

FOR SALE

885 PORTAGE AVE. WINNIPEG, MB

MEDICAL • PROFESSIONAL • COMMUNITY SERVICE SPACE



BUILDING HIGHLIGHTS

- C2 Zoning
- 2 Storeys + Basement
- **Main Floor:** 16 ft ± Ceiling Height, 4 Offices & Modern Vault
- **Second Level:** Features 7 Offices, 2 Meeting Rooms, Open Work Area & Two Storage Rooms
- Lunch Room & Kitchenette
- Elevator & Stairway Access
- 600 Amp, 3-Phase Electrical
- Covered On-Site Parking

CONTACT

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LOCATION OVERVIEW

Prime corner location at Portage Avenue & Arlington Street with excellent visibility and signage exposure. This former bank building is ideally suited for medical, professional, and community services, featuring private offices, large open work areas, storage rooms, kitchenette, lunch room, a modern vault, and additional secure storage space. Elevator and stairway access, on-site parking, and excellent transit access add to the property's convenience and functionality.

PROPERTY DETAILS

Building size:	Main floor	5,100 ± sq. ft. (16' Ceiling)
	2nd level	4,100 ± sq. ft.
	Sub-total	9,200 ± sq. ft.

Basement	4,590 ± (8' High)
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Total Area 13,790 ± sq. ft.

Price: \$2,100,000

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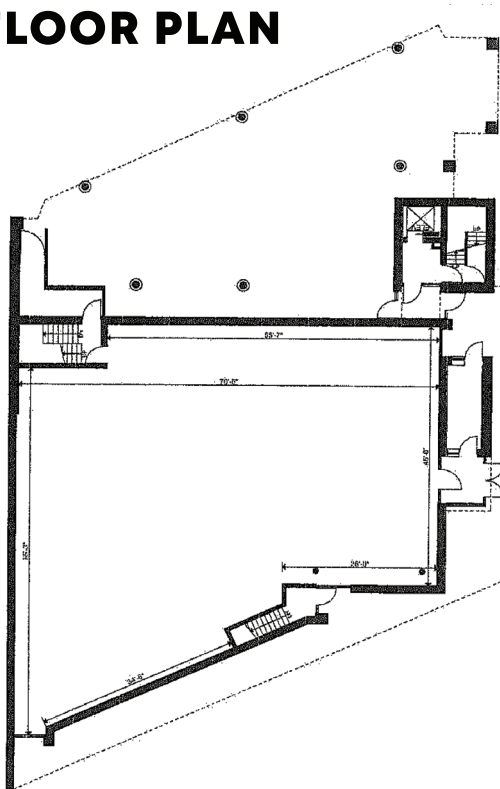


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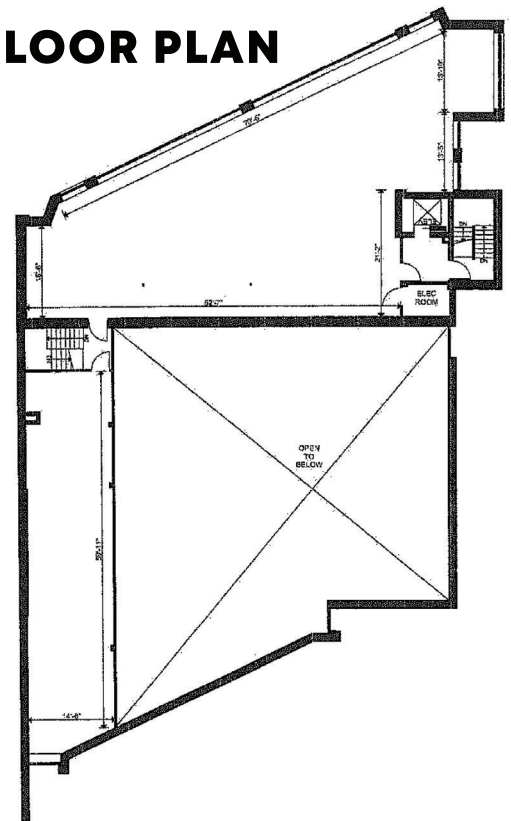
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1ST FLOOR PLAN



2ND FLOOR PLAN



BASEMENT FLOOR PLAN

