

~ Second Floor Office Space Surrounded By Downtown Amenities ~



FOR SUBLEASE

Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

250 York Avenue

WINNIPEG, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing

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Property Details

LAND AREA (+/-) 7,223 sq. ft.

BUILDING AREA (+/-) First Floor 1,960 sq. ft.
Second Floor 1,960 sq. ft.

AREA AVAILABLE (+/-) Second Floor: 1,960 sq. ft.

NET RENTAL RATE \$10.00

YEAR BUILT 1949

ZONING M - Multiple Use

CURRENT USE First Floor Restaurant
Second Floor Office

LEASE IN PLACE Expires January 31, 2027 (plus renewal options)

LEGAL DESCRIPTION SP LOT 83 PLAN 24135 WLTO IN RL 1 PARISH OF ST. JOHN

TITLE NO. 1120726/1

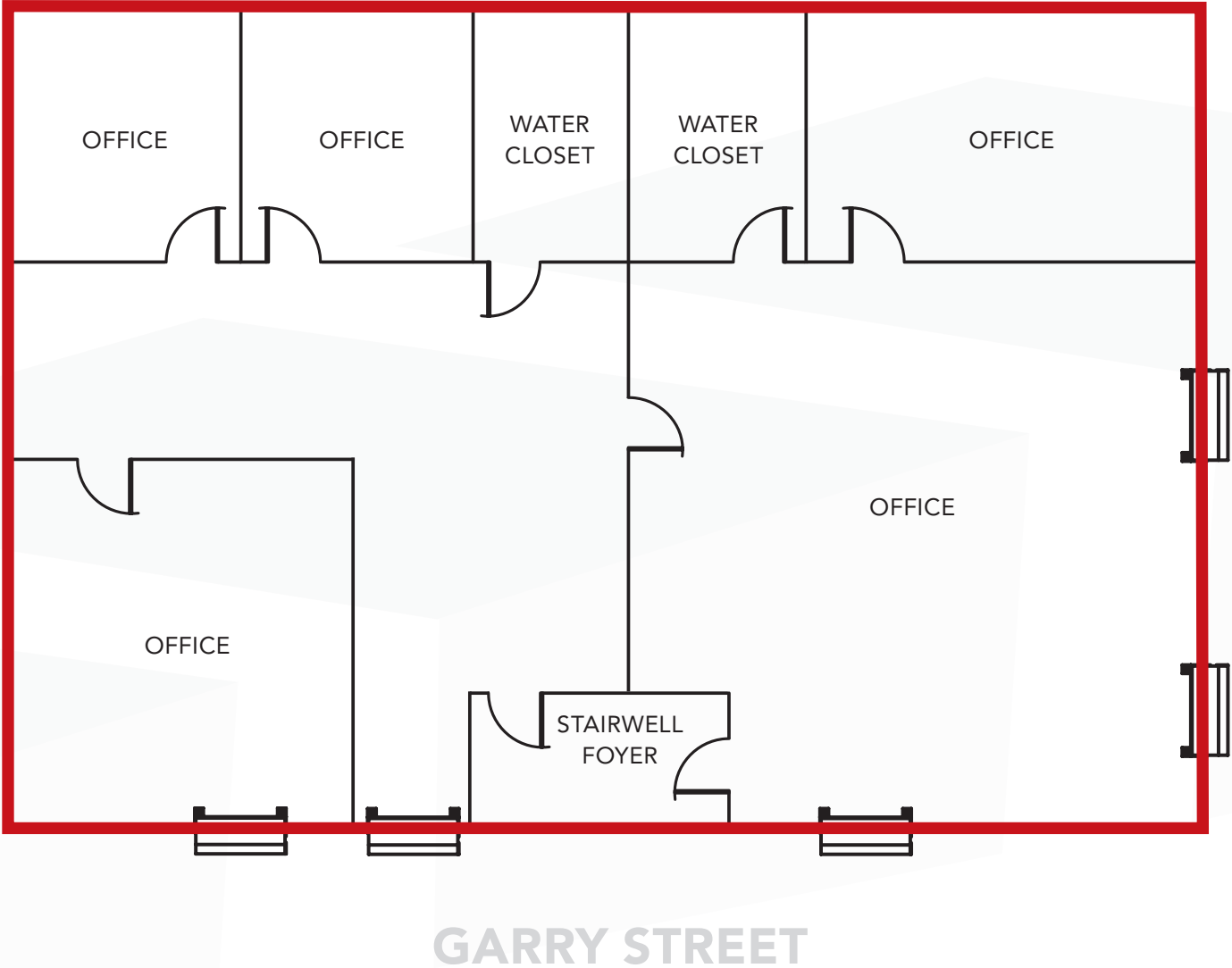
TAX ROLL NO. 12 – 093190100

TAXES \$26,468.87 (2024)

PROPERTY HIGHLIGHTS

- Comprises of 5 offices, 2 washrooms and receptionist area
- Stairwell access only, no elevator
- 13,900 vehicles per day on York Avenue (Winnipeg Traffic Flow Map, 2022)

Site Plan



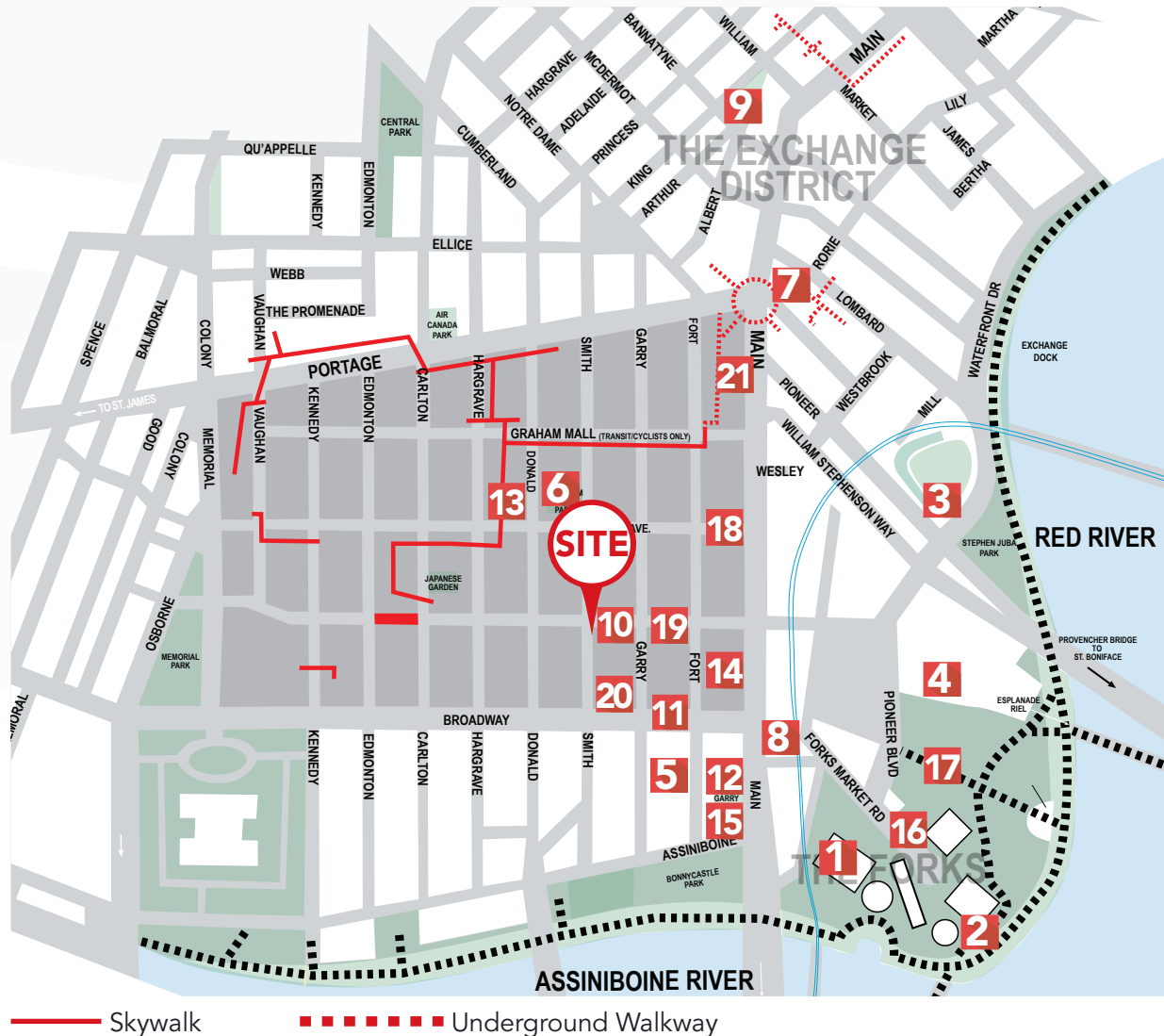
**Illustration and representational purposes only, not to scale*

Location Map



Area Amenities

- | | | | |
|----|---|----|---|
| 1 | The Forks Market | 12 | The Manitoba Club |
| 2 | The Children's Museum | 13 | Cityplace |
| 3 | Shaw Park | 14 | Robertson College |
| 4 | Canadian Museum of Human Rights | 15 | Upper Fort Garry Heritage Provincial Park |
| 5 | Fort Garry Hotel | 16 | Manitoba Theater for Young People |
| 6 | Millennium Library | 17 | CN Stage and Field |
| 7 | Fairmont Hotel | 18 | Humphry Inn & Suites |
| 8 | Union Station & Winnipeg Railway Museum | 19 | Kids and Company Daycare Center |
| 9 | Old Market Square | 20 | Capital Grill & Bar |
| 10 | La Roca | 21 | Earls Portage & Main |
| 11 | The Keg Steakhouse | | |



— Skywalk

- - - - - Underground Walkway

Contact

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