



# 627 & 629 Dudley Avenue WINNIPEG, MB

*Capital Commercial Investment Services is pleased to present a rare opportunity to acquire a fully developed single storey medical/professional office building and adjacent residential site in Winnipeg, MB. The Properties are located within a thriving commercial hub along Pembina Highway, are in a densely populated residential community and offer extensive retail amenities in the surrounding area. The Properties provide potential purchasers with an attractive office building while also offering significant redevelopment potential.*



# Property Details

<b>SALE PRICE</b>	\$1,300,000	
<b>BUILDING AREA (+/-)</b>	2,834 sq. ft.	
<b>LAND AREA (+/-)</b>	627 Dudley Ave.	6,329 sq. ft.
	629 Dudley Ave.	3,796 sq. ft.
	Total	10,125 sq. ft.
<b>NEIGHBOURHOOD</b>	Earl Grey	
<b>YEAR BUILT</b>	627 Dudley Ave.	1990
	629 Dudley Ave.	1952
<b>PARKING</b>	4 stalls - rear of building	
<b>FRONTAGE</b>	Dudley Ave.	100.0 ft.
	Hugo St.	100.1 ft.
<b>ZONING</b>	627 Dudley Ave.	C2-COM-COMMUNITY
	629 Dudley Ave.	R1s-RES-S F-SMALL



## Property Highlights



Fully developed medical/professional space priced well-below replacement costs and complete with ample on-site and street parking.



Located in desirable south Winnipeg near Confusion Corner, Osborne Village and Grant Park Shopping Node



The Properties provide visibility and close proximity to Pembina Highway, offering convenient access to one of Winnipeg's main arterial routes.



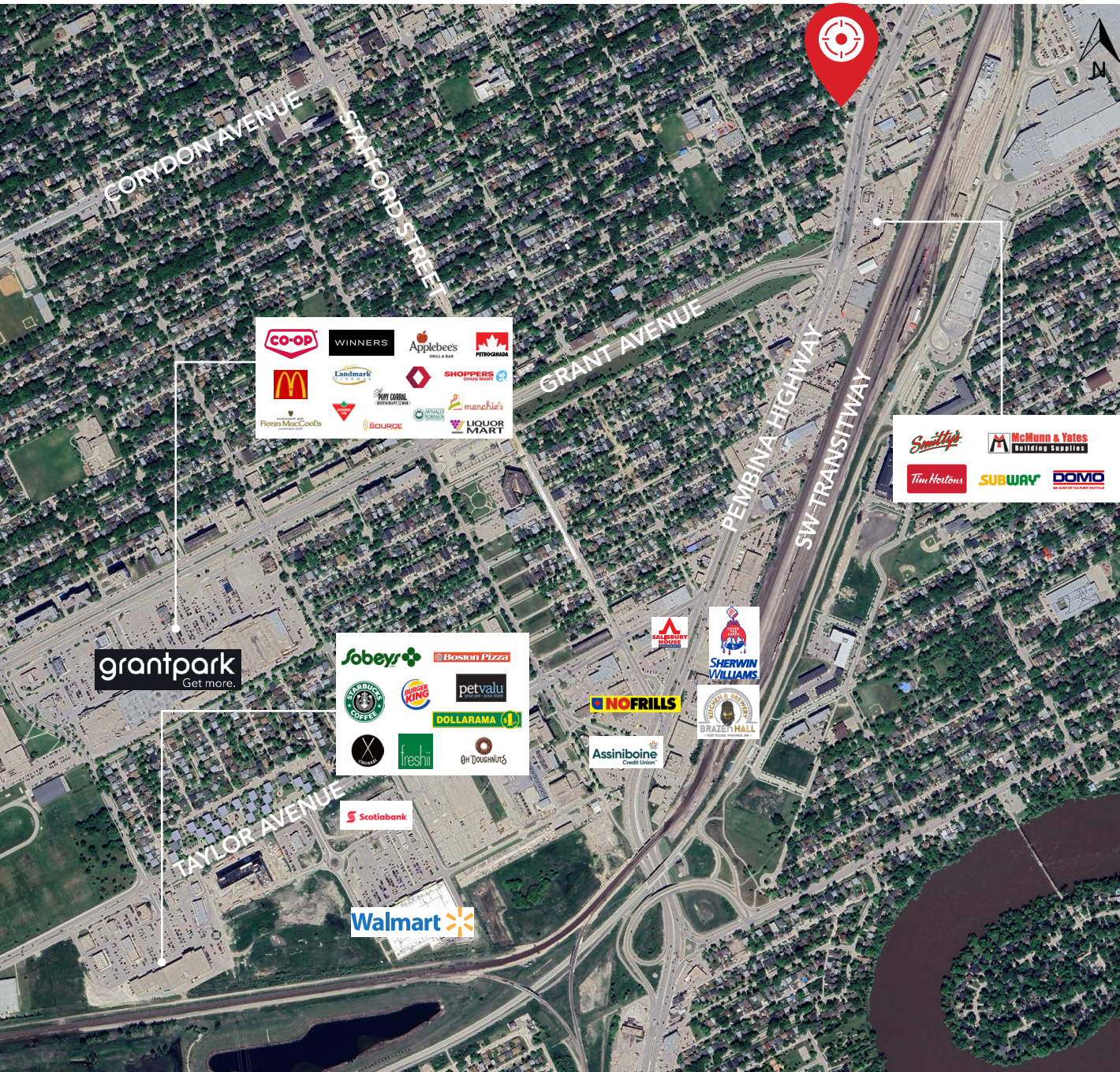
The site size and location offer an excellent re-development and residential density opportunity



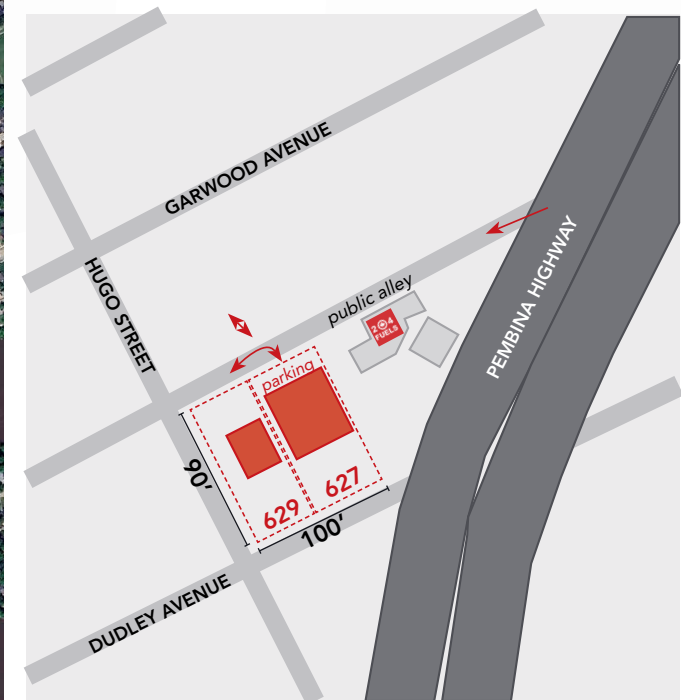
Excellent access to public transit, including Winnipeg Transit routes and major thoroughfares.



# Site Overview



The Properties occupy a 10,125 sq. ft. site at the intersection of Hugo Street and Dudley Avenue. The Sites offers a total of 200 ft. of frontage along two streets (Hugo St. and Dudley Ave.) The Properties are bordered on the north by a public lane way providing access to the rear of the building.





# Building Details

## 627 DUDLEY AVENUE

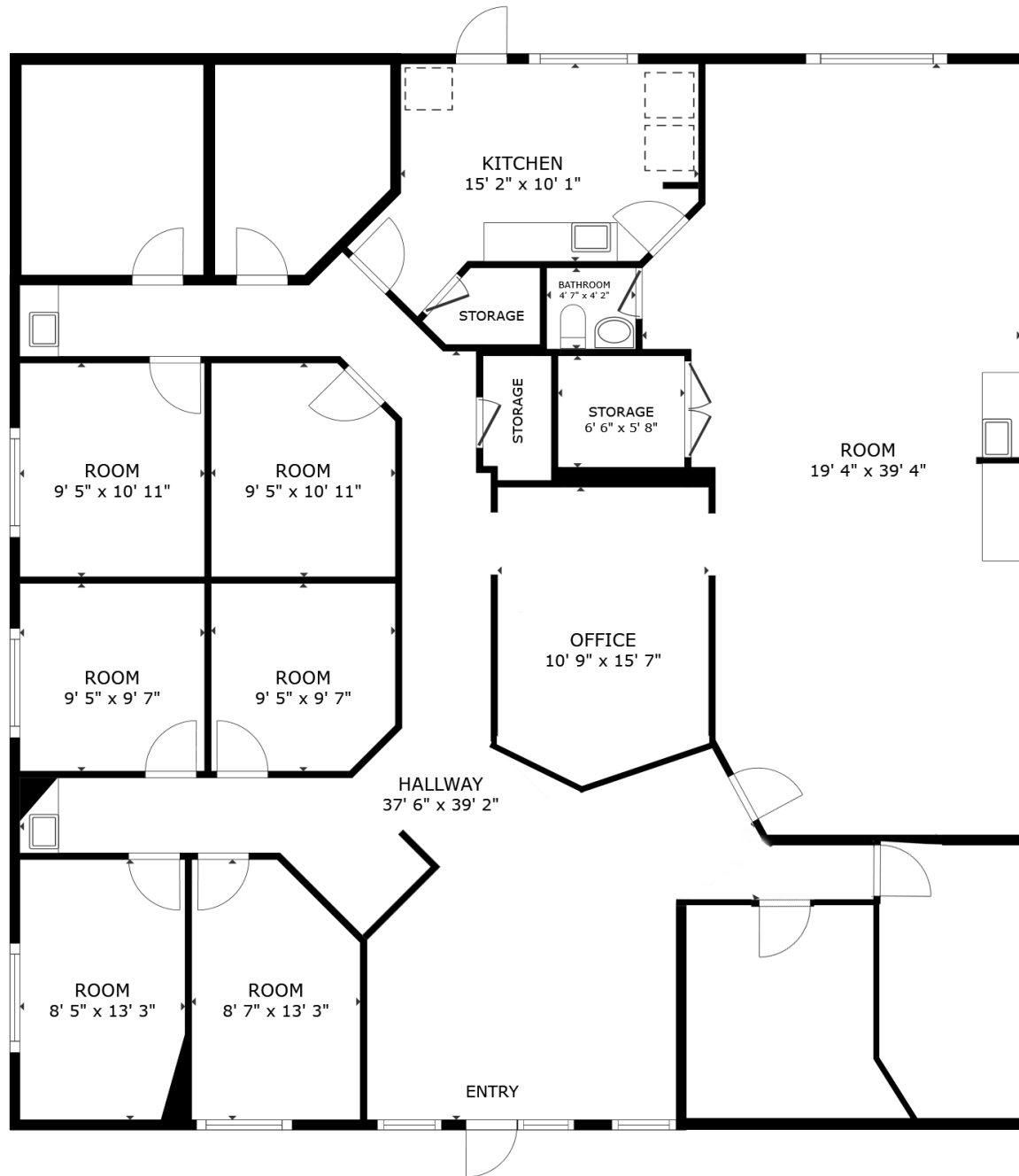
CIVIC ADDRESS	627 Dudley Avenue
LEGAL DESCRIPTION	SP LOT 47 PLAN 27576 WLTO IN RL 30 AND 31 PARISH OF ST. BONIFACE
BUILDING AREA (+/-)	2,834 sq. ft.
LAND AREA (+/-)	6,329 sq. ft.
NO. OF STOREYS	1
ZONING	C2-COM-COMMUNITY
YEAR BUILT	1990
STRUCTURE	Concrete Slab-on-grade, concrete grade beam and woodframe construction
ROOF	Modified Bitumen
EXTERIOR	Stucco

## 629 DUDLEY AVENUE

CIVIC ADDRESS	629 Dudley Avenue
LEGAL DESCRIPTION	SP LOT 48PLAN 27576 WLTO IN RL 30 AND 31 PARISH OF ST BONIFACE
BUILDING AREA (+/-)	1,315 sq. ft.
LAND AREA (+/-)	3,796 sq. ft.
NO. OF STOREYS	1.5 Storey with full basement
ZONING	R1s-RES-S F-SMALL
YEAR BUILT	1952
STRUCTURE	Woodframe
GARAGE	Single Garage - 200 sq. ft.
EXTERIOR	Wood Siding

# Floor Plan

627 DUDLEY AVENUE



# Interior Photos

627 DUDLEY AVENUE







COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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