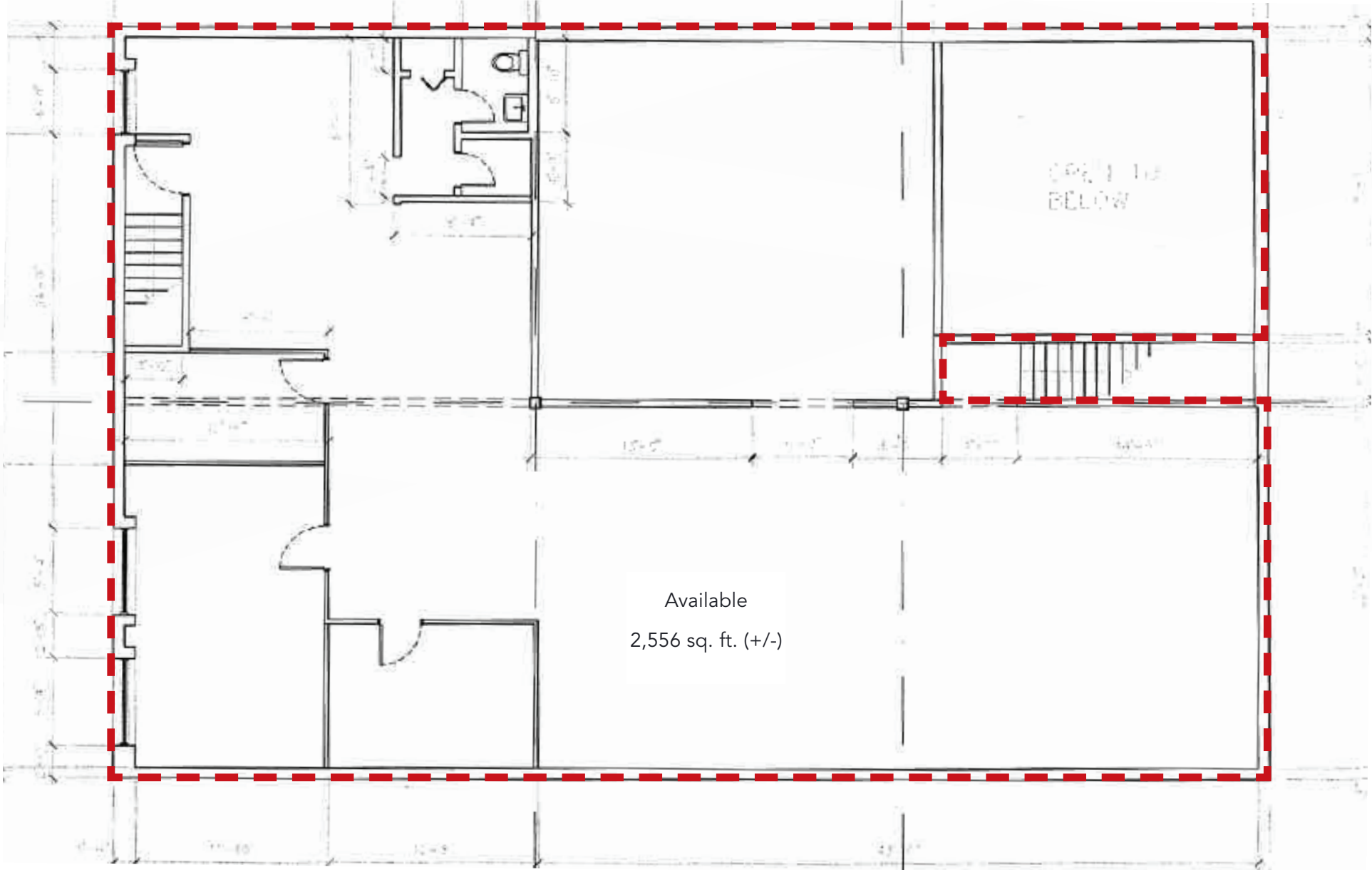
Floor Plan

MAIN FLOOR



Floor Plan

SECOND FLOOR



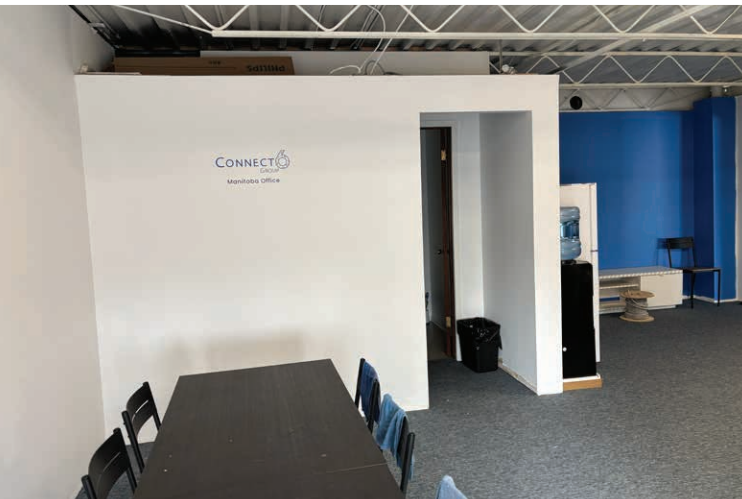
Interior Photos

MAIN FLOOR



Interior Photos

SECOND FLOOR





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Contact

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