

**FOR SALE/LEASE**

# **52 Donald Street**

WINNIPEG, MB

*~ Investor / Owner-User Opportunity in Downtown Winnipeg ~*



COMMERCIAL REAL ESTATE  
SERVICES INC.



# 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 Street with direct sightlines to the Midtown Bridge
- Unique, architecturally-designed concrete building with signature high-volume atrium space
- On-site parking for up to 5 vehicles (including 2-3 with clearance for delivery trucks) with numerous parking options in close proximity
- Flexible floor plates with limited columns and potential for multi-tenant occupancy
- Priced well below replacement cost
- Well-served by Winnipeg Transit
- Potential to develop roof-top patio (subject to code review)



DAYTIME POPULATION

**18,174**

15 MINUTE WALK TIME



POP. GROWTH RATE

**4.13%**

annual growth (2017-2027)

15 MINUTE WALK TIME



MEDIAN AGE

**35.5**

15 MINUTE WALK TIME



WALK SCORE

**64**

SOMEWHAT WALKABLE



BIKE SCORE

**92**

BIKER'S PARADISE



TRANSIT SCORE

**83**

EXCELLENT TRANSIT

# Property Overview

## SITE DETAILS

LAND AREA	5,521 sq. ft.
LEGAL DESCRIPTION	LOT 33 PLAN 23855 WLTO in RL 1 Parish of St. John
FRONTAGE	50 ft.
ZONING	D - Downtown Living
PROPERTY TAXES	\$40,301.83
ASKING PRICE	\$1,950,000
ASKING NET RATE	\$14.00 per sq. ft.

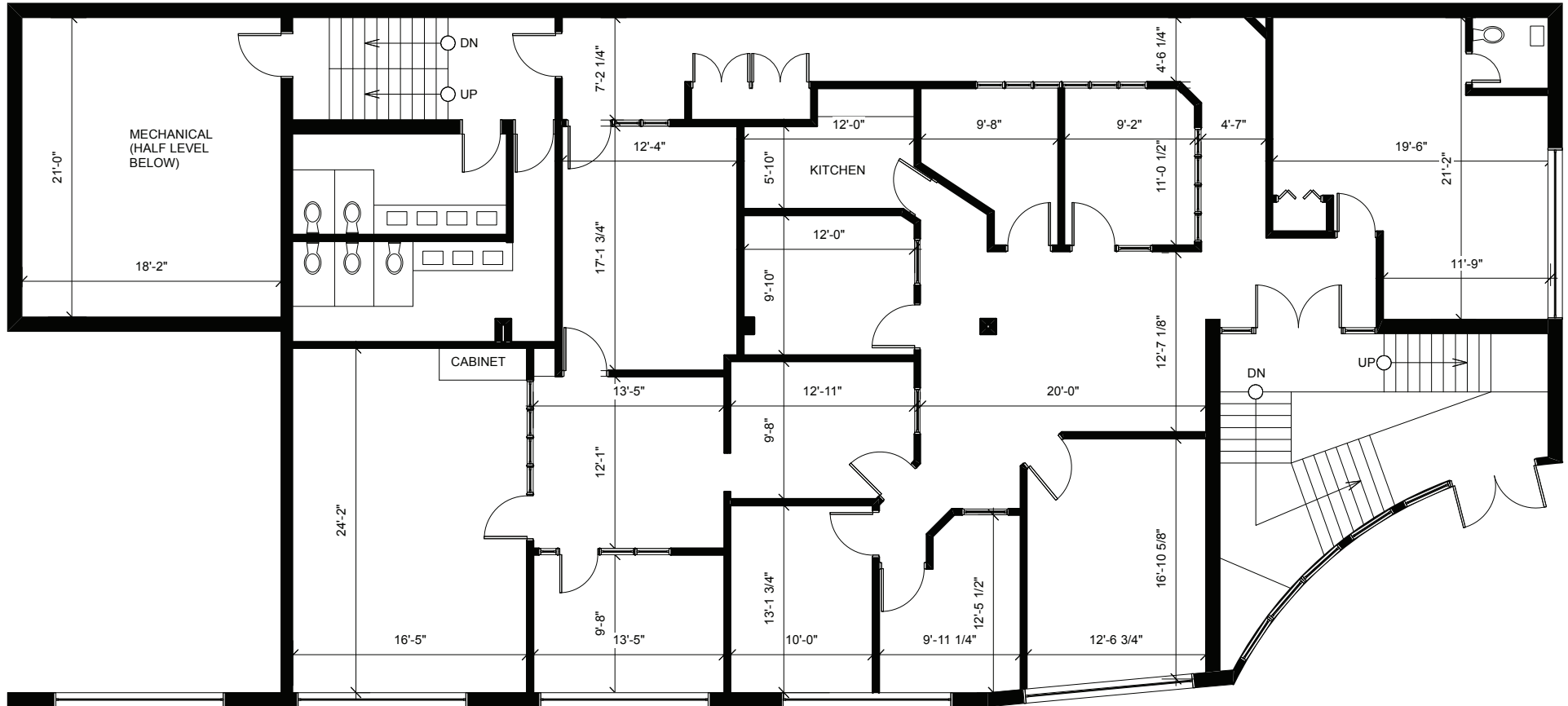
## BUILDING DETAILS

YEAR BUILT	1961
BUILDING AREA	13,842 sq. ft.
TYPICAL FLOOR PLATE	5,100 sq. ft.
STOREYS	3
SUPERSTRUCTURE	Steel frame
EXTERIOR	Tyndall stone masonry exterior
ROOF	Asphalt and gravel built-up roof
MECHANICAL	Heating is provided through a natural gas boiler. Cooling and supplementary heating is provided by rooftop units
WINDOWS	Triple pane
DATA INFRASTRUCTURE	Fibre-optic cabling to building with network wiring throughout

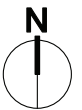
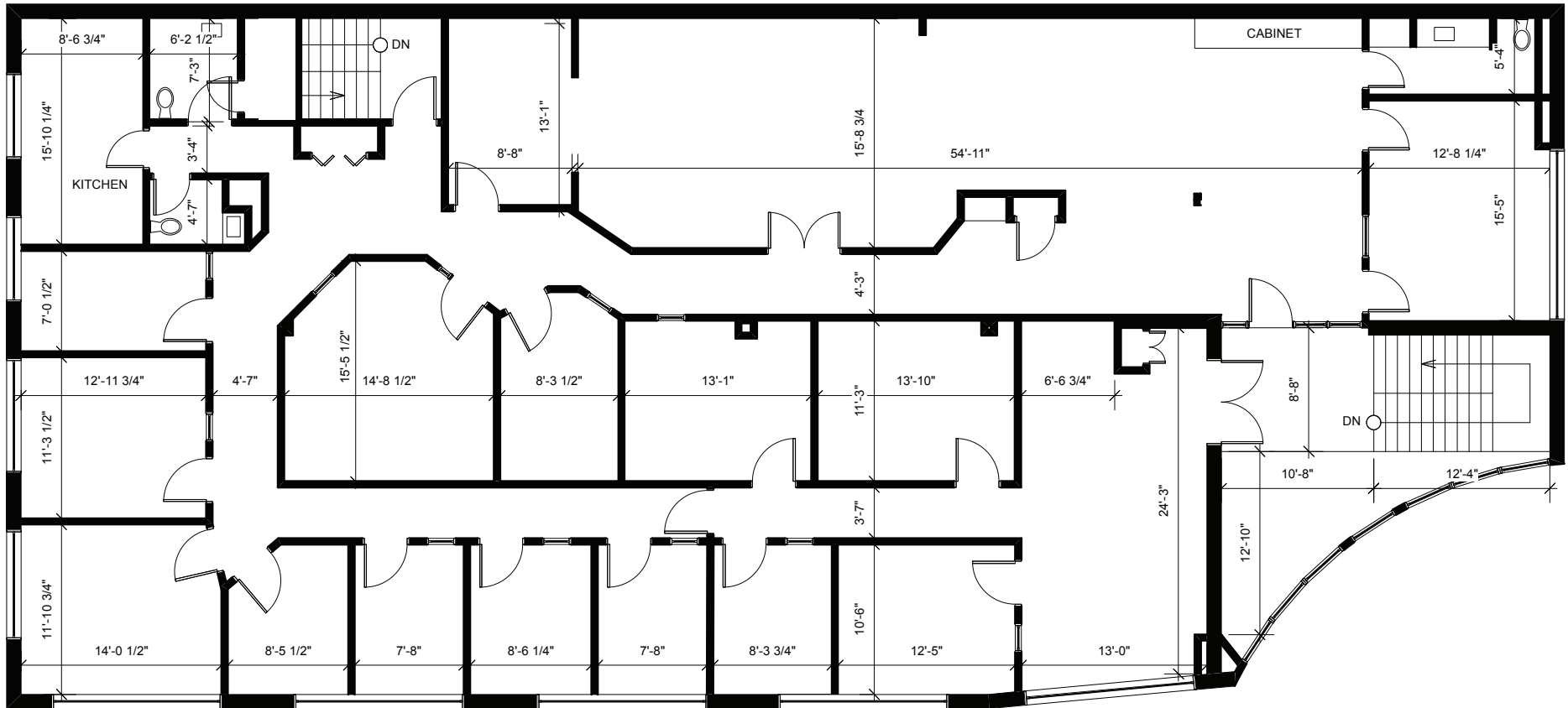




# Main Floor Plan



# Second Floor Plan



52 DONALD  
SECOND LEVEL

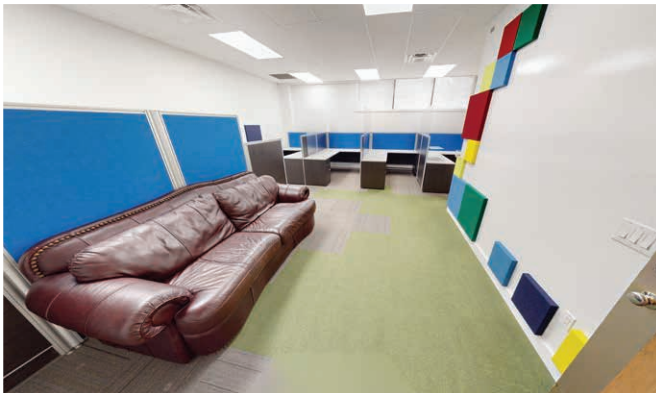






# Property Photographs

## LOWER LEVEL



# Property Photographs

## MAIN FLOOR



# Property Photographs

## SECOND FLOOR



**INFOTECH**



**FIFTY TWO DONALD**

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