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110 - 340 Waterfront Drive, Winnipeg, Manitoba

Retail/Office Condominium in East Exchange

For Sale

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Property Details

+/- 855 sq. ft.
SIZE

~~$359,000~~ **$329,000**
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





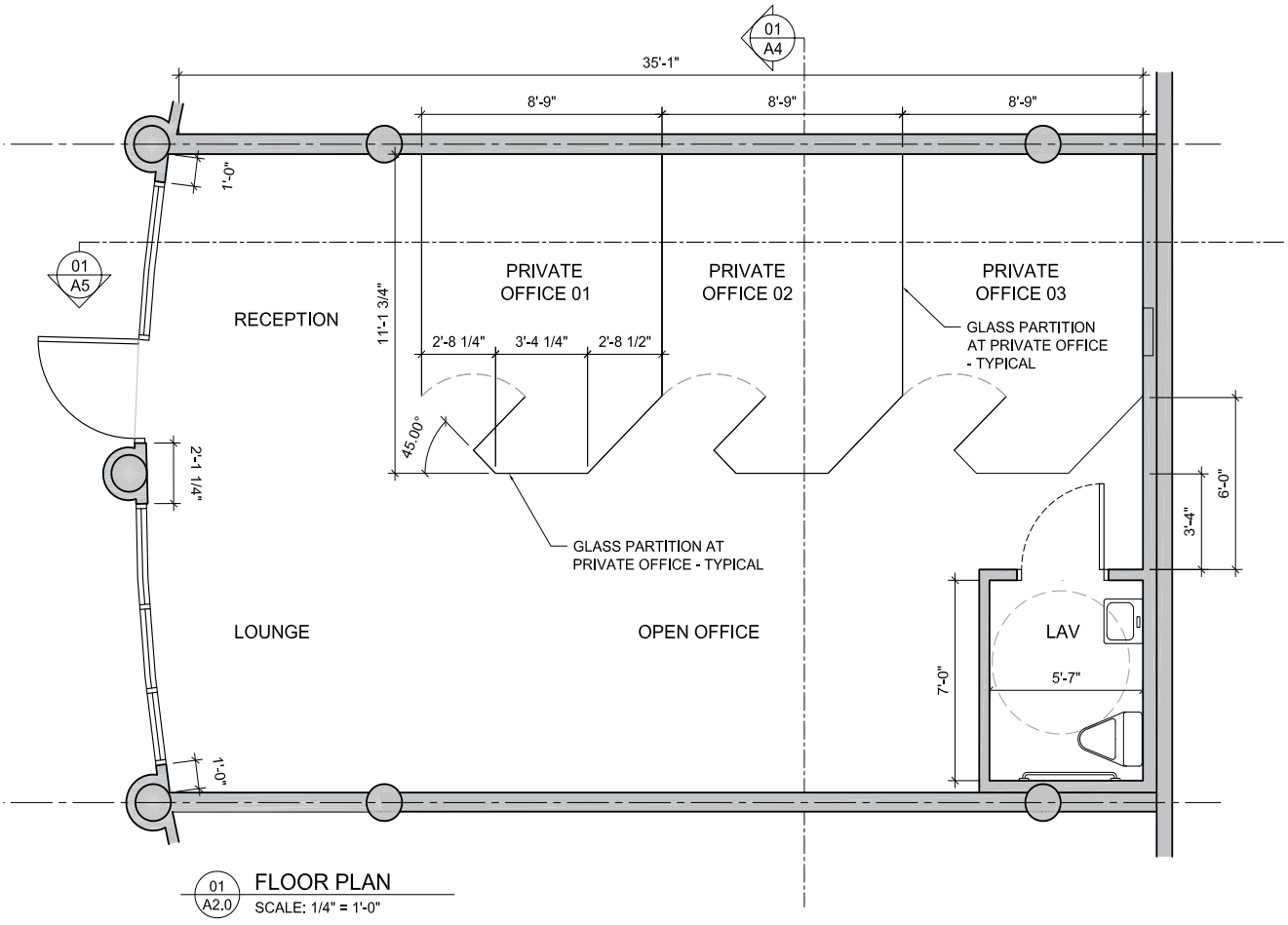






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Floor Plan



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Walk Time & Parking Lots

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

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Connect with us today!

iciproperties.com

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

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