



574 Ellice Avenue, Winnipeg, Manitoba

# Flexible Commercial Space in the Heart of Winnipeg

For Sale



## Property Details

**+/- 1,920 sq. ft.**

BUILDING SIZE

**+/- 2,314 sq. ft.**

LOT SIZE

**\$325,000**

SALE PRICE

**\$3,474.26**

2025 PROPERTY TAXES

**C2 - Commercial**

ZONING

**Space for 2-3 Vehicles**

PARKING

## Demographics\*

**248,151**

POPULATION

**348,266**

DAYTIME POPULATION

**37.1**

MEDIAN AGE

**106,695**

TOTAL HOUSEHOLDS

**\$90,124**

AVG. HOUSEHOLD INCOME

**\$91,352**

AVG. HOUSEHOLD EXPEND.

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

## Features

- Lower and upper level commercial/office space with multiple finished rooms and flexible layout potential
- On-site kitchen area with full-size stove, microwave, dishwasher, and modern cabinetry
- Basement level provides additional usable space for storage, studio, or workspace configurations
- Dedicated laundry area equipped with washer and dryer
- Updated mechanical systems including hot water tank (installed February 2023)
- HVAC and utility infrastructure located on-site with forced-air furnace and serviceable mechanical room
- Rear exit access and functional secondary egress points throughout the lower level
- Excellent location just steps from the University of Winnipeg and surrounded by nearby amenities, transit, and services
- Surrounded by a diverse mix of amenities, including restaurants, coffee shops, breweries, and boutique retailers, creating a dynamic community atmosphere
- Convenient access to downtown landmarks and destinations via key connectors like Provencher Bridge, linking residents directly to The Forks and St. Boniface
- Rare chance to acquire two adjacent commercial-zoned properties at 574 & 576 Ellice Avenue

## Highlights



### Located

IN THE WEST BROADWAY  
NEIGHBOURHOOD



### Short walk

TO SHOPS, PARKS &  
CULTURAL ATTRACTIONS



### Great access

TO PUBLIC TRANSIT



### Parking

AVAILABLE

**For Sale**



574 Ellice Avenue, Winnipeg, Manitoba  
[iciproperties.com](https://www.iciproperties.com)



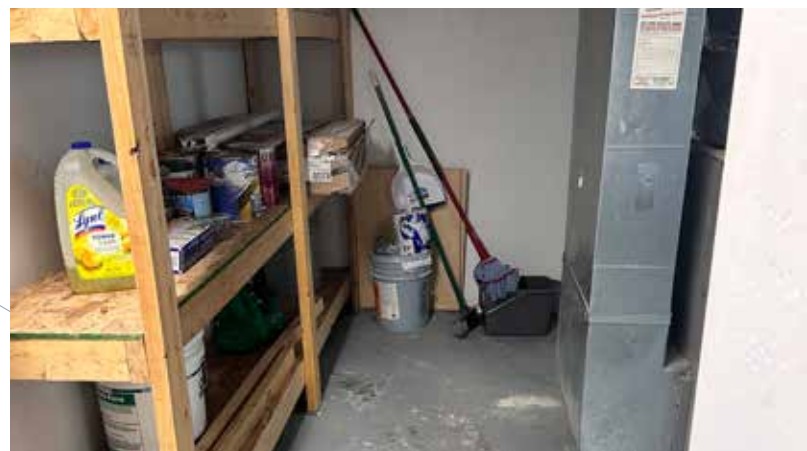
**For Sale**

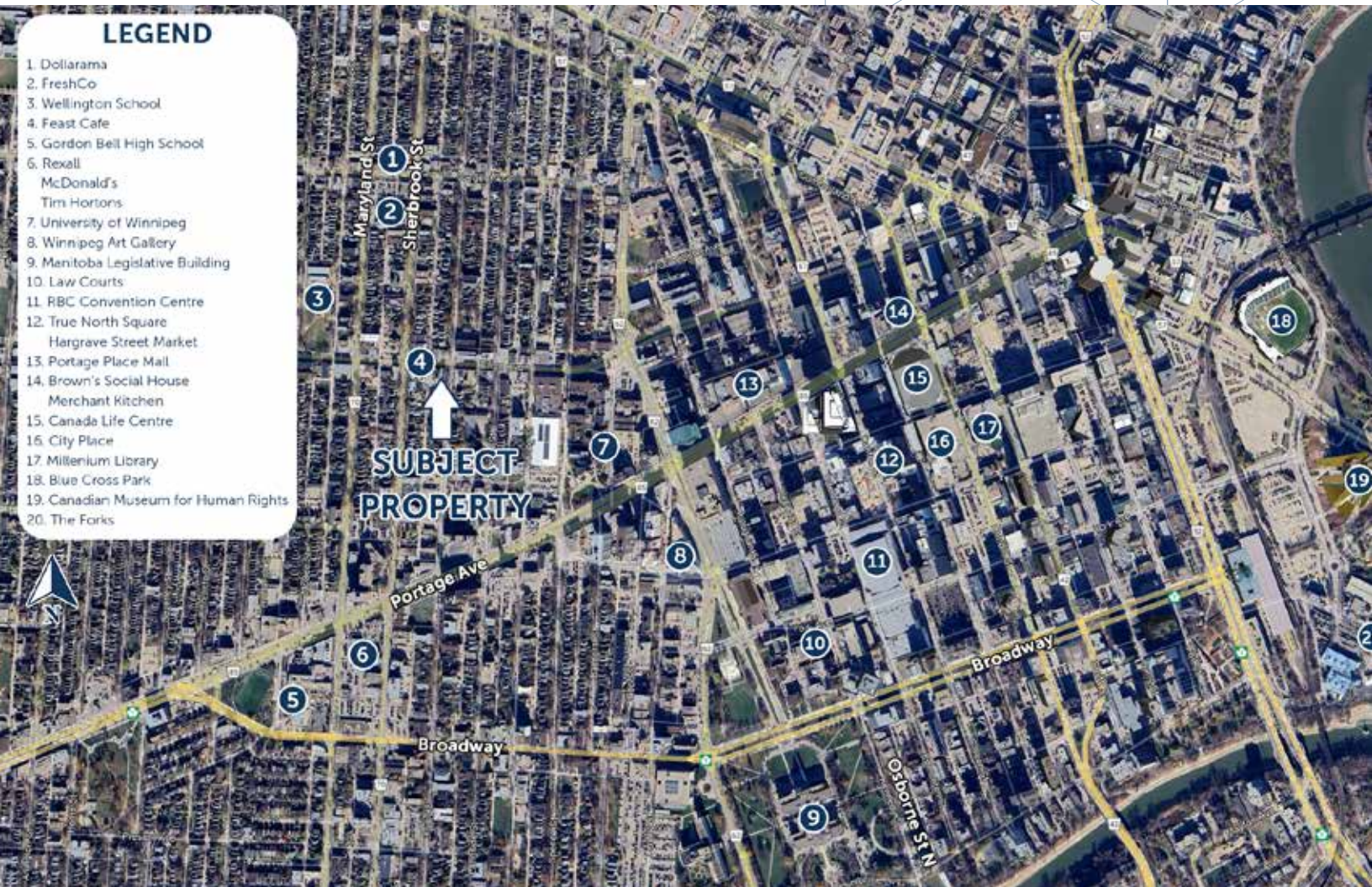


574 Ellice Avenue, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)









### LEGEND

1. Dollarama
2. FreshCo
3. Wellington School
4. Feast Cafe
5. Gordon Bell High School
6. Rexall  
McDonald's  
Tim Hortons
7. University of Winnipeg
8. Winnipeg Art Gallery
9. Manitoba Legislative Building
10. Law Courts
11. RBC Convention Centre
12. True North Square  
Hargrave Street Market
13. Portage Place Mall
14. Brown's Social House  
Merchant Kitchen
15. Canada Life Centre
16. City Place
17. Millenium Library
18. Blue Cross Park
19. Canadian Museum for Human Rights
20. The Forks

**SUBJECT  
PROPERTY**

# Connect with us today!

[iciproperties.com](http://iciproperties.com)

**Jane Arnot\***

VICE PRESIDENT

[jarnot@iciproperties.com](mailto:jarnot@iciproperties.com)

204-471-1248

**DISCLAIMER** The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2065 ICI Properties. All rights reserved.

\*Services provided by Jane Geraldine Arnot Personal Real Estate Corporation

**For Sale**



574 Ellice Avenue, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)