



~ Historic Three-Storey Office Building For Sale ~

26 Edmonton Street

WINNIPEG, MB



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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Services provided by Rennie Zegalski Personal Real Estate Corporation

Property Details

LAND AREA (+/-) 6,003 sq. ft.

BUILDING AREA (+/-) 3,184 sq. ft.

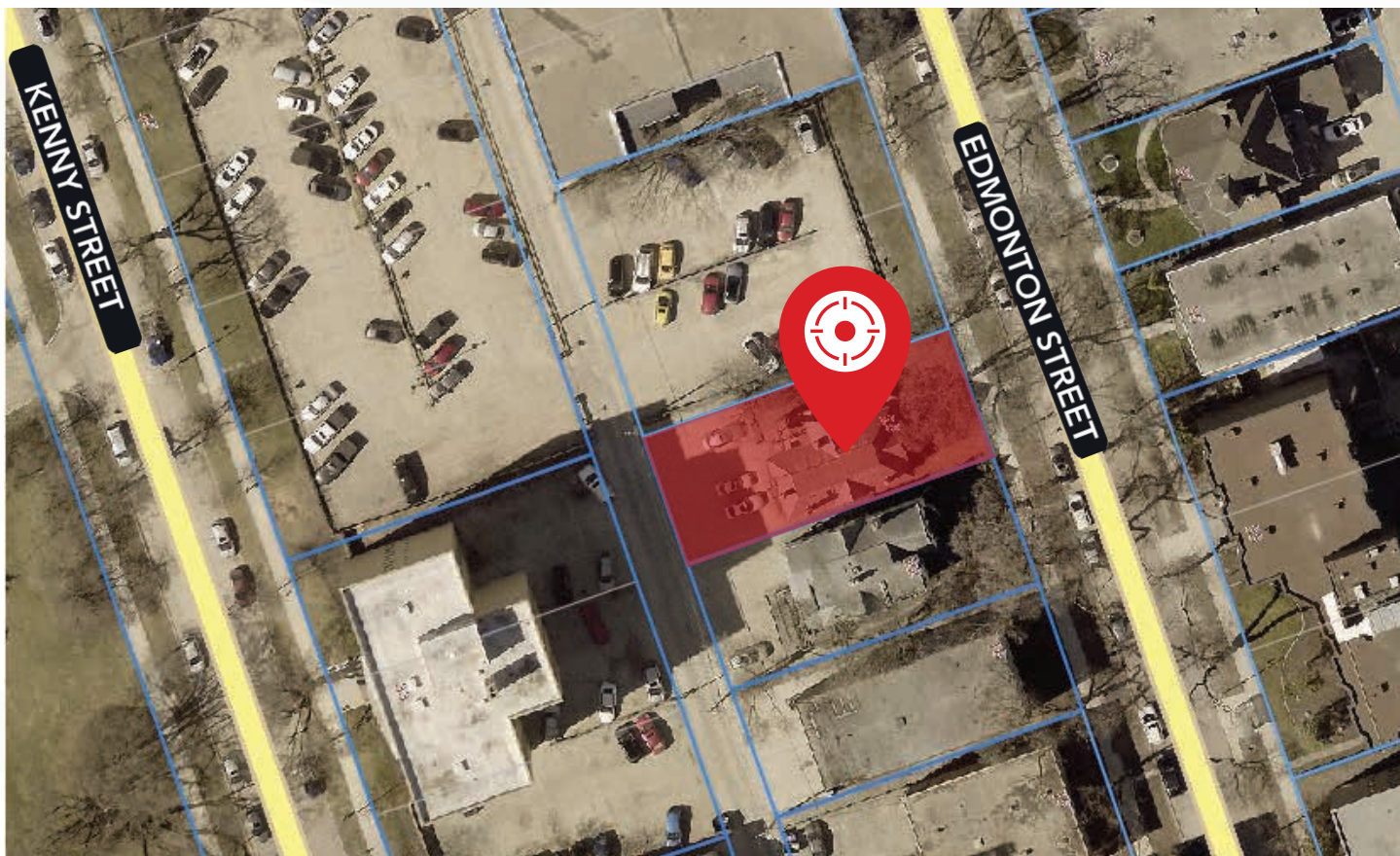
SALE PRICE \$795,000

STOREYS Three storeys with fully finished 1,200 sq. ft. raised lower level with private offices

YEAR BUILT 1903

PARKING Ten tandem parking stalls

PROPERTY TAXES \$15,497.99 (2024)



Property History

Formerly known as the John Walter Harris House, this 2½-storey brick home on Edmonton Street in Winnipeg was designed in 1902 by Colin Campbell “Cam” Chisholm and built by William Brydon and F. Powell for \$6,500. Its first residents were James Walter Harris and his wife, Susan. Over the years, the house underwent slight renovations and was converted into office space in 1977 by William Hanuschak and Associates Limited. The renovations included the installation of new insulated thermopane windows, new central heating system with two furnaces and two a/c units, and a complete electrical upgrade. It is now a municipally-designated historic site. The impressive building makeup consists of a full two course (2wythe) brick bearing exterior walls lined with 2x4 framing.

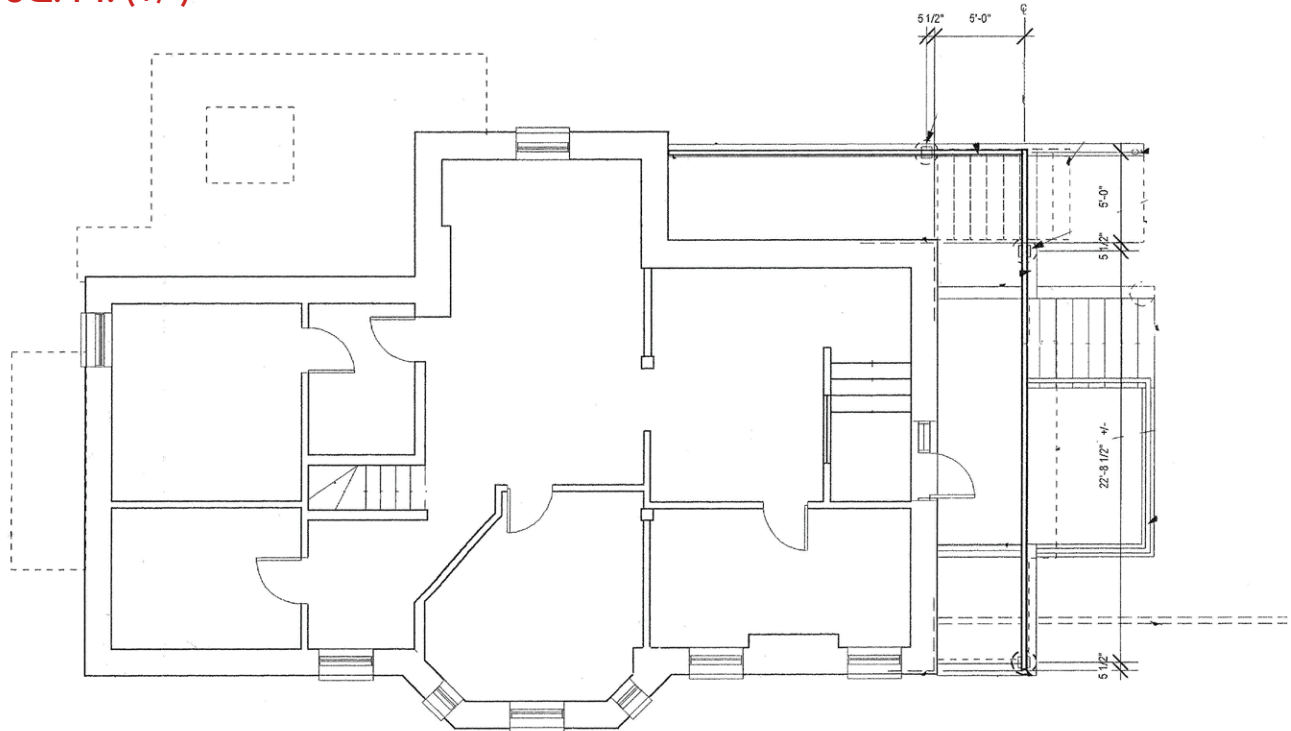
Edmonton Street reflects Winnipeg’s growth and urban development, particularly during the late 19th and early 20th centuries. The street has evolved architecturally, showcasing styles like Edwardian and Arts and Crafts, and has been shaped by the city’s diverse communities. It runs near significant landmarks and has served various residential and commercial purposes, contributing to the everyday life of Winnipeggers. The house’s porches, entrance locations, stained glass, and woodwork offer a glimpse into Manitoba’s past.



Floor Plan

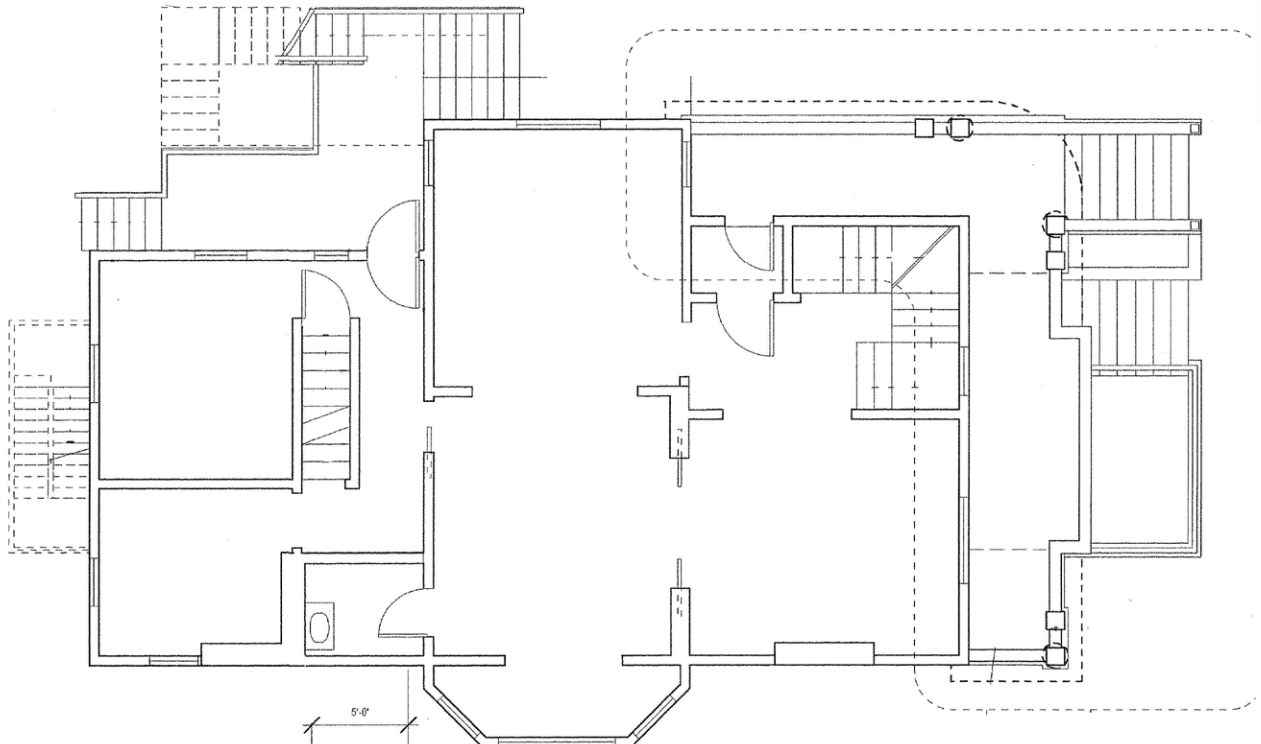
BASEMENT

1,200 SQ. FT. (+/-)



FIRST FLOOR

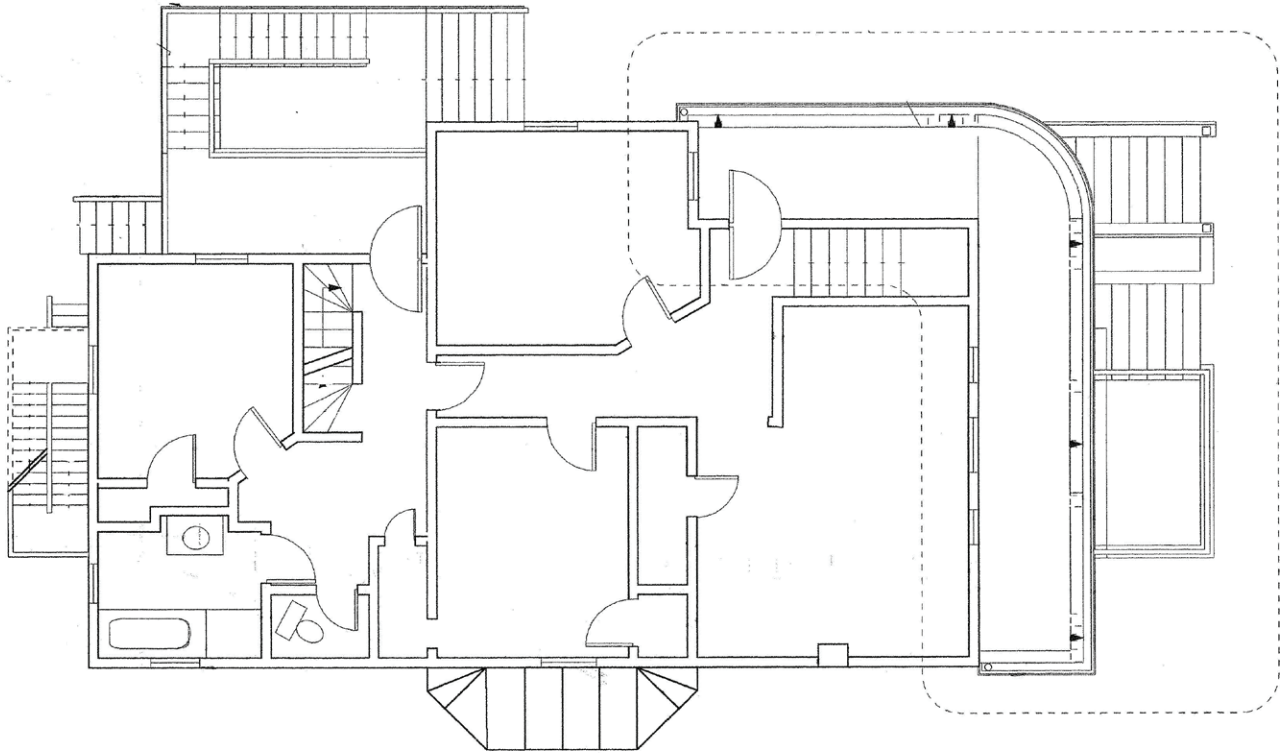
1,200 SQ. FT. (+/-)



Floor Plan

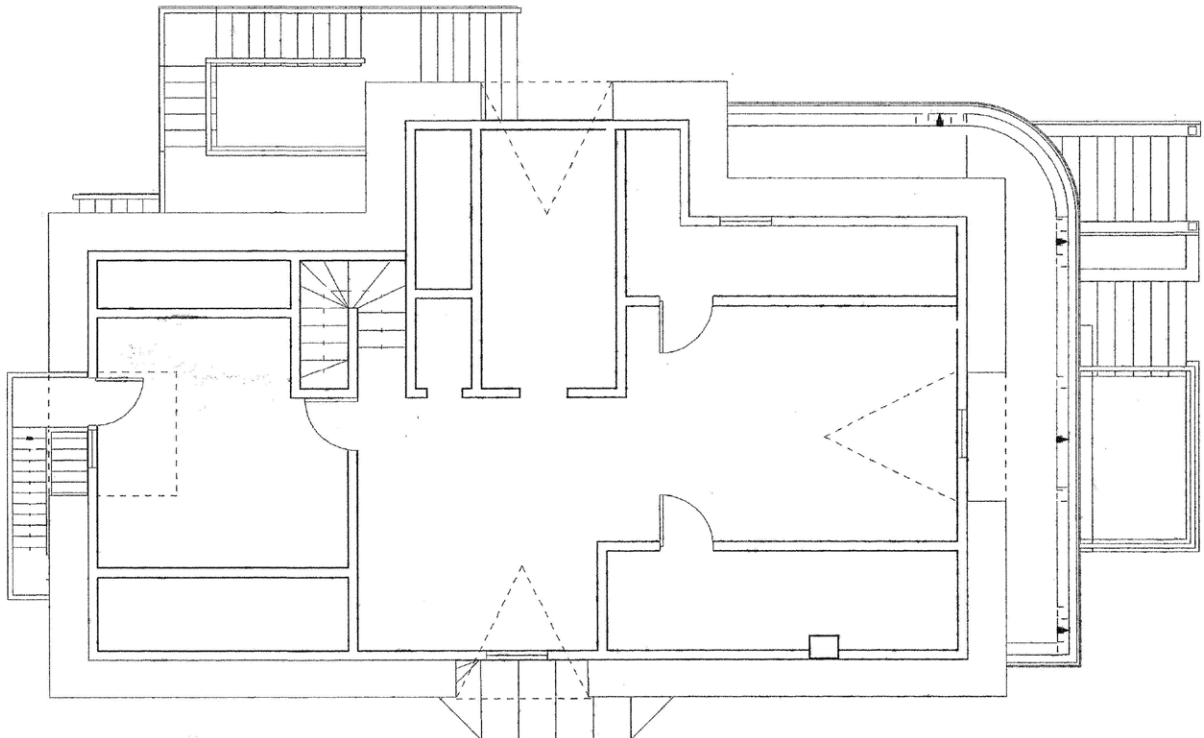
SECOND FLOOR

1,200 SQ. FT. (+/-)



THIRD FLOOR

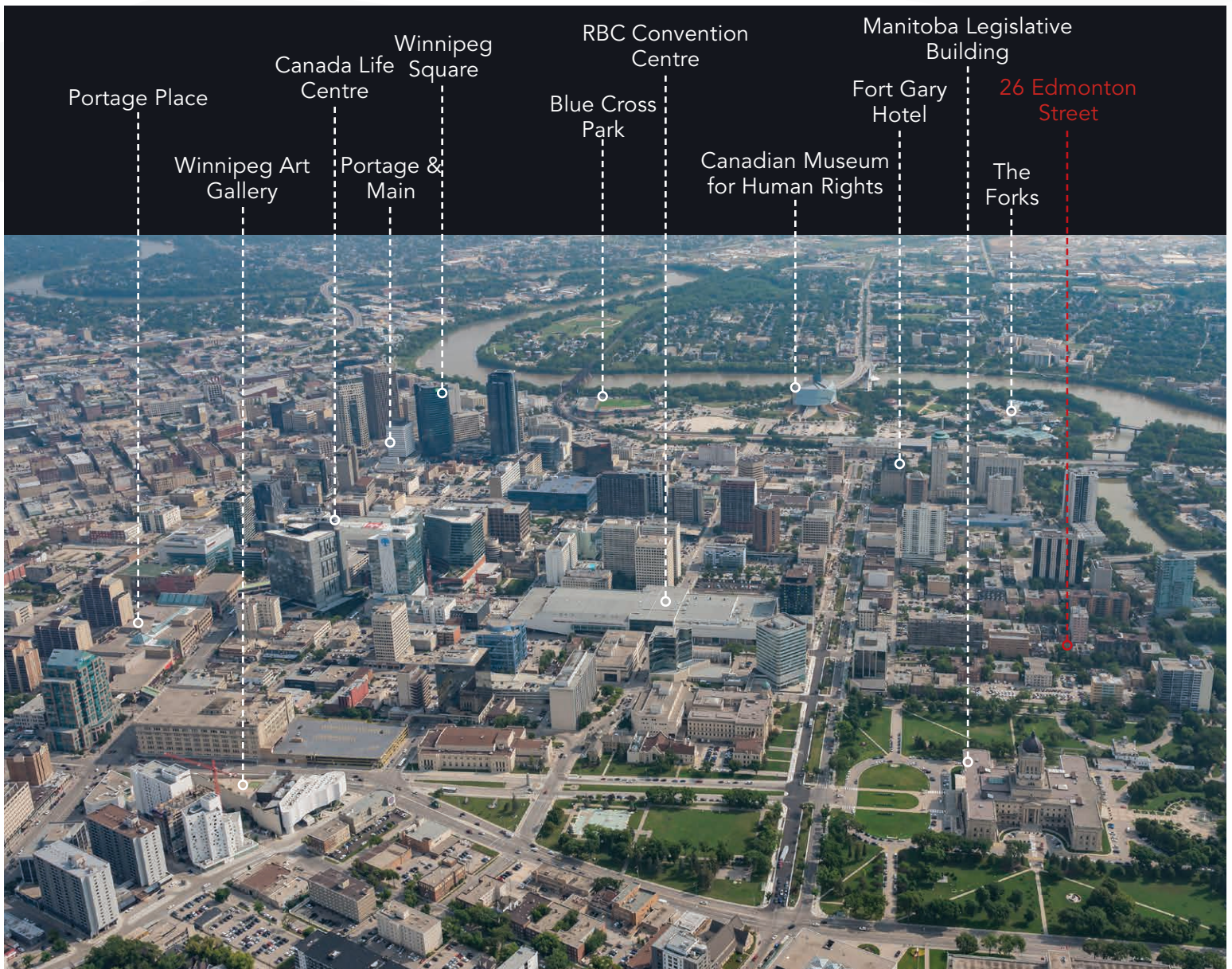
770 SQ. FT. (+/-)



Location Overview

The intersection of Edmonton Street and Broadway in Winnipeg is a significant and dynamic area that serves as a focal point in the city's downtown. Known for its blend of cultural, commercial, and civic activities, this intersection is a vibrant part of Winnipeg's urban landscape. This intersection is close to important civic buildings, including the Manitoba Legislative Building, which is an architectural gem and a symbol of the province. The building's stunning grounds often attract visitors and locals alike. It is home to several cultural institutions, such as the Winnipeg Art Gallery and the Manitoba Museum, making it a hub for art and history enthusiasts. These venues host various exhibitions and events throughout the year. The intersection is well-served by public transit, making it easily accessible for commuters and visitors. The pedestrian-friendly design encourages walking, enhancing the area's vibrant atmosphere.

A variety of cafes, restaurants, and shops can be found nearby, offering a mix of local and international cuisine. This makes it a popular spot for both lunch breaks and dinner outings, contributing to the bustling vibe of the area. Edmonton Street and Broadway often host community events and festivals, showcasing Winnipeg's diverse culture. These gatherings foster a sense of community and provide opportunities for residents and visitors to engage with local art, food, and music. Overall, the Edmonton Street and Broadway intersection is a lively and essential part of Winnipeg, rich in culture and activity. It's a great place to explore, relax, and experience the heart of the city.



Contact

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