

FOR SALE/LEASE

584 St. Mary's Road

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Pharmacy/Office Building for Sale in South Central Winnipeg ~

\$100,000 PRICE REDUCTION



Property Overview

LIST PRICE	\$850,000 \$750,000
NET RENTAL RATE	\$25.00 per sq. ft.
LEGAL PLAN	LOTS 14, 15 and SLY 3.5 FEET PERP OF LOTS 16 & 17 PLAN 4286 WLTO IN RL 106 AND 107 PARISH OF ST. BONIFACE
LAND AREA (+/-)	4,625 sq. ft.
BUILDING AREA (+/-)	2,016 sq. ft.
ZONING	C2 - COM - COMMUNITY
PARKING	7 stalls (+/-)
FRONTAGE	41'
NEIGHBOURHOOD	St. Vital
YEAR BUILT	1951 (Full Renovation in 2023)
ACCESS	1 access point off St. Mary's Road
PROPERTY TAX	\$9,875.08 (2023)

HIGHLIGHTS

- Fully redeveloped into flexible medical/pharmacy use in 2023
- Well-located asset at the junction of St. Anne's Road and St. Mary's Road, in the desirable St. Vital area, near Downtown Winnipeg
- Well-situated in a densely populated and established residential community
- Easy access to public transportation and numerous retail amenities
- On-site parking at rear of building



Building Details

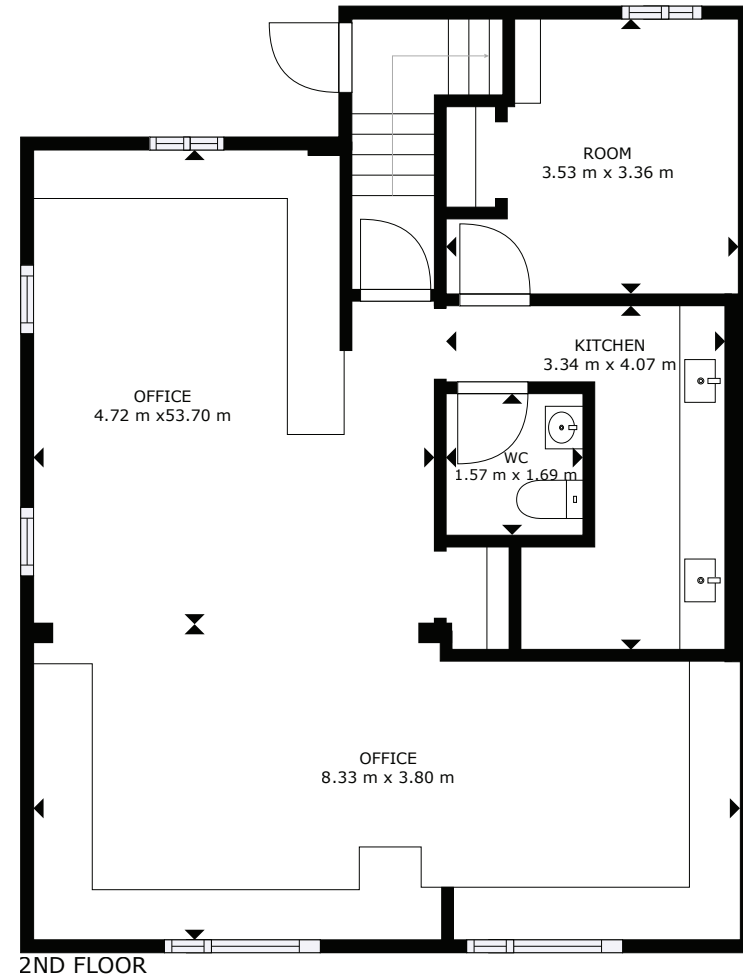
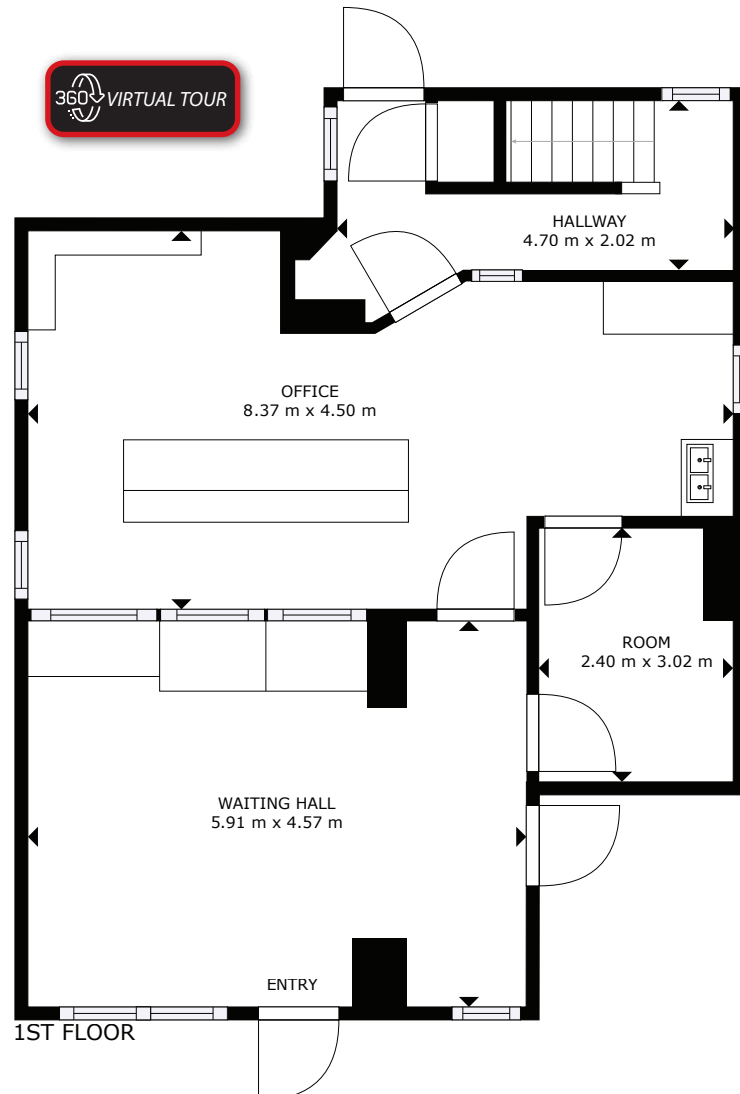
BUILDING CLASSIFICATION	Group E, Mercantile
STRUCTURE	Wood frame
FOUNDATION	Poured Concrete Basement
ROOF	Flat Tar and Gravel
WINDOWS	PVC Casement
PARKING LOT	Asphalt paving
ELECTRICAL	200 amp
HEATING	Two Forced Air, Natural Gas Furnaces with Central Air Conditioning Units
ACCESSIBILITY	New concrete stair and ramp, entrance power door operators and universal toilet room

2023 RENOVATIONS

- Full development of the building including pharmacy counter, consultation room, universal toilet room and office administration areas
- New finishes throughout including LVP flooring, paint, ceiling tile and grid, plumbing fixtures, doors, custom millwork, and pharmacy counter
- New exterior windows, doors and exit landing including ramp and stairs
- New structural beams and columns on second floor
- New plumbing and mechanical distribution
- New lighting and electrical distribution



Floor Plans

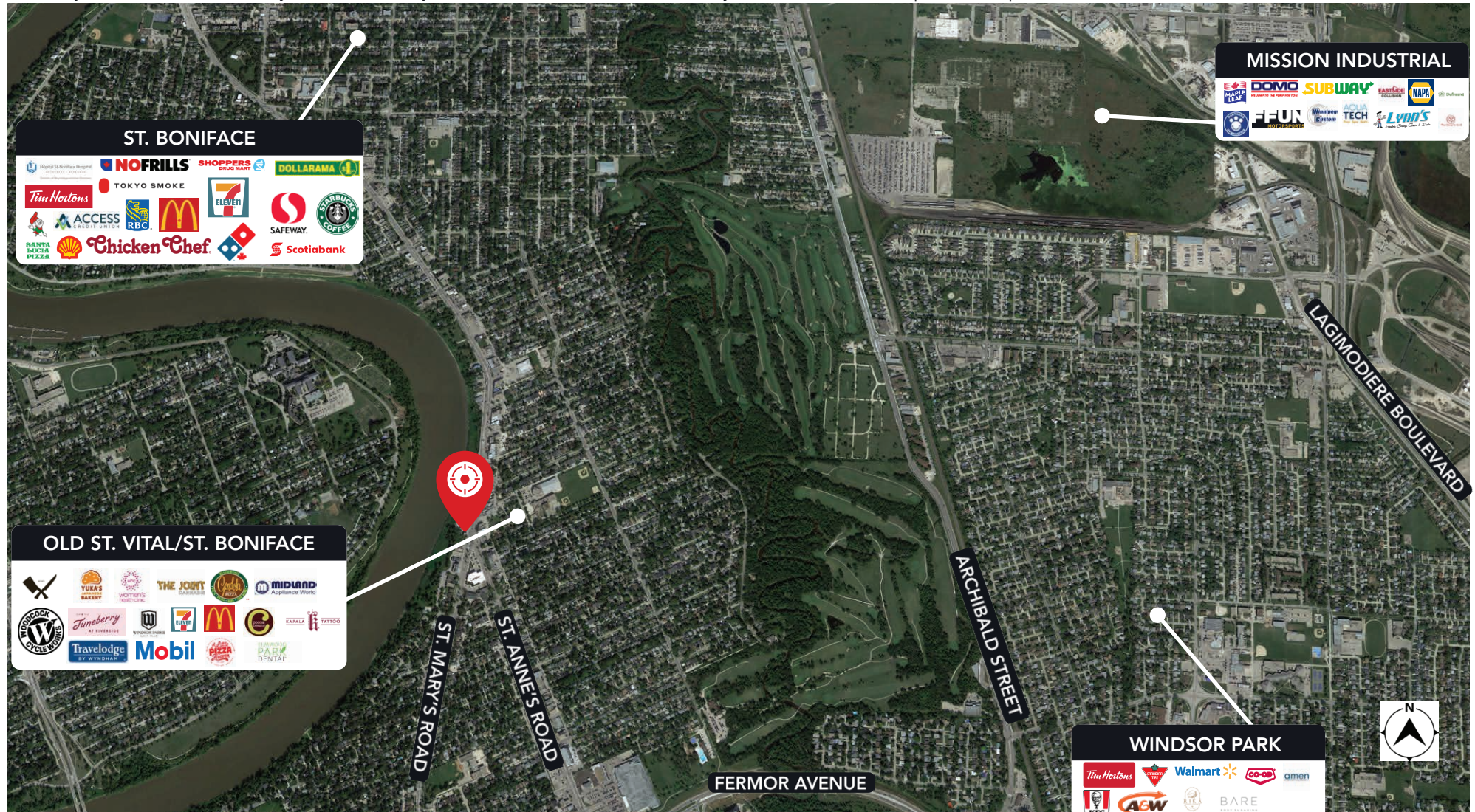


**Fully finished medical/pharmacy office space including built in millwork, pharmacy counter, universal washroom and work areas.*

Area Overview

St. Vital is a well-established and affluent neighbourhood in south Winnipeg with a population of over **75,000** and an average household income of **\$104,008** which is forecasted to grow to **\$134,112** by 2030. The community of St. Vital is vibrant, family-friendly, and multi-cultural place to live appealing to families, recent immigration, empty nesters, and young professionals. The neighbourhood is almost entirely residential and has never been home to significant industrial or commercial enterprises. The area is serviced by the Louis Riel School Division and The St. Vital Shopping District and enjoys easy access to downtown via the Norwood Bridge.

The Subject Site is located directly across from the junction of St. Anne's Road & St. Mary's Road with access to public transportation.





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Contact

Presley Bordian

Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

Trevor Clay

Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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

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