



*~ Retail/Office Property Located in Wolseley ~*

**545 Telfer Street South**

**WINNIPEG, MB**

Capital Commercial Investment Services ("Capital") is pleased to offer for sale 100% interest in 545 Telfer Street South (the "Property"). The Property totals 2,437 sq. ft. of developed retail/office space situated on 4,055 sq. ft. of land. The Property is well-located in Wolseley near the St. James Retail Node and the Erin/Wall Business Corridor in an established residential community. The Property is fully occupied by a specialized audio/visual business and includes a fully fenced compound area.



# Property Details

<b>BUILDING DESCRIPTION</b>	One storey retail building
<b>GROSS LEASABLE AREA (+/-)</b>	2,437 sq. ft.
<b>SITE AREA (+/-)</b>	4,055 sq. ft.
<b>ZONING</b>	R2 - Res - Two Family
<b>STRUCTURE</b>	Concrete foundation with wood frame construction
<b>FRONTAGE</b>	33 ft. on Telfer Street S
<b>ASKING PRICE</b>	\$425,000



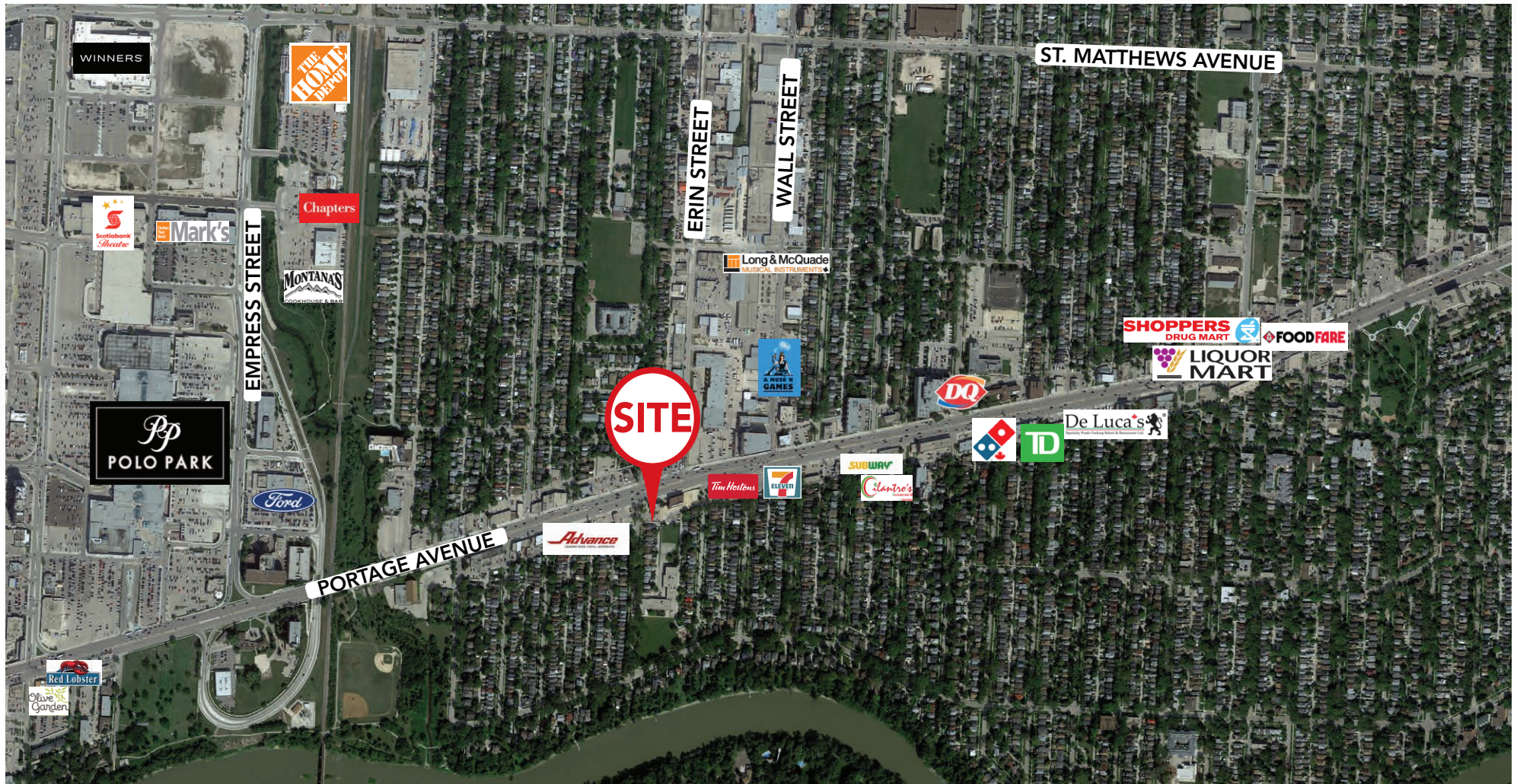
## PROPERTY HIGHLIGHTS

- Site located a few blocks east from St. James Retail node and CF Polo Park
- Fully Fenced compound area
- Developed office/retail space with full basement
- Ideal for owner Occupier

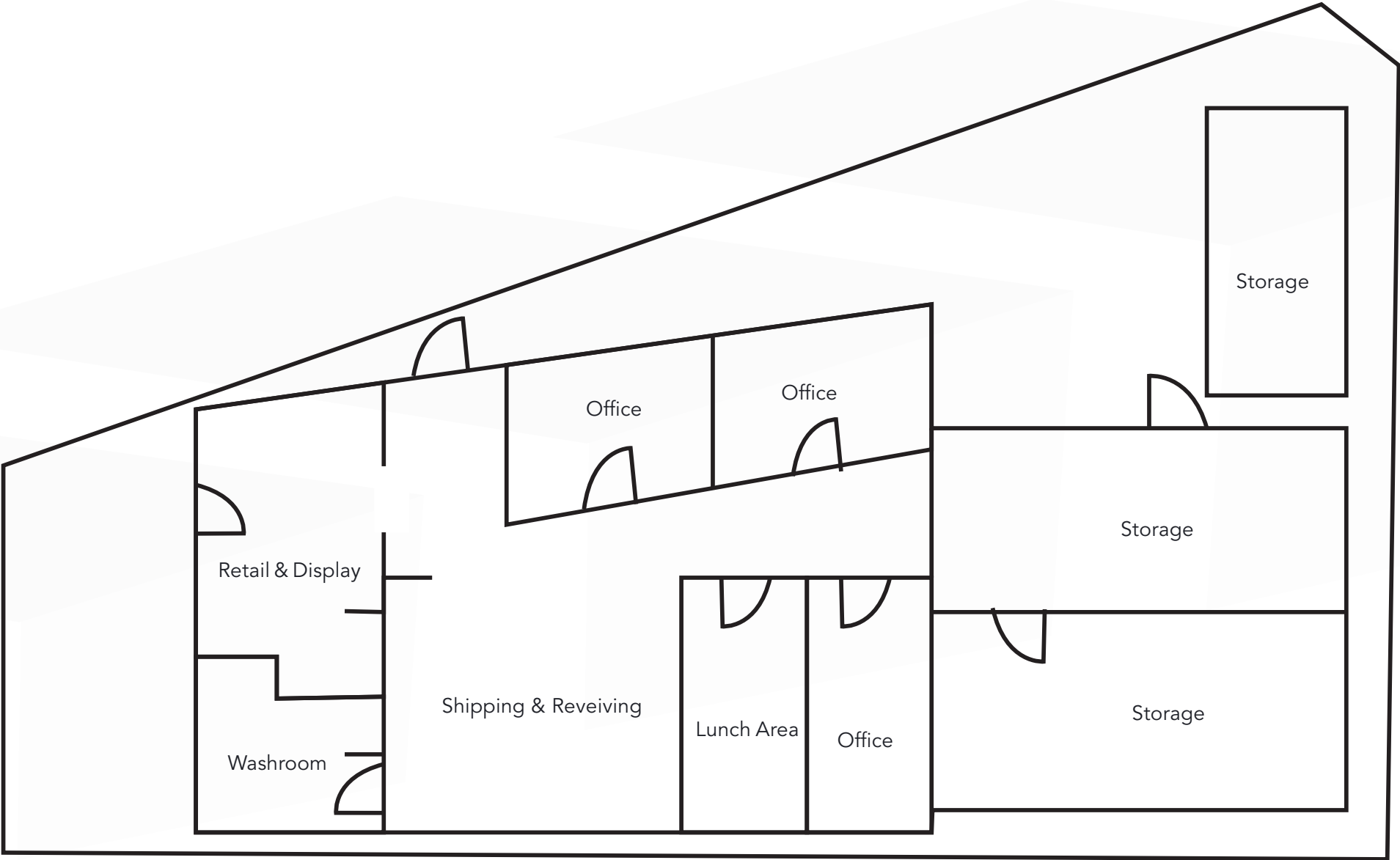


# Location Overview

546 Telfer Street South is in Winnipeg's highly sought-after Wolseley neighbourhood, just half a block from Portage Avenue, a major west-east thoroughfare. Known for its rich history, boutique shops, and vibrant character, Wolseley is one of the city's most desirable and dense residential areas, offering a blend of amenities and convenient access to downtown. Additionally, the property is offering a blend of amenities and convenient access to downtown. Additionally, the property is just a short walk from the Polo Park Shopping Centre, the St. James Retail Node and Omand's Creek.



# *Floor Plan*





PORTAGE AVENUE



# Contact

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