

FOR SALE

171 Donald Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Investor / Owner-User Opportunity in Downtown Winnipeg ~



Aerial Overview



Health Sciences Ctr.

University of Wpg.

Portage Place

Canada Life Ctr.

True North Sq.

RBC Convention Ctr.

Portage & Main

Hotel Fort Garry



- Prominent and high exposure location along Donald St.
- Strategically located in Winnipeg's downtown directly adjacent to True North Square, RBC Winnipeg Convention Centre and the amenities of the Sports, Entertainment and Hospitality District (SHED)
- Excellent on-site parking for up to 27 vehicles
- Priced well-below replacement cost
- Immediately next to a brand new mixed use development featuring 120 apartment units
- Well-serviced by Winnipeg Transit



DAYTIME POPULATION

21,394

15 MINUTE WALK TIME



POP. GROWTH RATE

2.9%

annual growth (2016-2026)
15 MINUTE WALK TIME



MEDIAN AGE

35.9

15 MINUTE WALK TIME



WALK SCORE

94

WALKER'S PARADISE



BIKE SCORE

89

VERY BIKEABLE



TRANSIT SCORE

88

EXCELLENT TRANSIT

Adjacent to the SHED



Winnipeg's eleven block Sports, Hospitality and Entertainment District has been under continuous development since 2004 when Canada Life Place was completed. The SHED is now a focal point for the City's core and has created a prime commercial, social and cultural hub for downtown Winnipeg. It is strategically located directly between Canada Life Place and the RBC Convention Centre and is immediately adjacent to Winnipeg's rapid transit mall and at the crossroads of Winnipeg's weather protected Skywalk system which connects to Delta Winnipeg Hotel to other entertainment venues, restaurants and hotels throughout downtown Winnipeg.

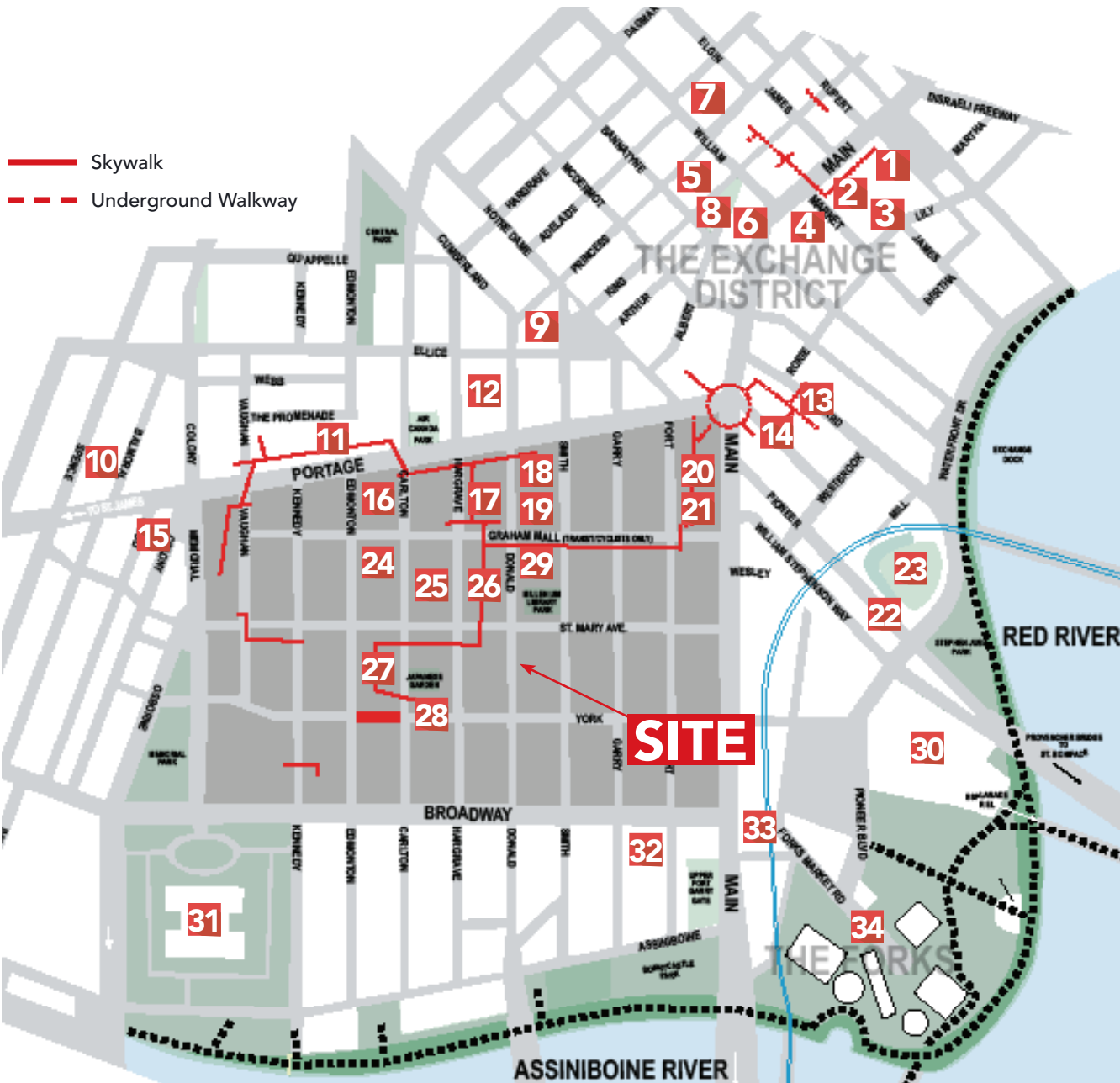
ACCESSIBILITY & TRANSPORTATION

171 Donald's location offers connectivity to all areas of the city via public transit and offers excellent exposure along Donald Street a major south thoroughfare providing access to downtown Winnipeg and surrounding suburb communities.

The Property is well serviced by 2 transit routes along Donald as well as an additional 2 routes along Broadway and 18 additional routes along the Graham Avenue Transit Mall located north of the Property. The Graham Avenue Transit Mall is a 9-block transit route reserved for Winnipeg Transit buses, cyclists, and pedestrians. On average, 1,700 buses operate on the Graham mall each weekday.



Area Amenities



1. The Manitoba Museum
2. Centennial Concert Hall
3. Royal Manitoba Theatre
4. Pantages Playhouse Theatre
5. Exchange Event Centre
6. Winnipeg City Hall
7. Red River College Polytechnic
8. Old Market Square
9. Burton Cummings Theatre
10. University of Winnipeg
11. Portage Place
12. Alt Hotel
13. Richardson Centre
14. The Fairmont Hotel
15. Winnipeg Art Gallery
16. Manitoba Hydro Place
17. Canada Life Centre
18. Radisson Hotel
19. The Met Theatre
20. Winnipeg Square
21. 300 Main
22. Clay Oven
23. Shaw Park
24. Royal Winnipeg Ballet
25. True North Square
26. Cityplace
27. RBC Convention Centre
28. East India Company Pub & Eatery
29. Millennium Library
30. Canadian Museum for Human Rights
31. Manitoba Legislative Building
32. Fort Garry Hotel
33. Union Station
34. The Forks

New Development Next Door

Directly adjacent to 171 Donald Street is the site of a new 14-storey mixed-use development. Upon completion, the development will be comprised of 120 residential units, a 10,000 sq. ft. anchor restaurant, and a 100-stall above ground parkade.



Artist's renderings by Number 10 Architectural Group



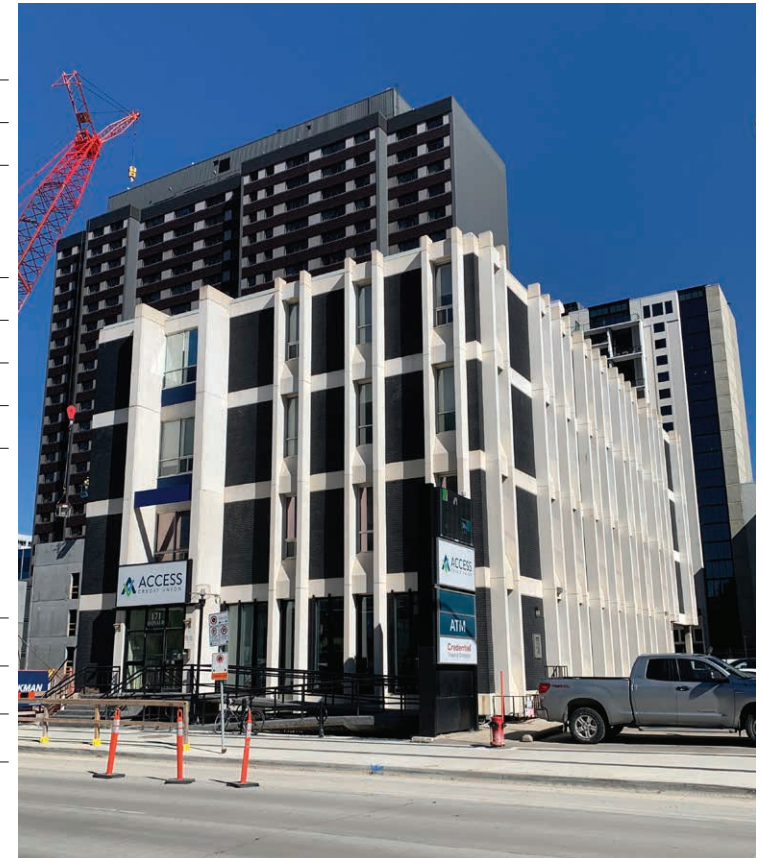
Property Overview

SITE DETAILS

LAND AREA	12,054 sq. ft.
FRONTAGE	99 ft. along Donald Street
BUILDING AREA	26,400 sq. ft.
PARKING	Tandem Stalls 20
	Back-Lane Stalls 7
	Total Stalls 27
ZONING	M - Multiple Use
TAX ROLL NUMBER	12093348200
TITLE NUMBER	3102280/1
TAXES (2022)	\$41,602.12 (2022)
ASKING PRICE	\$2,650,000

BUILDING DETAILS

YEAR BUILT	1964 (Main Floor), 1968 (Floors 2-4)
BUILDING AREA	26,400 sq. ft.
TYPICAL FLOOR PLATE	5,571 sq. ft. (Floors 2-4)
STOREYS	4 (plus full basement)
CURRENT TENANTS	<ul style="list-style-type: none">• Access Credit Union (Level 100, 200, 300; Basement and Unit 401)• Education & Employment Preparation Services (Unit 403)• Gossan Resources Limited (Unit 404)
FOUNDATION	Cast-in-place concrete (piles, foundation, and slab)
SUPERSTRUCTURE	<ul style="list-style-type: none">• Concrete & Steel• Main floor: concrete columns, beam, and 2nd floor concrete slab• Floors 2-4: steel framing (beams, columns, and joists) with concrete floor slabs
EXTERIOR	Exposed concrete and painted brick veneer
ROOF	Built-up asphalt (BUR) system complete with pea gravel surfacing
MECHANICAL	HVAC by two air handling units. Heating by natural gas fired hot water boiler. Cooling by chiller units and roof mounted cooling towers
WINDOWS	Insulating glazing units with aluminum frames
FIRE PROTECTION	Fire extinguishers, emergency lighting and exit signage
ELEVATOR	One centrally located hydraulic elevator servicing all floors



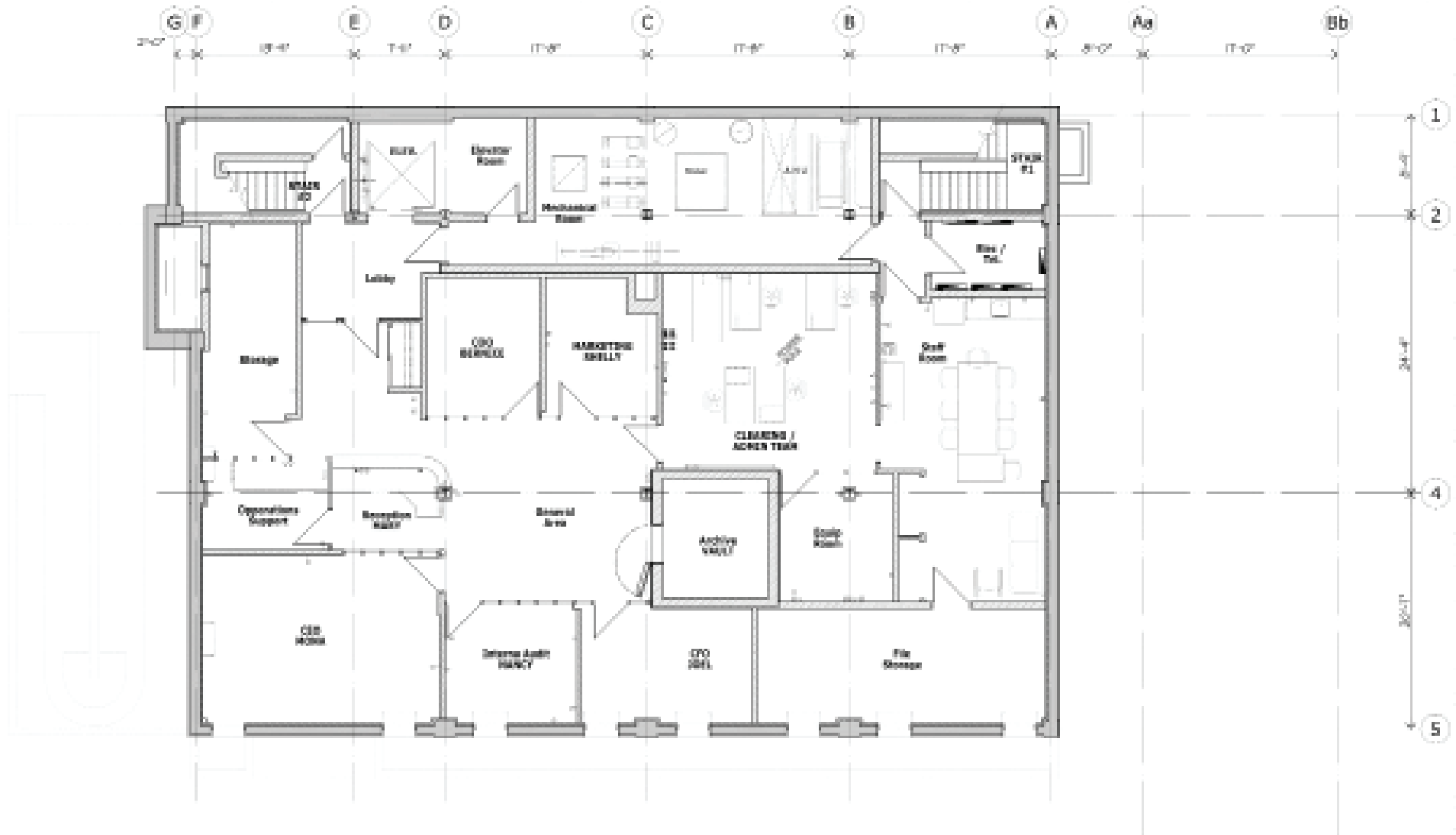
Building History



Formerly: Menno Building
Architects: George A. Stewart
Contractors: Fort Garry Construction Co. (1963); Benjaminson Construction Co. (1968 addition)

Local architect George A. Stewart designed the Access Credit Union Building (formerly the Menno Building). The Property was the second home for Crosstown and was their first major construction project. The purpose-built structure marked the growth and success of the Credit Union in the 1960s. The building has continued to house a Access Credit Union branch since that time.

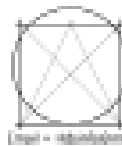
Lower Level Floor Plan



0 1 2 3 4 Feet
EXISTING BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL FLOOR AREA = 4,214.40 Sq. Ft.



ARCHITECTURAL
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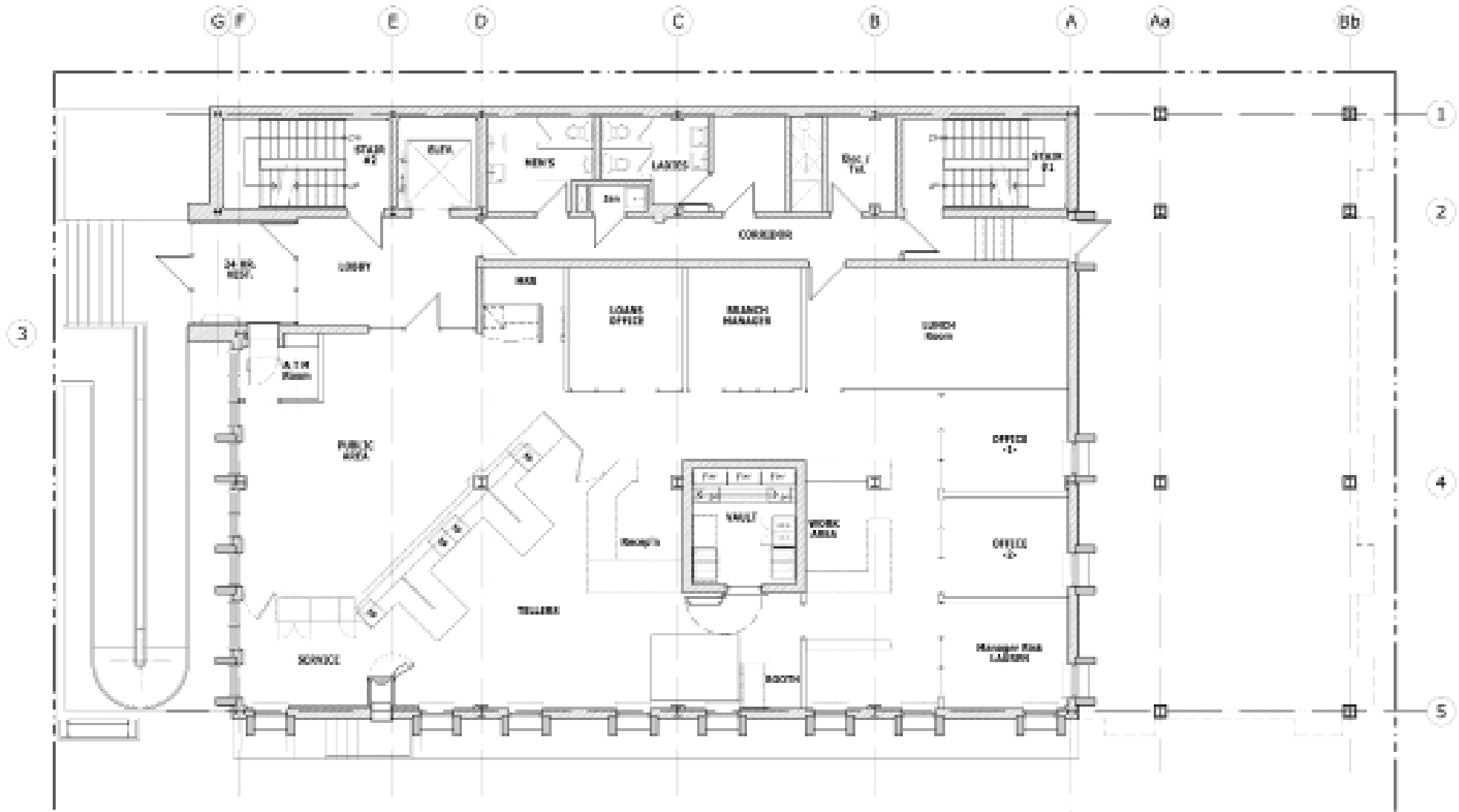


PROJECT
PROPOSED RENOVATIONS
CROSTOWN CIVIC CREDIT UNION
 Main Branch / H.Q., 175 Donald St., WINTERSPRING, PA

DATE: April 18, 2016
 FILE: 304408-05-Bed
 SHEET No.

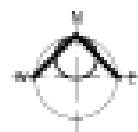
eX.B

Main Floor Plan

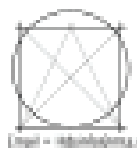


0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12'

EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 4,246.00 Sq. Ft.



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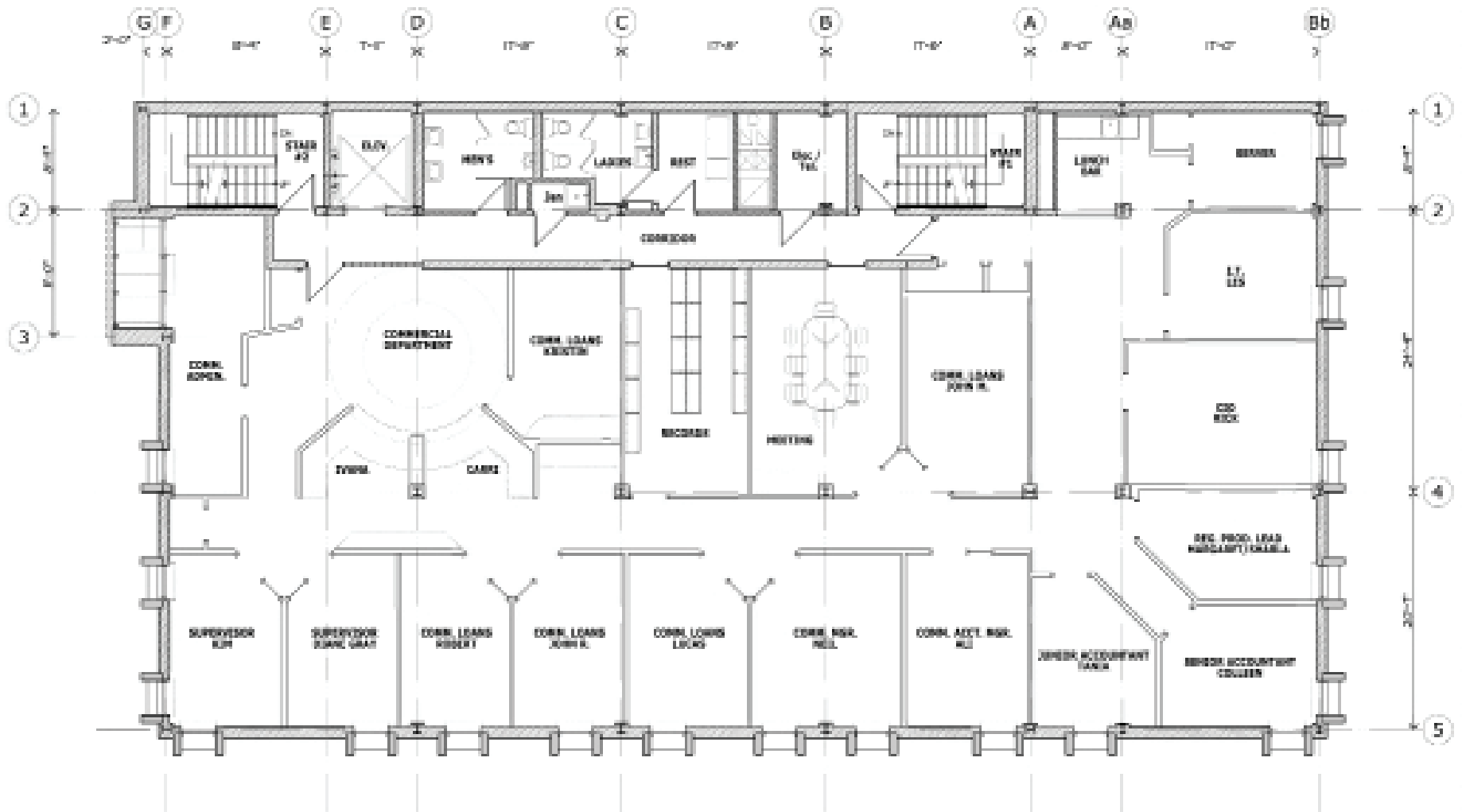


PROJECT:
**PROPOSED RENOVATIONS
CROSTOWN CIVIC CREDIT UNION**
H.O., 171 BOARD ST., WERNERS, PA

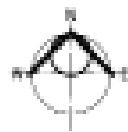
DATE: April 07, 2014
FILE: 3008602-F-Main
SHEET No.

eX.M

Typical Floorplate (floors 2-4)



0 1 2 3 4 Feet
EXISTING FLOOR PLAN
 DATE: 08-11-17
 GROSS TOTAL FLOOR AREA = 53,931 Sq. Ft.



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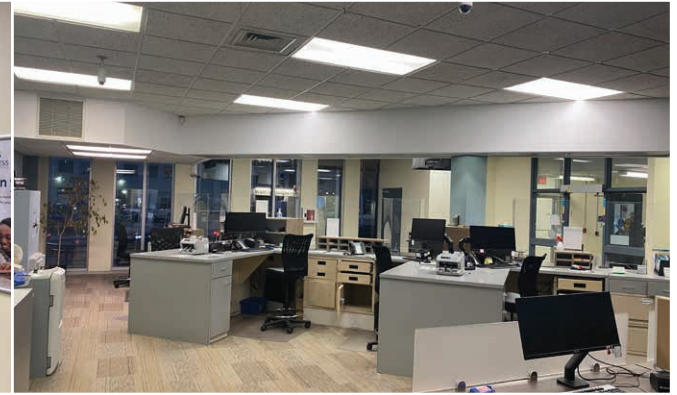
PROJECT
PROPOSED RENOVATIONS
CROSTOWN CIVIC CREDIT UNION
 Main Branch / H.O., 171 Donald St., WILBERG, MB

DATE: April, 2018
 REV: 2018-04-18-2
 SHEET No.

eX.2

Property Photographs

MAIN FLOOR



LOWER LEVEL

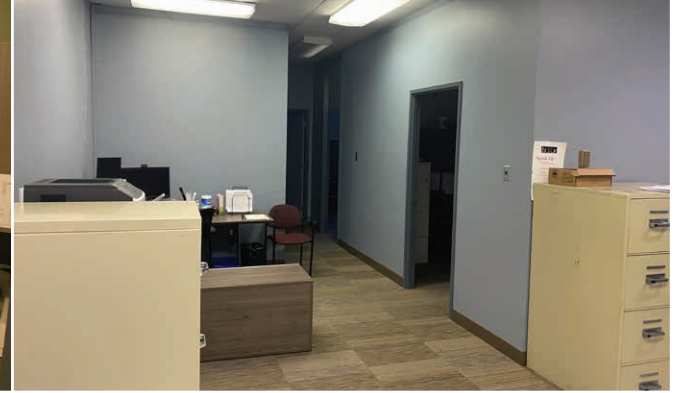


SECOND FLOOR



Property Photographs

THIRD FLOOR



FOURTH FLOOR



PARKING AREA





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