



# 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.*



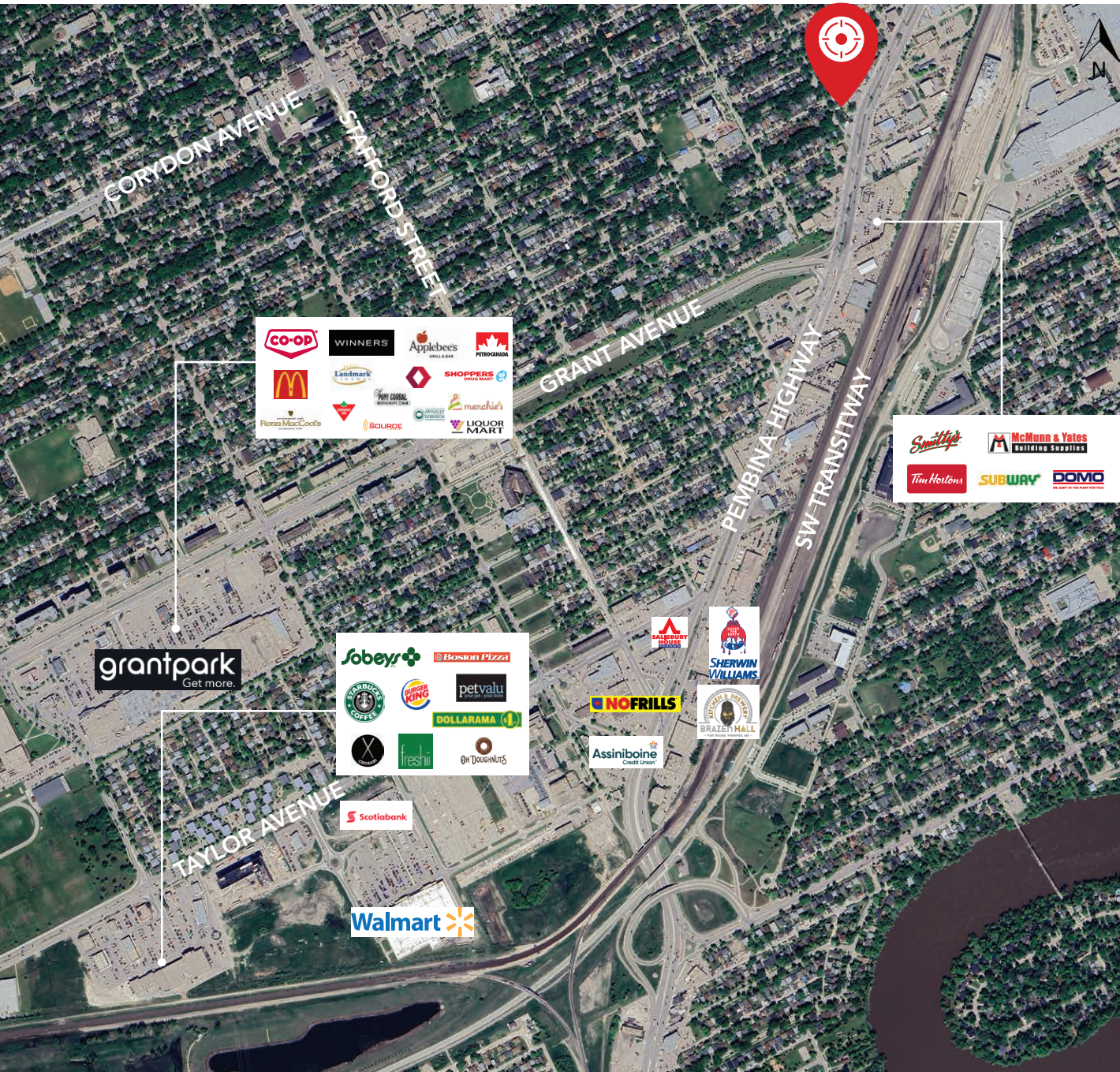
*The site size and location offer an excellent re-development and residential density opportunity*



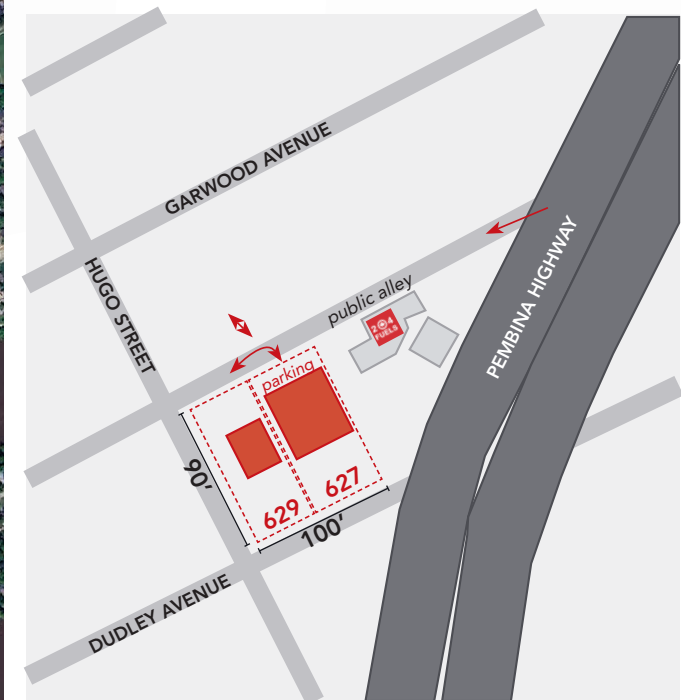
*Excellent access to public transit, including Winnipeg Transit routes and major thoroughfares.*



# 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

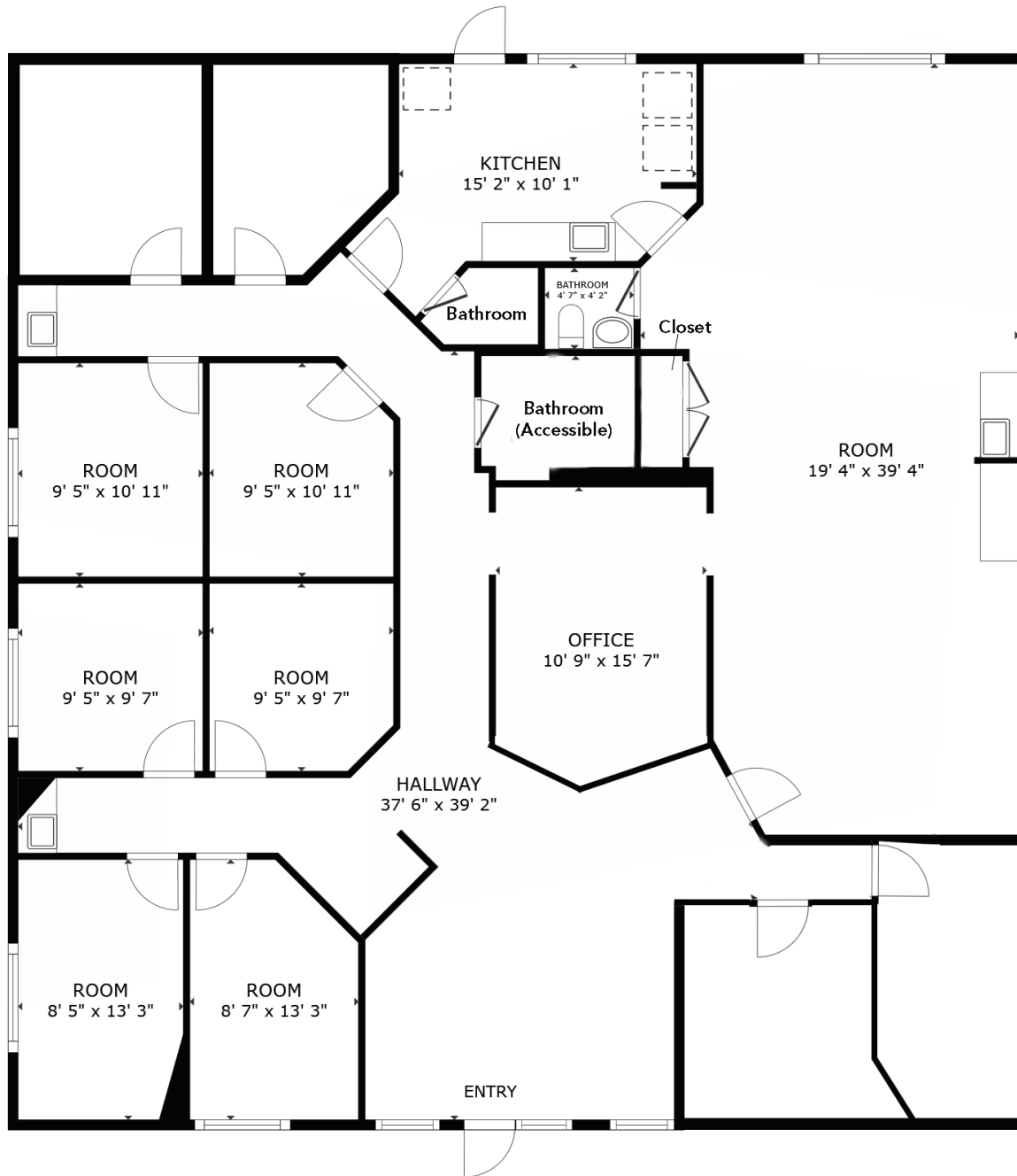
CIVIC ADDRESS	627 Dudley Avenue
LEGAL DESCRIPTION	SP LOT 47 PLAN 27576 WLTO IN RL 30 AND 31 PARISH OF ST. BONIFACE
BUILDING AREA (+/-)	2,834 sq. ft.
LAND AREA (+/-)	6,329 sq. ft.
NO. OF STOREYS	1
ZONING	C2-COM-COMMUNITY
YEAR BUILT	1990
STRUCTURE	Concrete Slab-on-grade, concrete grade beam and woodframe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