

**FOR SALE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

# **105&106 - 475 Provencher Boulevard**

WINNIPEG, MB

*~ Newly Renovated Office Condo ~*

**Price Reduced**



## **Availability**



**721** sq. ft. (+/-)  
available for sale

## **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~~ \$224,900

---

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)

---

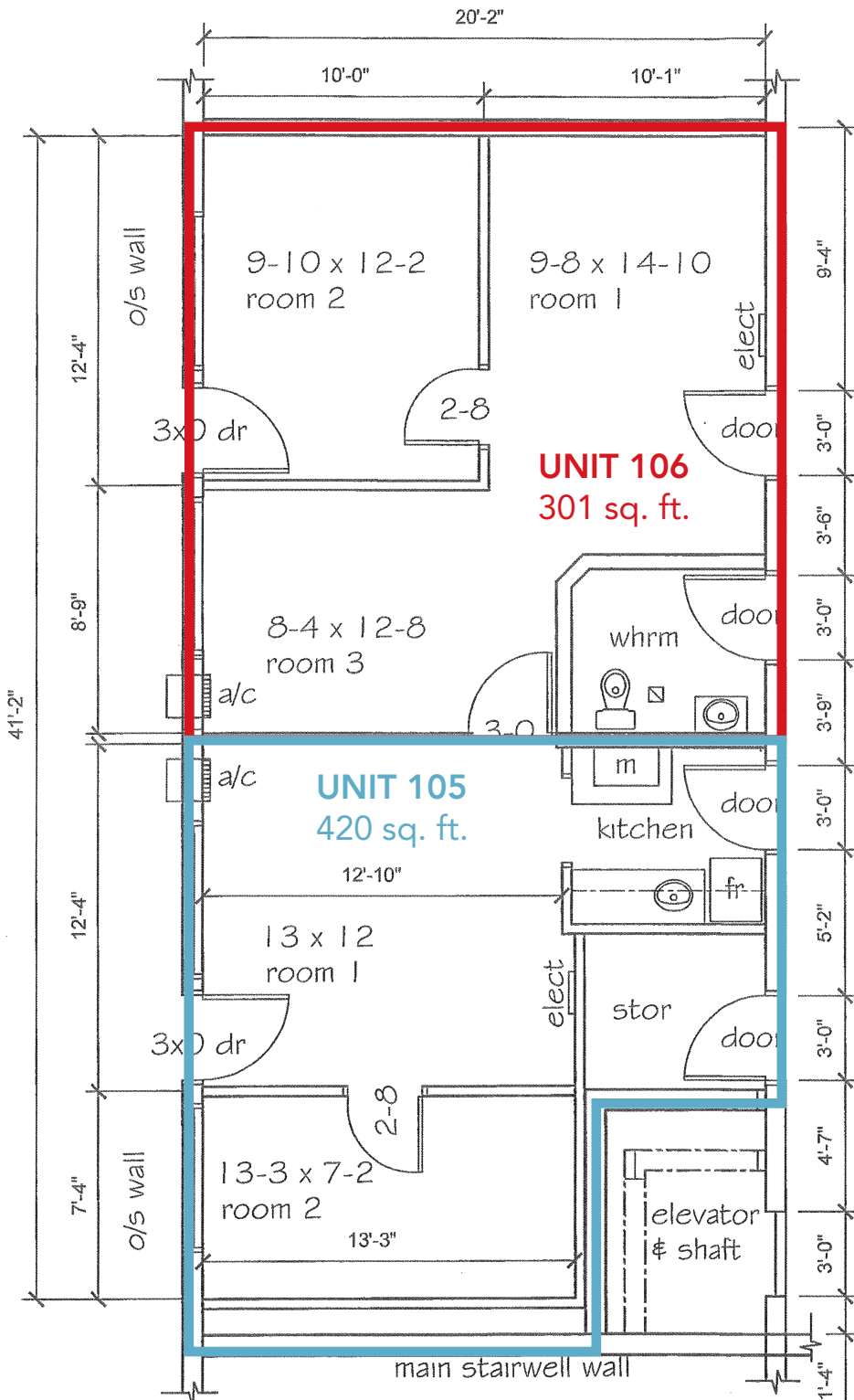
### PROPERTY HIGHLIGHTS

- 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

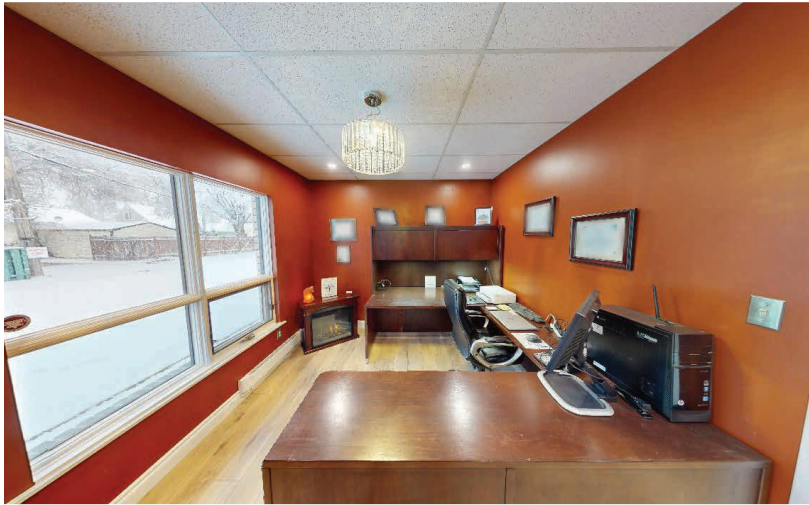
## Floor Plan





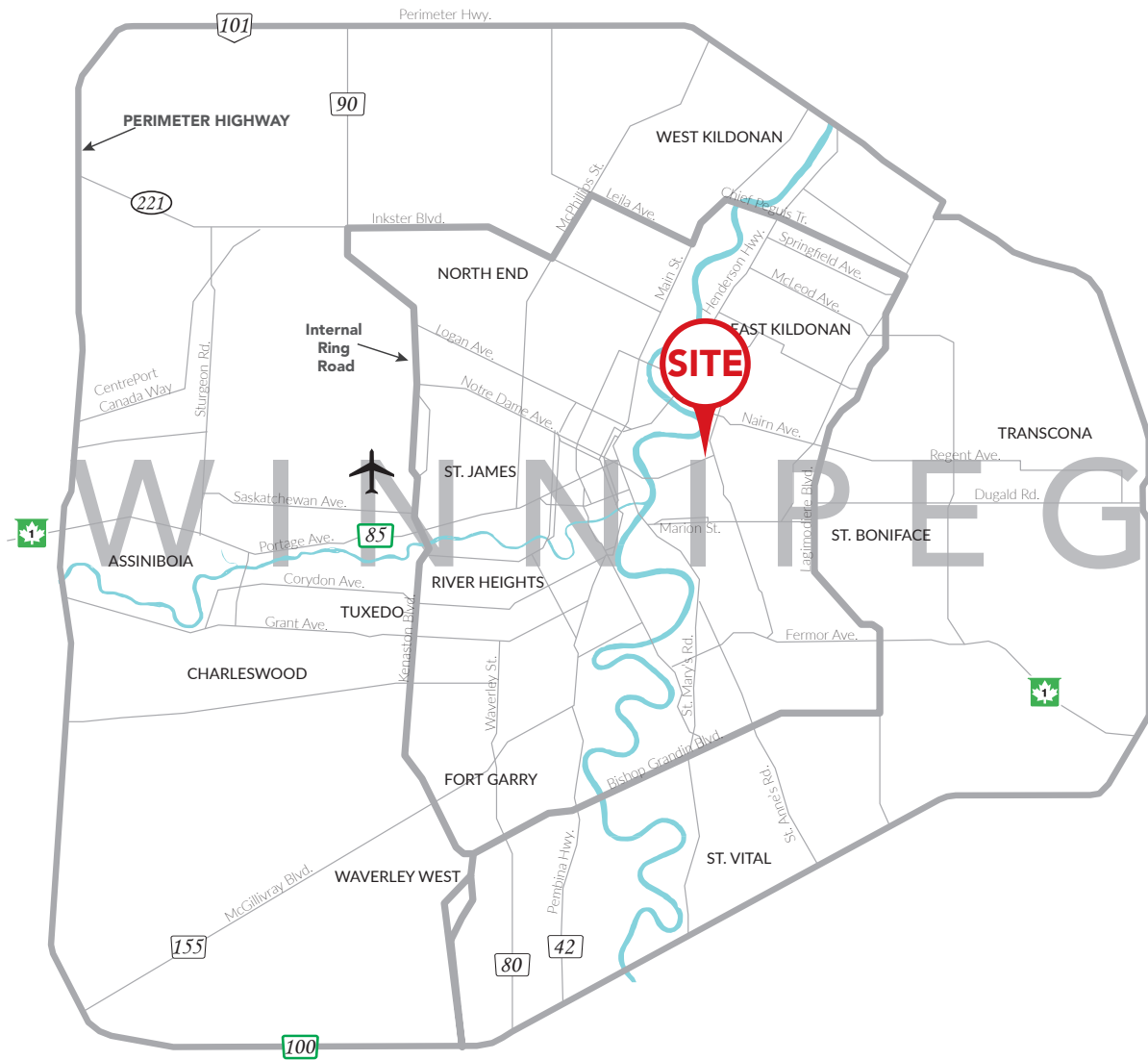
# 475 Provencher Boulevard

## 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.**

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

T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

**Luke Paulsen**

Vice President, Sales & Leasing

(204) 985-1358

[luke.paulsen@capitalgrp.ca](mailto: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.