



110 - 340 Waterfront Drive, Winnipeg, Manitoba

Retail/Office Condominium in East Exchange

For Sale 

Property Details

+/- 855 sq. ft.

SIZE

\$359,000

SALE PRICE

\$5,917.43

2026 PROPERTY TAXES

1 Designated Stall

PARKING

2010

YEAR BUILT

CNCOM - Condo Commercial

ZONING



Features

- Owner/occupier opportunity with potential for vacant possession
- Existing buildout with private offices, bullpen work-space, reception, waiting area and private bathroom
- Access to common building amenities including boardroom, lounge, outdoor patio and fitness facility
- Prime eye-catching signage potential on Waterfront Drive with hundreds of luxury condominiums and apartments in the immediate vicinity
- Ample on-site parking including access to visitor surface stalls and designated stall for owners sole use
- Located in Winnipeg's historic Exchange District, tenants can enjoy a wide variety of nearby restaurants, coffee shops, breweries and boutique retailers including Harrisons Coffee Co., James Ave Pumphouse, Cibo, Nonsuch Brewing Co., and more
- A short walk from downtown landmarks including The Forks, Canadian Museum for Human Rights, Canada Life Centre and the Centennial Concert Hall
- Convenient access to Winnipeg Square, Winnipeg's underground office and retail complex

Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



Short walk

TO UNDERGROUND
CONCOURSE AT
PORTAGE & MAIN



Great access

TO PUBLIC TRANSIT



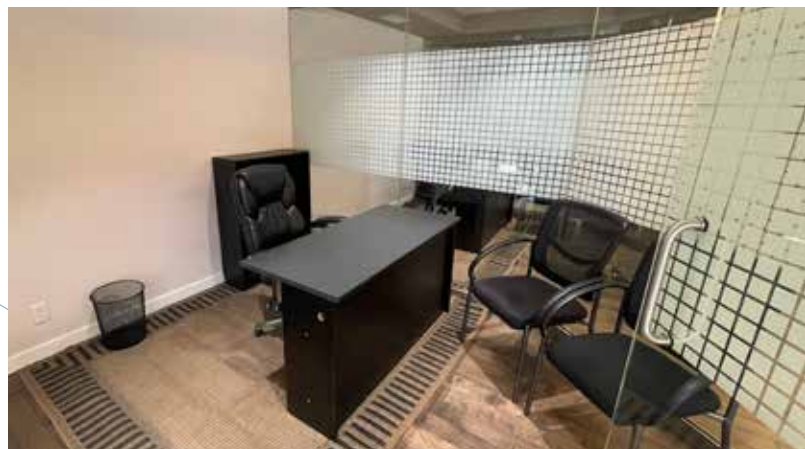
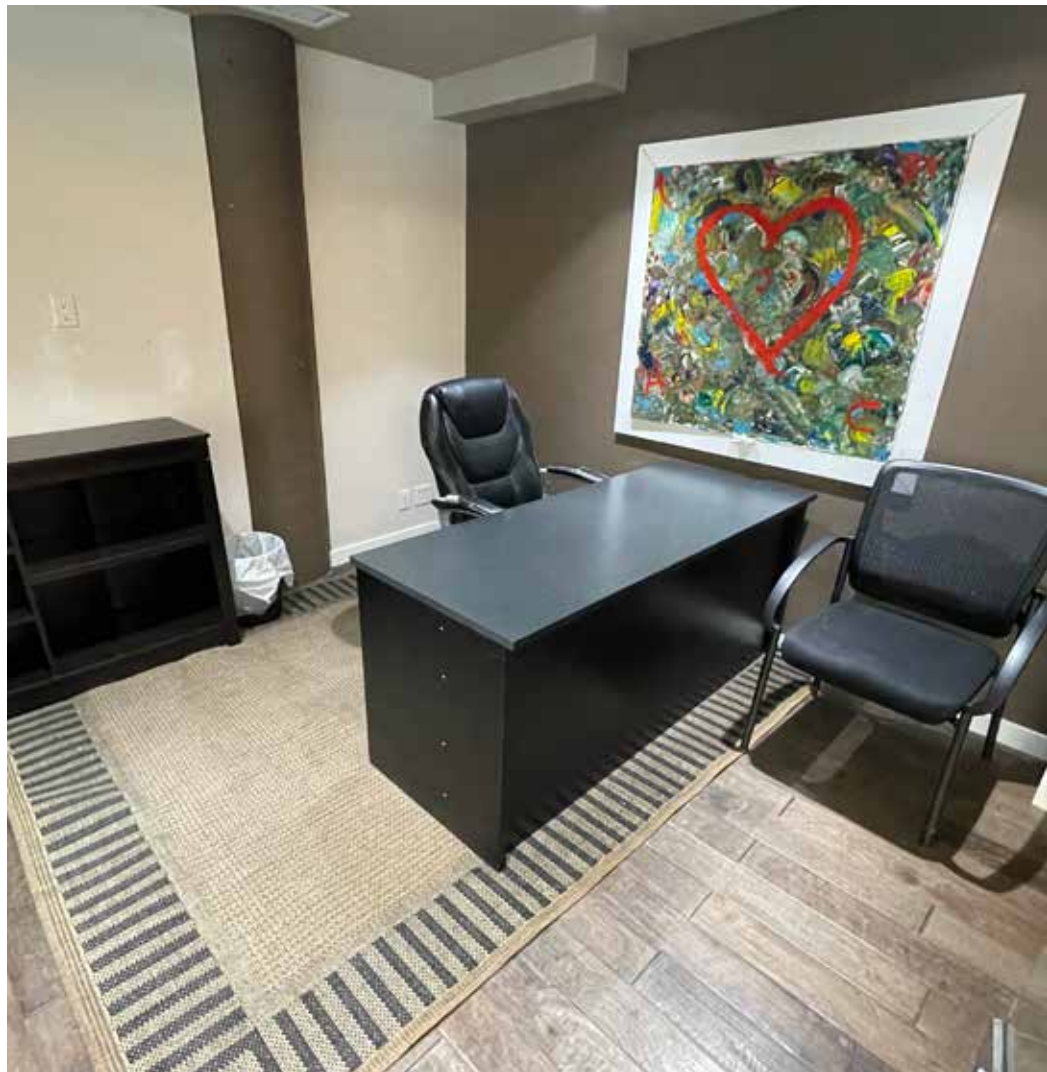
Convenient

OUTDOOR PARKING AVAILABLE
PLUS VISITOR PARKING

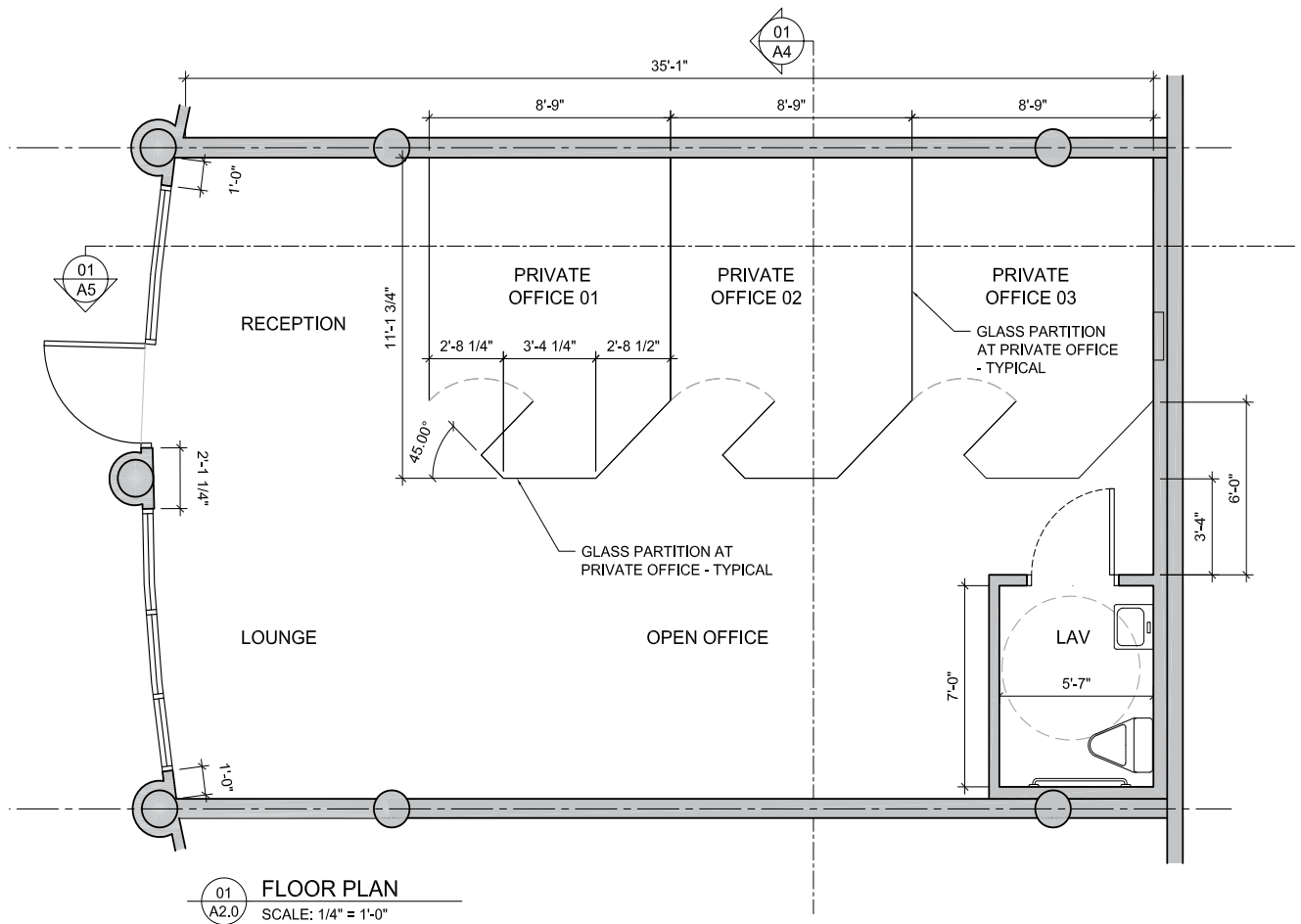


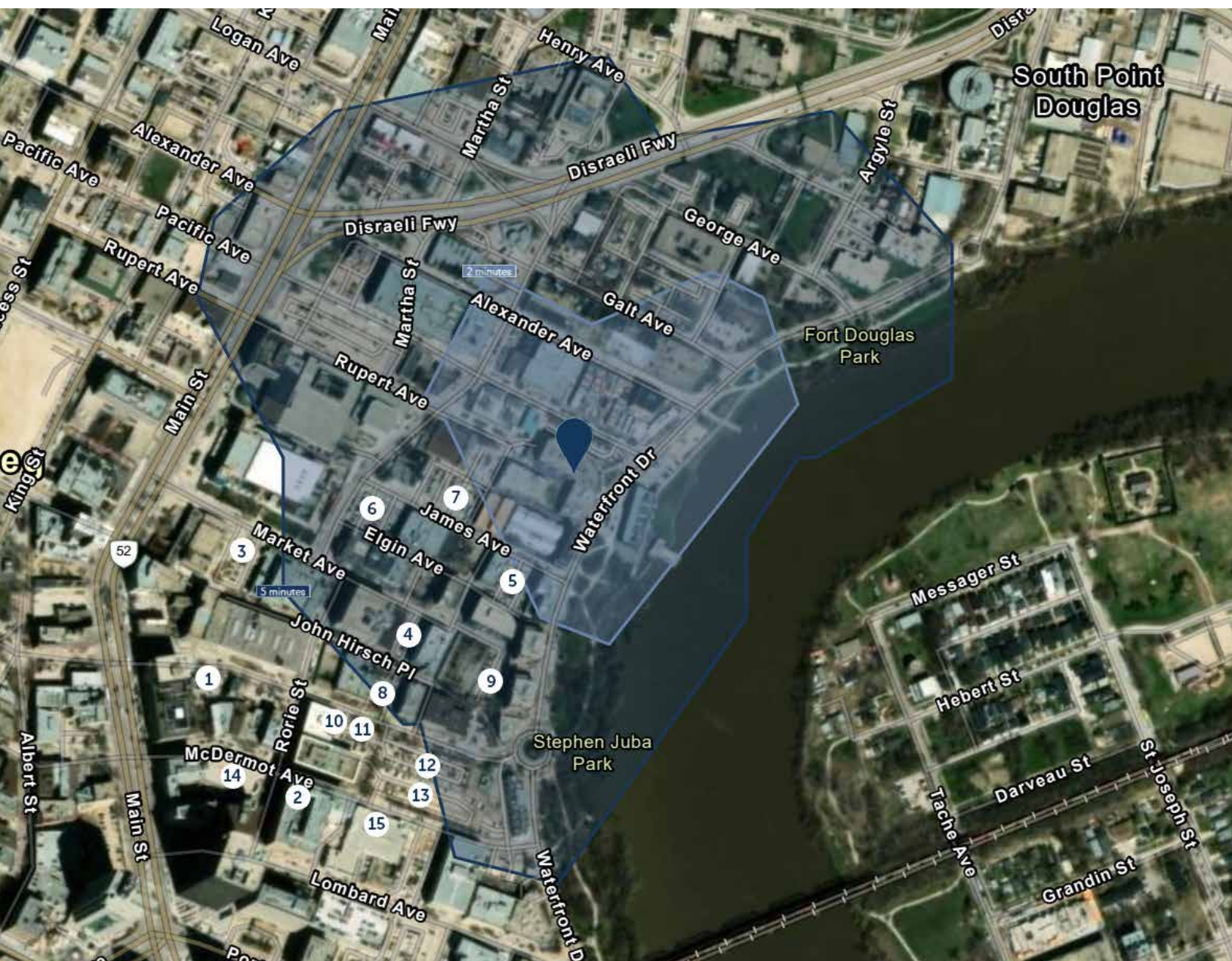


Previous Office Layout



Floor Plan





Walk Time & Parking Lots

- | | |
|--|---|
| 1. 180 Bannatyne Ave. Parking | 9. Lot #164 - 90 Market Ave. |
| 2. 166-170 McDermot Ave. Garage | 10. Indigo Parking - 140 Bannatyne Ave. |
| 3. Lot #256 - 178-179 Market Ave. | 11. W018 - 210 Bannatyne Ave. |
| 4. Lot #246 - 116 Market Ave. | 12. Lot #25 - 124 Bannatyne Ave. |
| 5. Lot #207 - 104 James Ave. | 13. W020 - 129 McDermot Ave. |
| 6. Lot #258 - West of Amy & James Ave. | 14. W026 - Rorie St. Parking |
| 7. Lot #251 - 141-147 Amy & James Ave. | 15. W027 - Grain Exchange Garage |
| 8. Impark Lot - John Hirsch Pl. | |





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