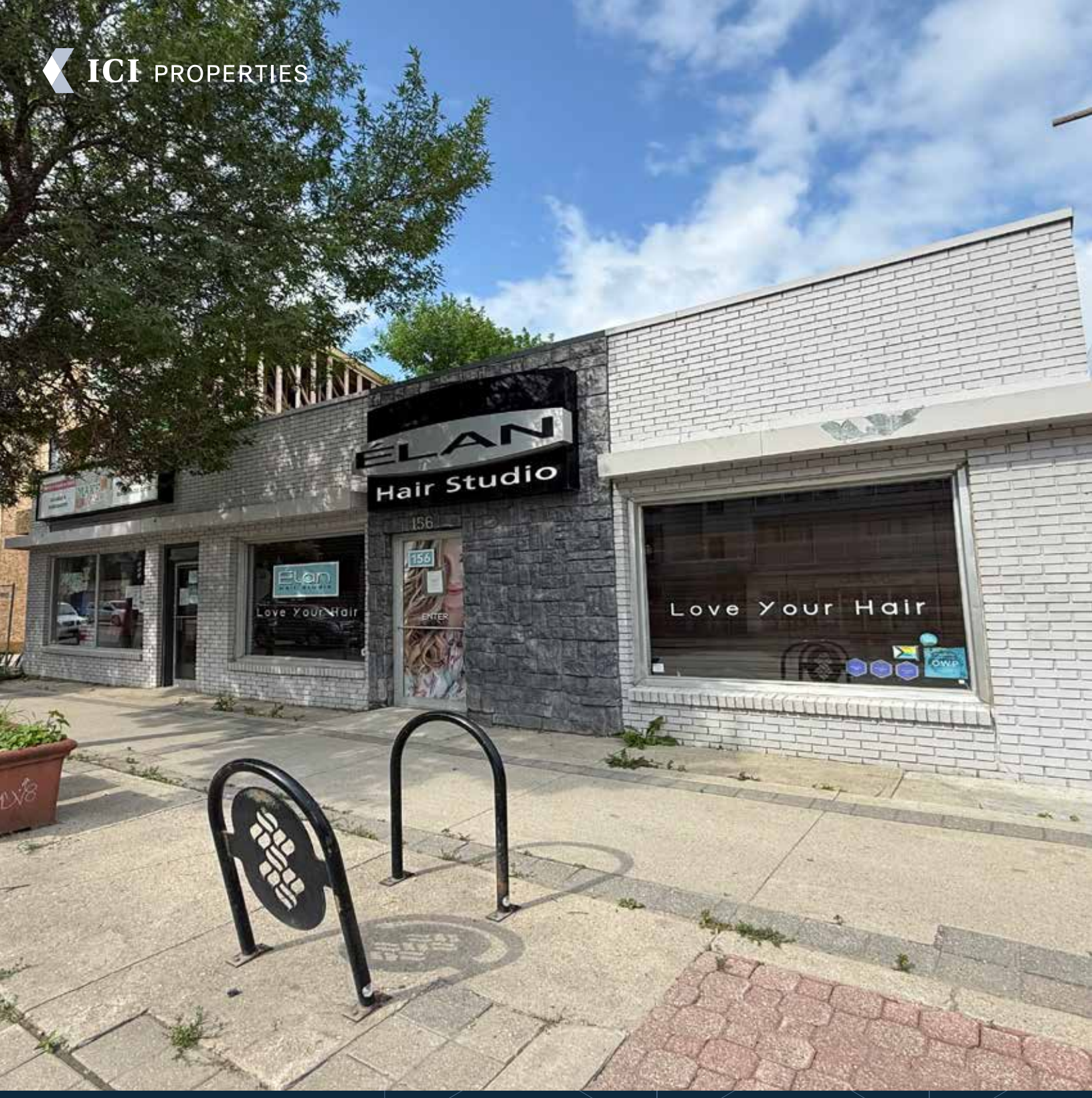
ICI PROPERTIES



156-158 Sherbrook Street, Winnipeg, Manitoba

Fully Leased Neighbourhood Strip Mall on Corner Lot

For Sale

ICI PROPERTIES

Property Details

+/- 3,186 sq. ft.
BUILDING SIZE

+/- 6,477 sq. ft.
LAND SIZE

$895,000
SALE PRICE

$17,063.31
2026 PROPERTY TAXES

1948/1960
YEAR BUILT

+/- 10 surface stalls
PARKING

C2 - Commercial
ZONING

Traffic Counts

17,100 vpd on Sherbrook Street & Westminister Avenue

*SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2024

Features

- Located on the west side of Sherbrook amidst the densely populated areas of West Broadway and Wolseley
- The property offers excellent access to a diverse mix of amenities and major thoroughfares including Portage Avenue and Osborne Street
- Established retail tenant mix offering in-place income to future owner
- Fully leased asset with long term tenants
- Ample parking at rear of building along with additional street parking in the general vicinity
- Each unit separately serviced by independent HVAC

Demographics*

237,746
POPULATION

104,900
TOTAL HOUSEHOLDS

346,526
DAYTIME POPULATION

$99,192
AVG. HOUSEHOLD INCOME

37.6
MEDIAN AGE

$105,828.87
AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2026

Highlights



Investment or Redevelopment
OPPORTUNITY



Prominent
FASCIA SIGNAGE



Excellent Access
TO MAJOR TRANSPORTATION ROUTES



On-Site Parking
AVAILABLE

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For Sale

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For Sale

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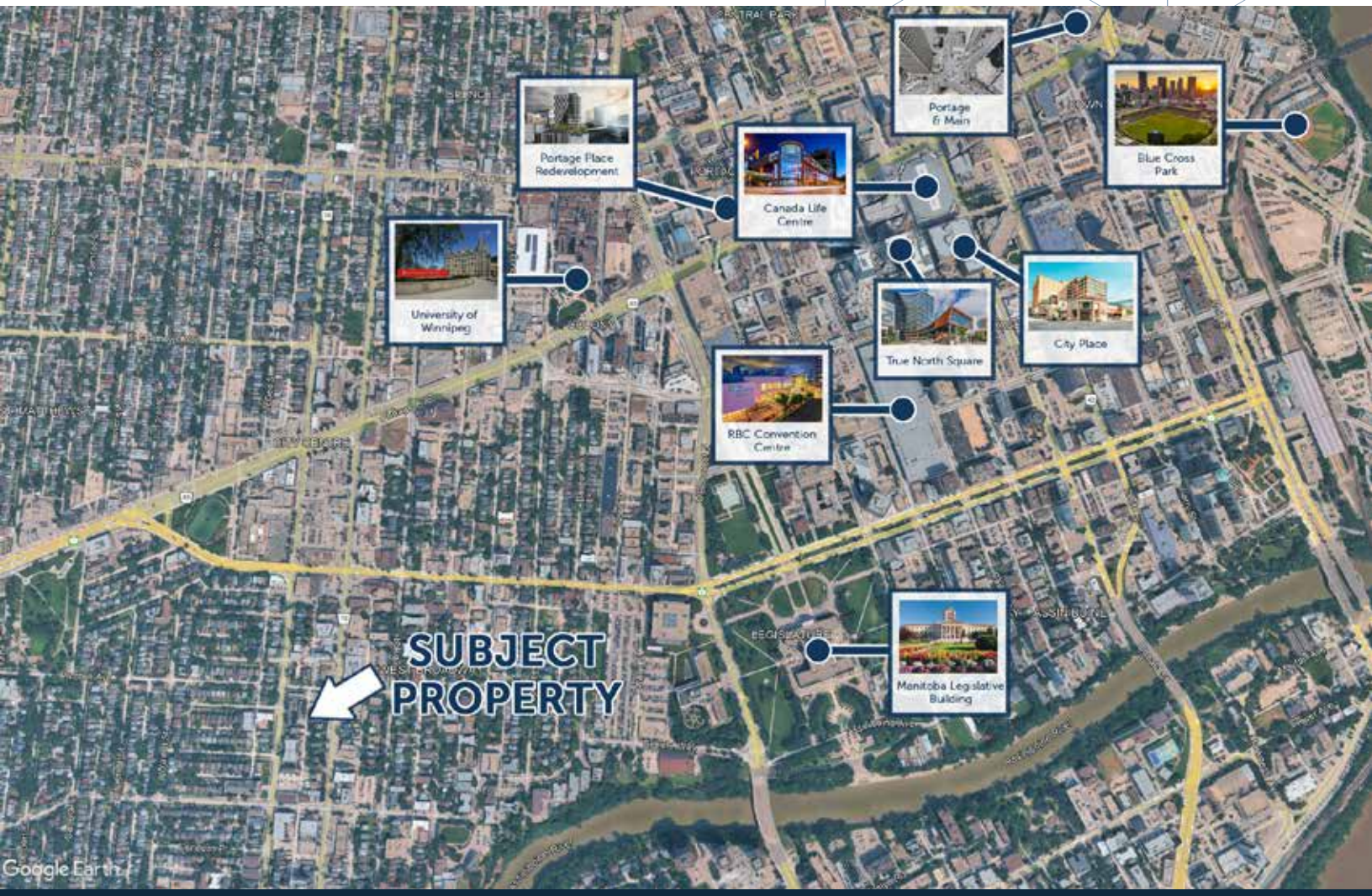




For Sale ❯

156-158 Sherbrook Street, Winnipeg, Manitoba
iciproperties.com

ICI PROPERTIES



Connect with us today!

iciproperties.com

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