

FOR SALE

301 Notre Dame Avenue

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Excellent Development Opportunity in Winnipeg's Historic Exchange District ~



21,738 sq. ft. (+/-) Development Site with 199 ft. (+/-) Frontage on Notre Dame Avenue

AERIAL OVERVIEW



Exchange District

Portage & Main

Canada Life Ctr.

Portage Place

University of Winnipeg

True North Sq.

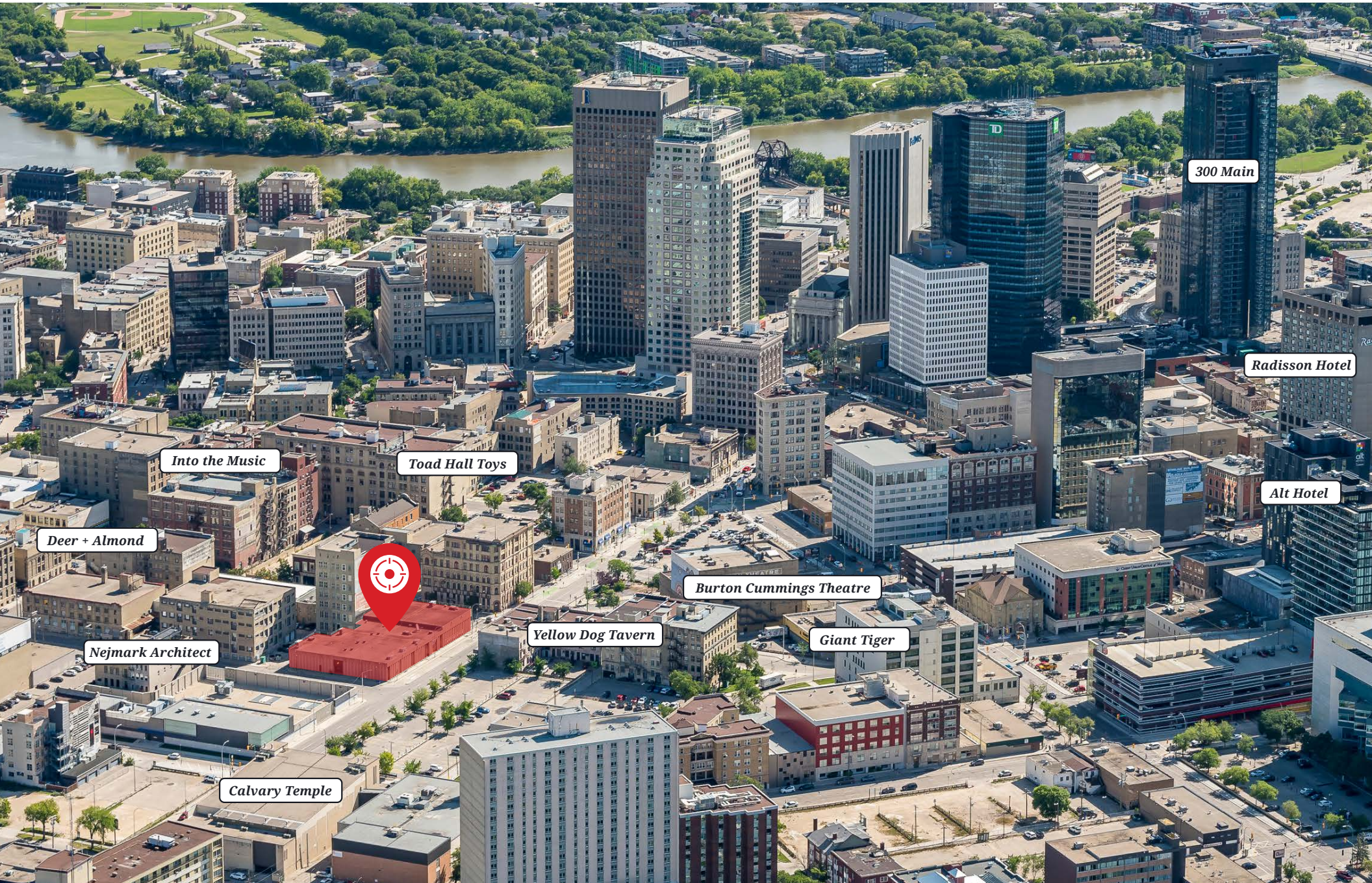
RBC Convention Ctr.

Winnipeg Art Gallery

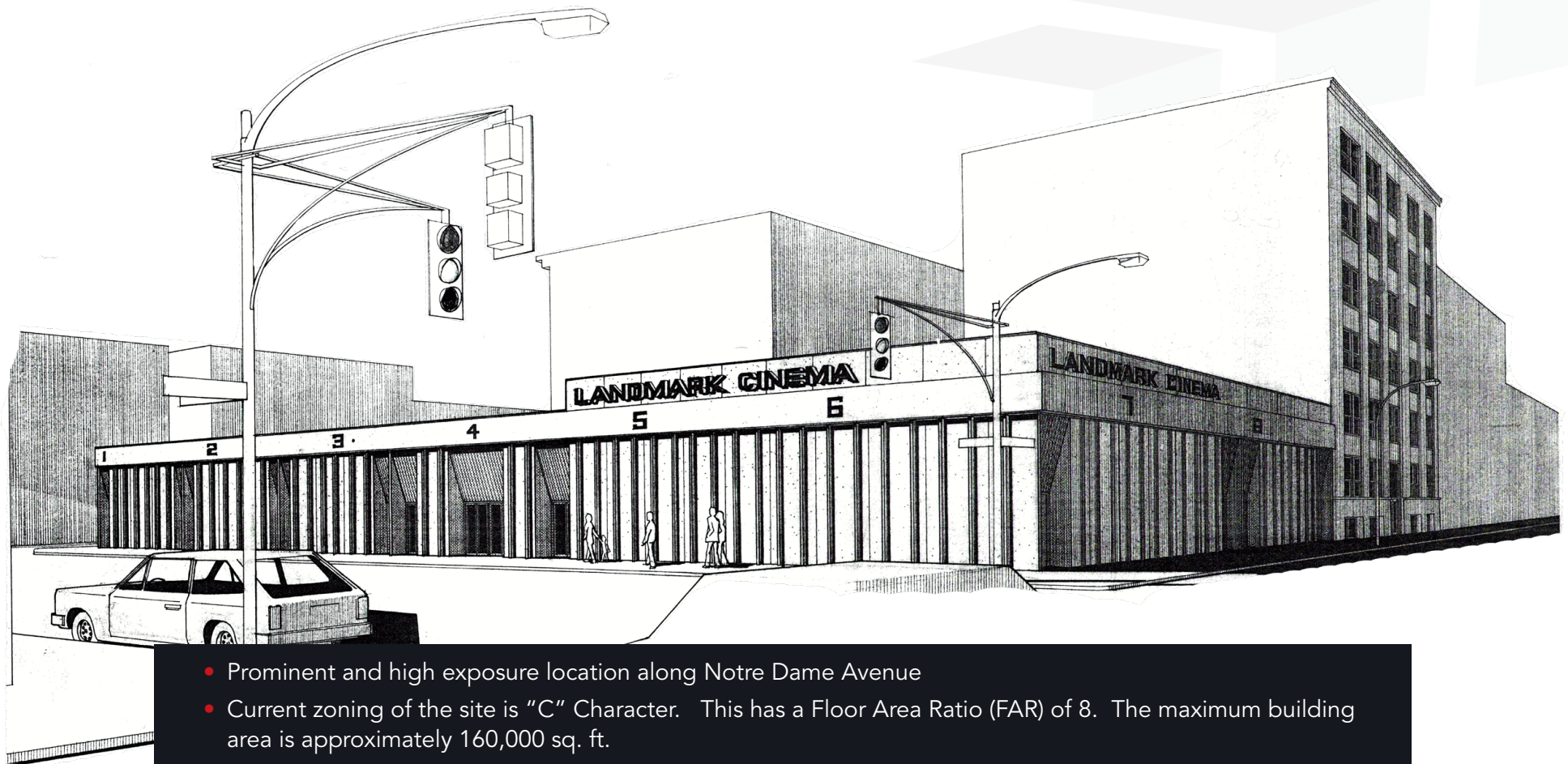
*Cdn. Museum
for Human Rights*

Hotel Fort Garry

SITE AERIAL



PROPERTY HIGHLIGHTS



- Prominent and high exposure location along Notre Dame Avenue
- Current zoning of the site is "C" Character. This has a Floor Area Ratio (FAR) of 8. The maximum building area is approximately 160,000 sq. ft.
- Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures
- Complete building drawings available during due diligence
- Well-serviced by Winnipeg Transit



DAYTIME POPULATION

520,608

15 MINUTE WALK TIME



POP. GROWTH RATE

1.04%

annual growth (2017-2027)

15 MINUTE WALK TIME



MEDIAN AGE

38.4

15 MINUTE WALK TIME



WALK SCORE

93

WALKER'S PARADISE



BIKE SCORE

75

VERY BIKEABLE



TRANSIT SCORE

88

EXCELLENT TRANSIT

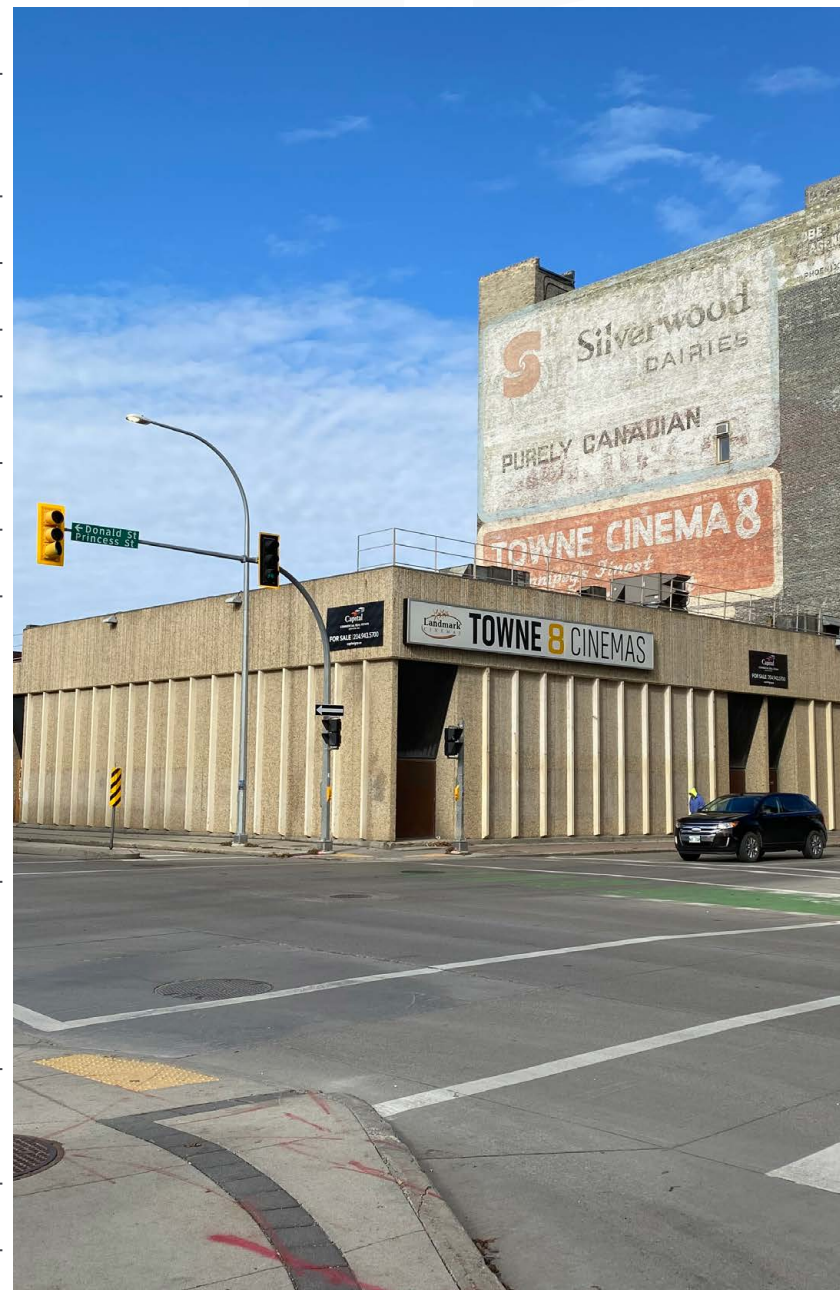
PROPERTY OVERVIEW

Site Details

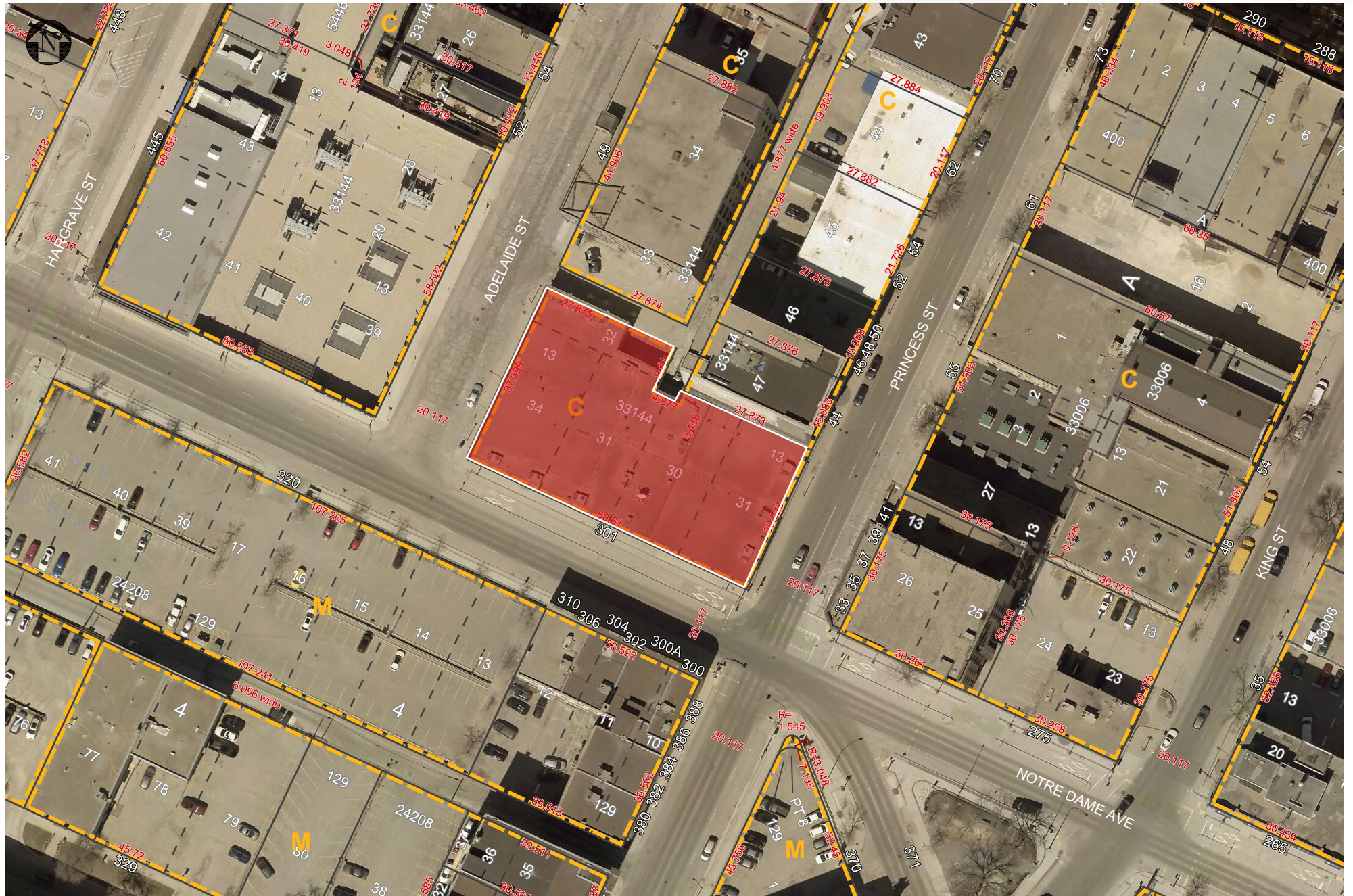
LAND AREA (+/-)	21,738 sq. ft.
FRONTAGE (+/-)	123 ft. along Adelaide Street 100 ft. along Princess Street 199 ft. along Notre Dame Avenue
PARKING	up to 3 or 4 stalls
ZONING	C - Character
TAX ROLL NUMBER	13060046000
TITLE NUMBER	2694754
TAXES (2022)	\$33,356.55
ASKING PRICE	\$2,250,000
VENDOR	Landmark Cinemas Canada G. P. Ltd.

Building Details

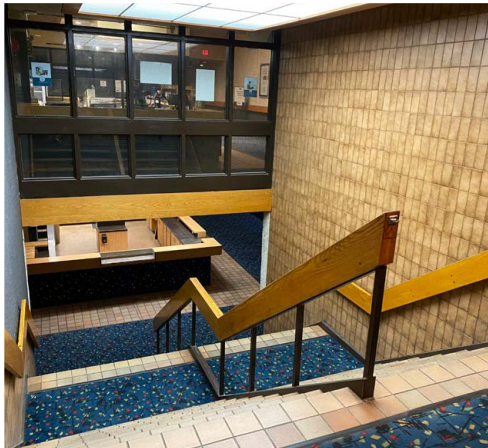
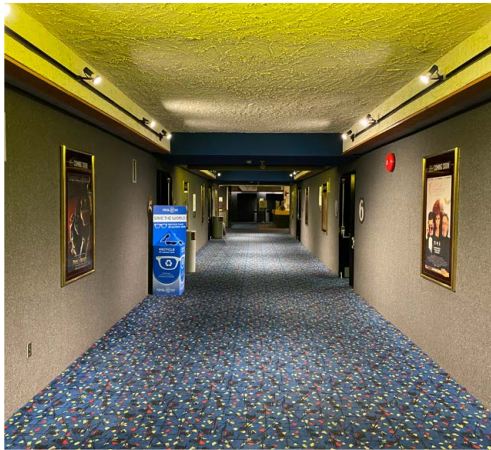
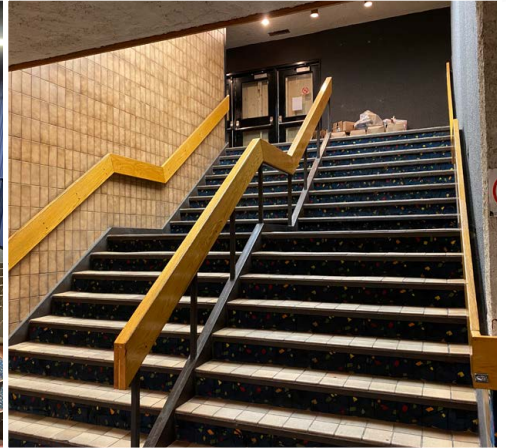
YEAR BUILT	1981
BUILDING AREA (+/-)	Ground Floor 20,723 sq. ft. Lower Level 3,632 sq. ft. Mezzanine 4,658 sq. ft. Total 29,103 sq. ft.
CONSTRUCTION	Pre-cast concrete Panels. Foundation beams, walls & mezzanine floor are 8" and 10" pre-cast panels, 4' wide.
WALL HEIGHT	18'
FIRE PROTECTION	Vendor reports available in due diligence



ZONING AERIAL



INTERIOR PHOTOGRAPHS



EXCHANGE DISTRICT

Designated as a Canadian National Historical Site, the Exchange District boasts the largest collection of turn-of-the-20th-century buildings in North America. In all, 62 of the city's 86 heritage structures are located in the Exchange's 20-city block area. Structures that include massive stone and brick warehouses, elegant terracotta-clad buildings, narrow angled streets and cobblestone paths.



The architecture provides a perfect backdrop for one of the city's commercial and cultural centres full of local restaurants, night clubs, boutique shops, art galleries, museums, theatres, and seasonal festivals. There are currently over 640 businesses and 205 not-for-profits in the Exchange. In recent years a new focus of the area has been to attract permanent residents to the area by redeveloping older commercial buildings for multi-residential use in the form of lofts, condos and apartments. Over 1000 residential units now exist in the district with hundreds more in the development or planning stages.

Among the shops and restaurants of the Exchange District, you will find: The Peasant Cookery, Deer & Almond, Hermano's, the Palomino Club, Parlour Coffee, Bronuts Donuts, the Kingshead Pub, Across the Board Game Cafe, Winnipeg Free Press News Cafe, Arts Junktion, Hilary Druxman Design, Birks Jewelers, Toad Hall Toys, Into the Music, and Sutton Smithworks.

The Exchange is also the home to the city's theatre district with the Centennial Concert Hall, The Royal Manitoba Theatre Centre, The Manitoba Museum and the Pantages Playhouse Theatre. Winnipeg's film industry is also thriving in the District with the iconic Artspace building and Cinematheque.

At the heart of the neighbourhood is Old Market Square which is home to both the Winnipeg Jazz Festival and the Winnipeg Fringe Theatre Festival.

The Fringe Festival is now the 2nd largest independent theatre festival in North America bringing in over 150 companies from all over the world. The TD Winnipeg International Jazz Festival is a ten-day event featuring world class artists performing in both indoor and outdoor events throughout the downtown.

INNOVATION ALLEY

The Exchange District is also becoming home to Winnipeg's burgeoning tech sector known as Innovation Alley. This community of innovators and entrepreneurs "are revitalizing the West Exchange with a new generation of bold, risk-taking innovators, an emergent startup community and many of Winnipeg's contemporary artistic groups. The creative density of Innovation Alley, creates a dynamic network of ideas and people, capable of igniting the new organizations, products and services to fuel the future of our city."

In recent years this area has had a great deal of success drawing in startups due to the low cost of office space and the opportunity to be surrounded by like minded innovators.



LOCATION OVERVIEW

DRIVE TIMES



3 min.

PORTAGE & MAIN



18 min.

JAMES ARMSTRONG
RICHARDSON
INTERNATIONAL
AIRPORT



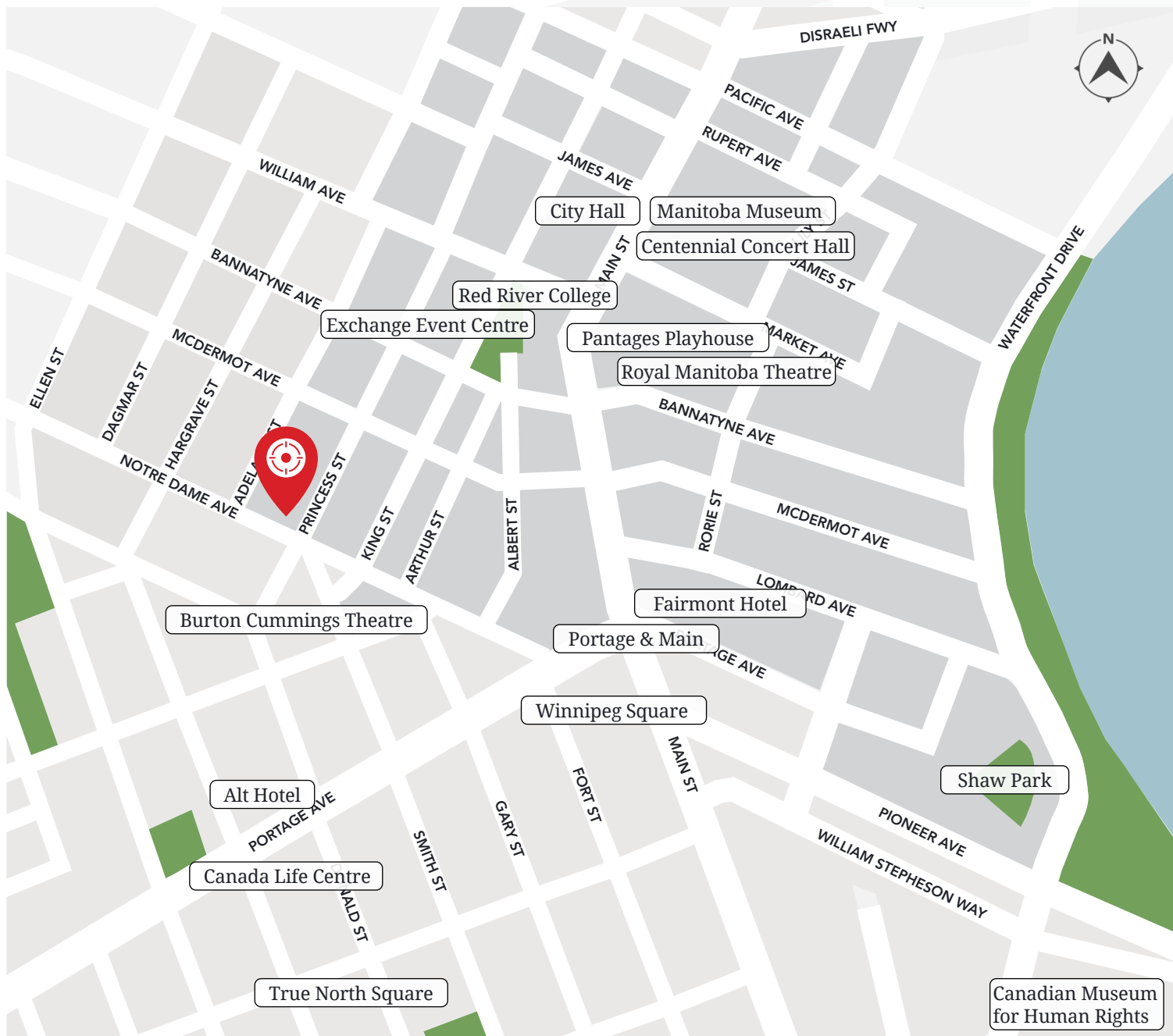
5 min.

RBC WINNIPEG
CONVENTION CENTRE



7 min.

THE FORKS



TITLE INFORMATION

STATUS OF TITLE

Title Number **2694754/1**
Title Status **Accepted**
Client File **Rennie**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

LANDMARK CINEMAS CANADA G.P. LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

FIRSTLY: LOTS 31 AND 34 PLAN 13 WLTO (W DIV)
IN RL 5 PARISH OF ST JOHN

SECONDLY: SP LOTS 30, 31 AND 32 PLAN 33144 WLTO (W DIV)
IN RL 5 AND 6 PARISH OF ST JOHN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

LANDMARK CINEMAS CANADA G.P.
LTD.
STE 100, 14505 BANNISTER RD SE
CALGARY, AB
T2X 3J3

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2136503/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transfer Of Land**
Registration Number: **4425265/1**

Registration Date: 2013-11-07
From/By: LANDMARK CINEMAS OF CANADA INC.
To: LANDMARK CINEMAS CANADA G.P. LTD.
Consideration: \$1.00

10. LAND INDEX

Lot 31 Plan 13
RL 5 JO (W DIV)

Lot 34 Plan 13
RL 5 JO (W DIV)

Lot 30 Plan 33144

Lot 31 Plan 33144

Lot 32 Plan 33144

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2694754/1



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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