

FOR SALE



105&106 - 475 Provencher Boulevard

WINNIPEG, MB

~ Newly Renovated Office Condo ~



Availability



721 sq. ft. (+/-)
available for lease

Location



Excellent visibility and
access from Provencher
Boulevard

Quality



Professional on-site
management

Parking



Three on-site
parking stalls
included

475 Provencher Boulevard

Offering Details

SALE PRICE \$239,900

CONDO AREA (+/-)

Unit 105:	301 sq. ft.
Unit 106:	420 sq. ft.
Total:	721 sq. ft.

LAND AREA (+/-) 13,096 sq. ft.

YEAR BUILT 1989

LEGAL DESCRIPTION

Unit 1	CONDOMINIUM PLAN 23312 WLTO TOGETHER WITH AN UNDIVIDED 3.097 % INTEREST IN THE COMMON ELEMENTS AS APPURTENANT THERETO SUBJECT TO ALL ENTRIES SET OUT ON THE TITLE OF WINNIPEG CONDOMINIUM CORPORATION NO 279
Unit 2	CONDOMINIUM PLAN 23312 WLTO TOGETHER WITH AN UNDIVIDED 4.288 % INTEREST IN THE COMMON ELEMENTS AS APPURTENANT THERETO SUBJECT TO ALL ENTRIES SET OUT ON THE TITLE OF WINNIPEG CONDOMINIUM CORPORATION NO. 279 WLTO

PROPERTY TAXES

Unit 105:	\$1,608.29
Unit 106:	\$2,242.94
Total:	\$3,851.23

ZONING C1 - Commercial

PARKING 3 surface stalls

MONTHLY CONDO FEES \$445 (combined for both units)

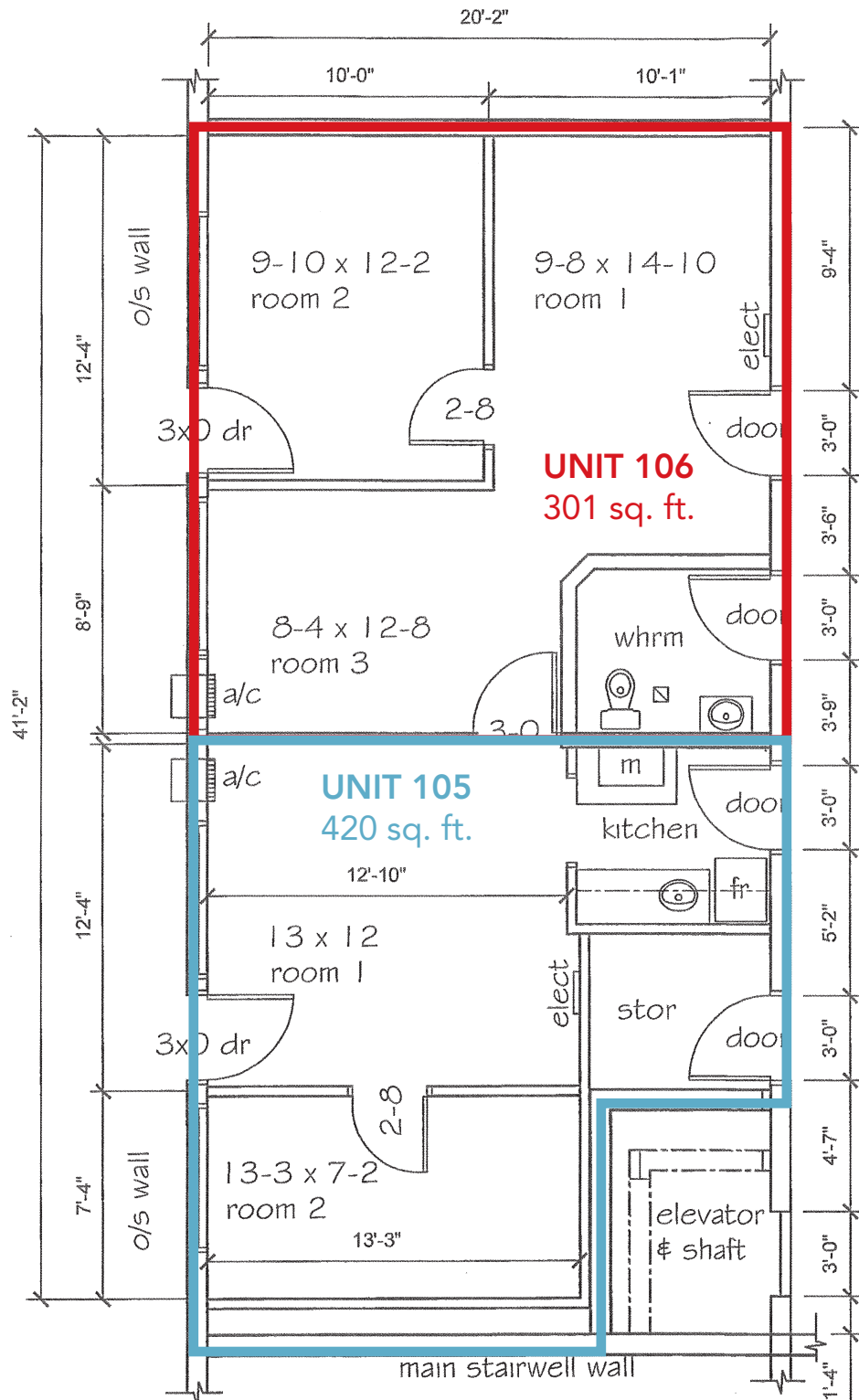
PROPERTY HIGHLIGHTS

- Newly renovated office space, ideal for an owner/occupier or investor
- Excellent visibility and access from Provencher Boulevard, in-close proximity to Downtown Winnipeg
- Ideal space for a professional services use



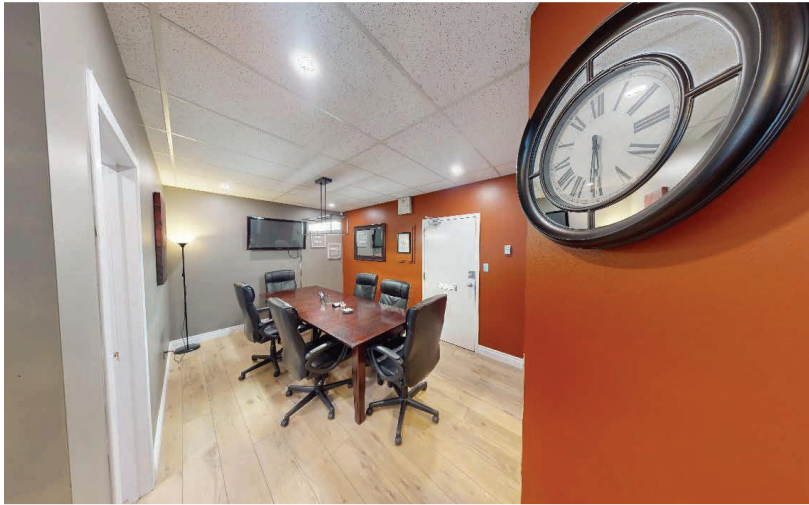
475 Provencher Boulevard

Floor Plan



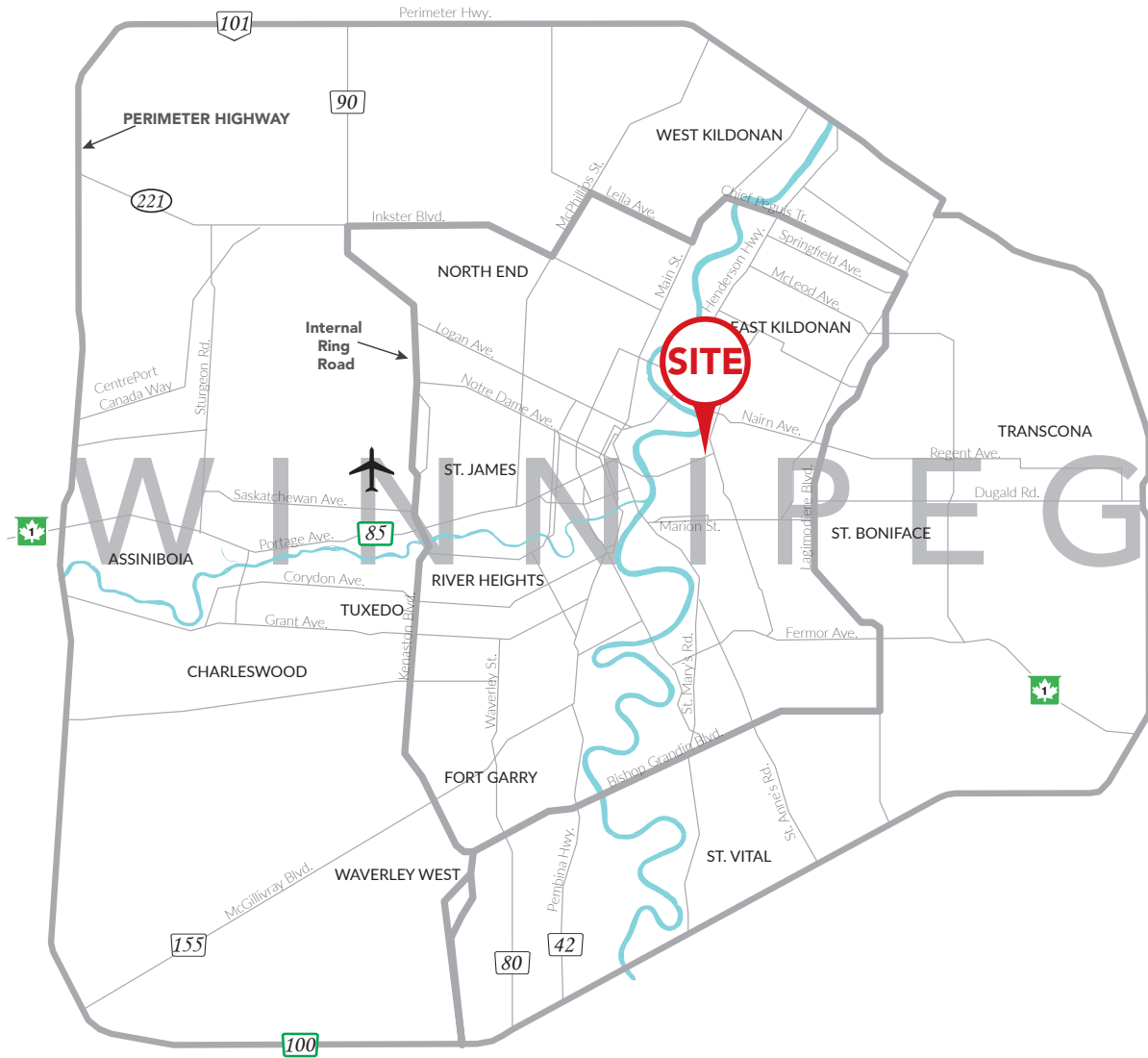
475 Provencher Boulevard

Interior Photographs



475 Provencher Boulevard

Drive Time Analysis



RICHARDSON INTL. AIRPORT
16 minutes



KILDONAN PLACE
7 minutes



ST. BONIFACE
4 minutes



PORTAGE & MAIN
4 minutes



THE FORKS
9 minutes



PERIMETER HIGHWAY
14 minutes





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Luke Paulsen

Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.