



~ Redeveloped Historic Building in the Exchange District for Sale ~

284 William Avenue

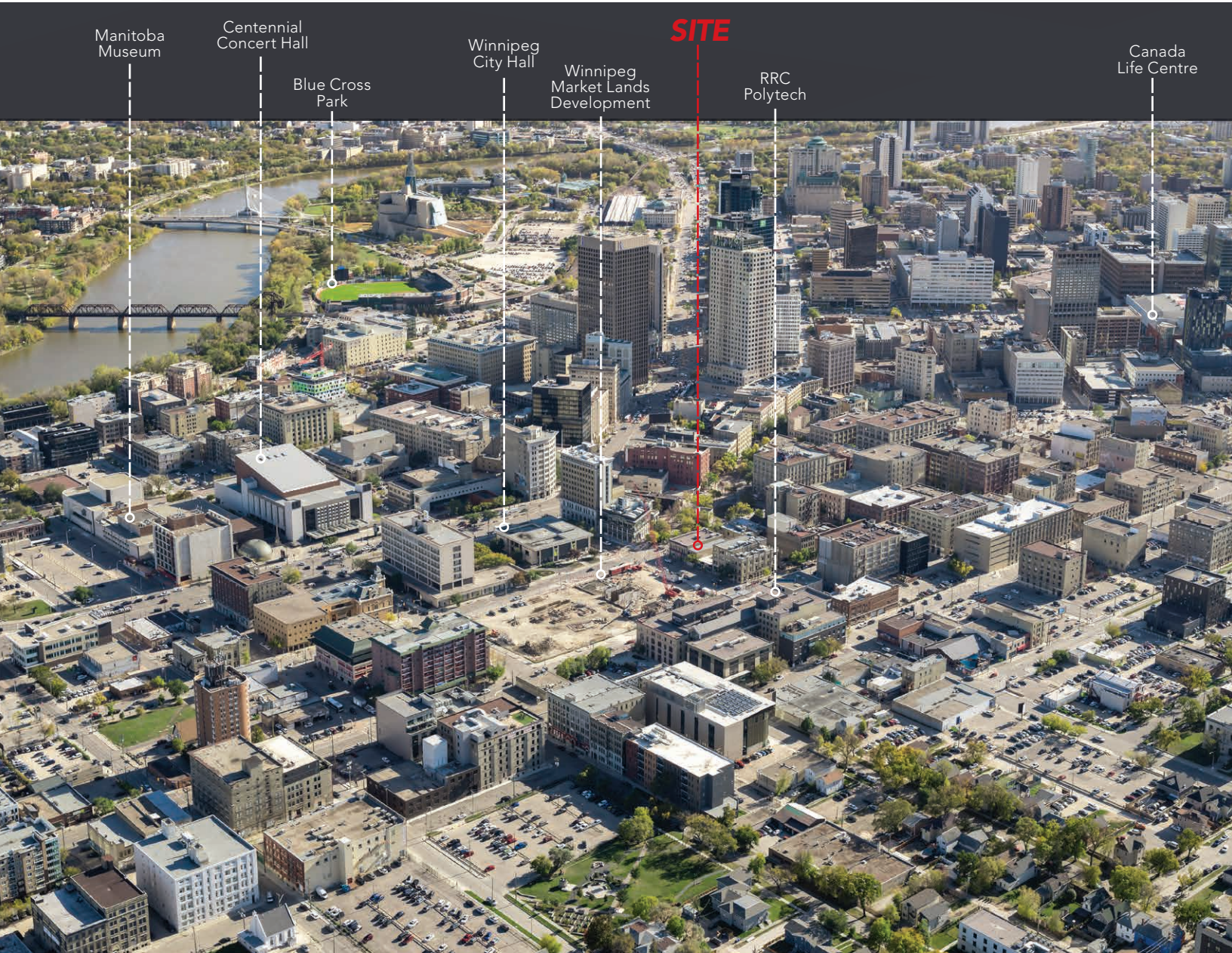
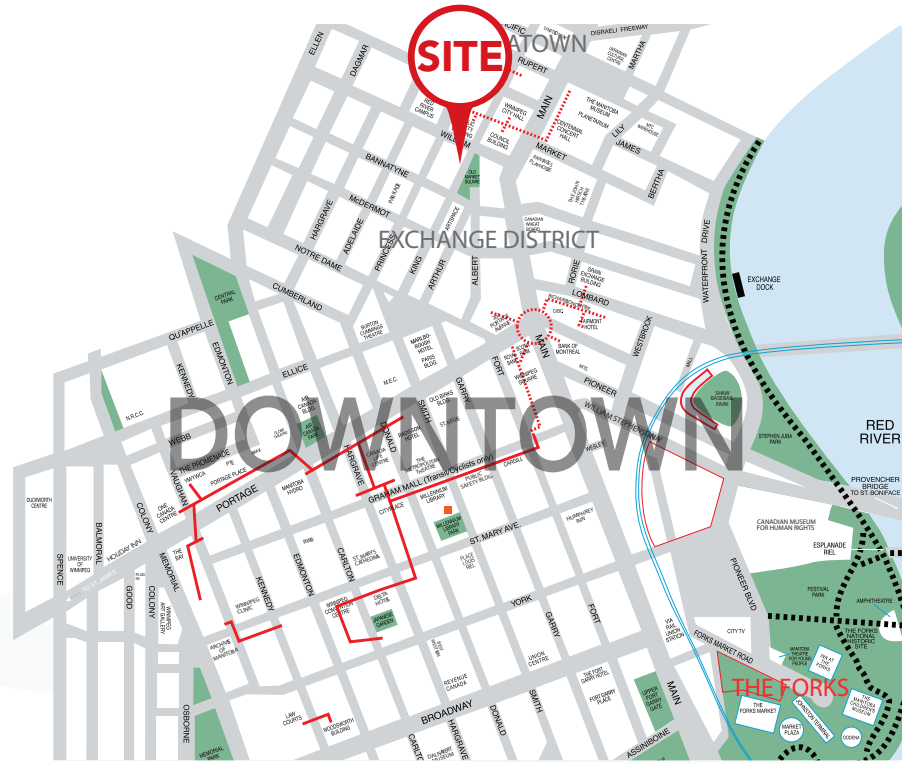
WINNIPEG, MB

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Capital
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SERVICES INC.

Location

284 William Avenue (Winnipeg Saddlery Building) is situated in the heart of downtown Winnipeg's East Exchange District, located directly across the new Market Lands development and is a short walk to many downtown landmarks and amenities including; Portage & Main, The Forks, the Centennial Concert Hall, and the Manitoba Museum. The location also affords the 284 William Avenue close proximity to the city's financial, legal and technology hub.



Building History

284 William Avenue, also known as the Winnipeg Saddlery Block Building, consists of a two-storey brick building designed by architect James H. Cadham and built in 1903 by contractors Robert Watson and Christopher H. Simpson for businessman Archibald F. Wright. In September 2015, it became a municipally-designated historic building.

The City Hall/Public Market area was one of the earliest and most heavily developed areas in what evolved into Winnipeg's downtown. First, during the early 1880s railway-driven real estate boom, and then after 1900, dozens of warehouses, commercial blocks, hotels and even the City's main fire hall were built near Winnipeg's "Gingerbread" City Hall, completed in 1886. In 1903, Archibald "Archie" Wright (1842-1912), a pioneer saddler, school trustee and City alderman, built a five-storey mixed-use block, the ground floor home to Wright's successful business, Winnipeg Saddlery.

The building's most identifiable feature, the recessed entrance with large display windows, was a common design feature of many downtown and suburban retail blocks of the late 19th and early 20th century, but examples of the style have become rarer due to demolition and re-development.

The superstructure is built of common clay brick, resting on a rubblestone foundation. One of the most unique features of the building's construction is the use of strengthening metal rods in the wood support beams. The building suffered a serious fire only three years after construction, gutting the top two floors and damaging the rest of the building. Reconstruction of the front entrance, brick repointing and general masonry repairs occurred in 1936. The building has had a history of structural issues, and in 1962, the top three floors were removed.



MARKET LANDS DEVELOPMENT

The new Market Lands development is immediately north of 284 William Avenue. The 2.4-acre site was previously home to Winnipeg's Public Safety Building and Civic Parkade. The \$54M, 10-storey mixed-use commercial and residential development is currently under construction with an estimated completion date in 2026. Upon completion, the project will comprise 100 units of mixed-income housing and a 20,000 sq. ft. creative hub steps away from 284 William Avenue.



Property Details

BUILDING AREA (+/-) 4,680 sq. ft.

LAND AREA (+/-) 2,413 sq. ft.

SALE PRICE \$765,000

PROPERTY TAXES (2024) \$4,366.71

YEAR BUILT 1903

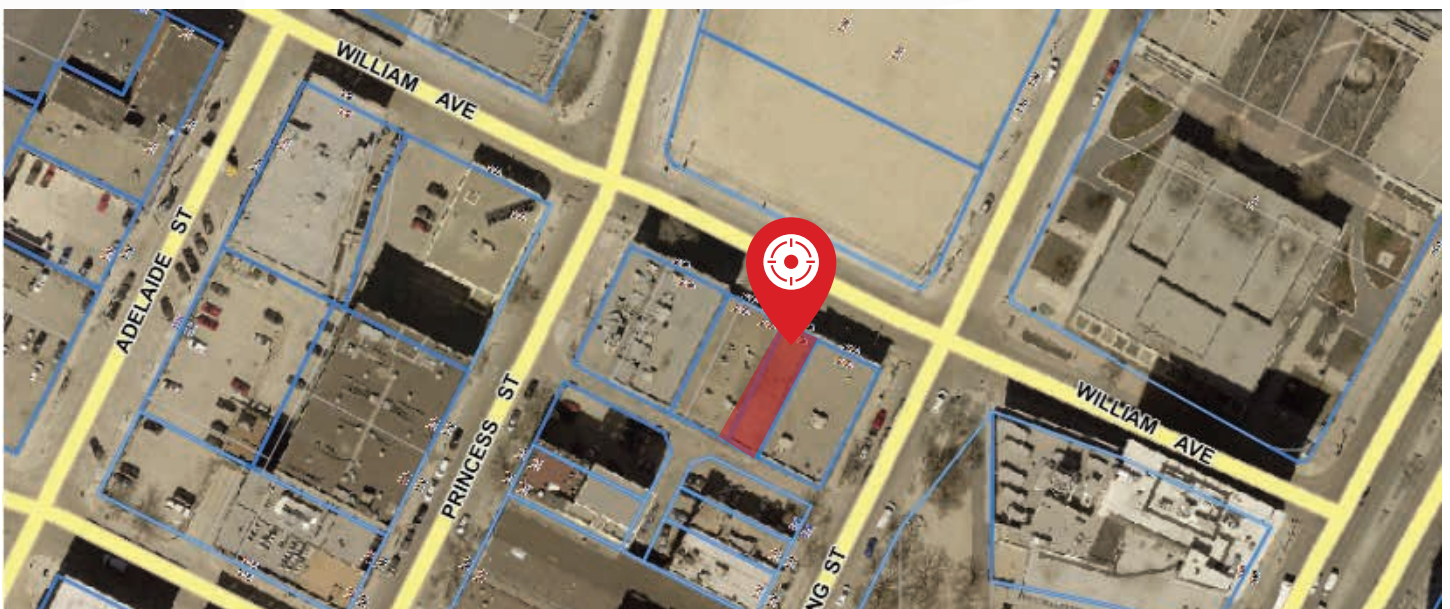
ELECTRICAL 400 Amp, 3 Phase installed 2024

ZONING C - Character

STOREYS 2 with a full basement

HIGHLIGHTS

- Fully redeveloped Historic Building in downtown Winnipeg
- Well-located in the Exchange District directly across from the new Market Lands redevelopment
- Steps away from RRC Polytech
- Great access to Winnipeg Transit Bus Routes
- Rare opportunity to own a historic office/retail building in Winnipeg's Exchange District

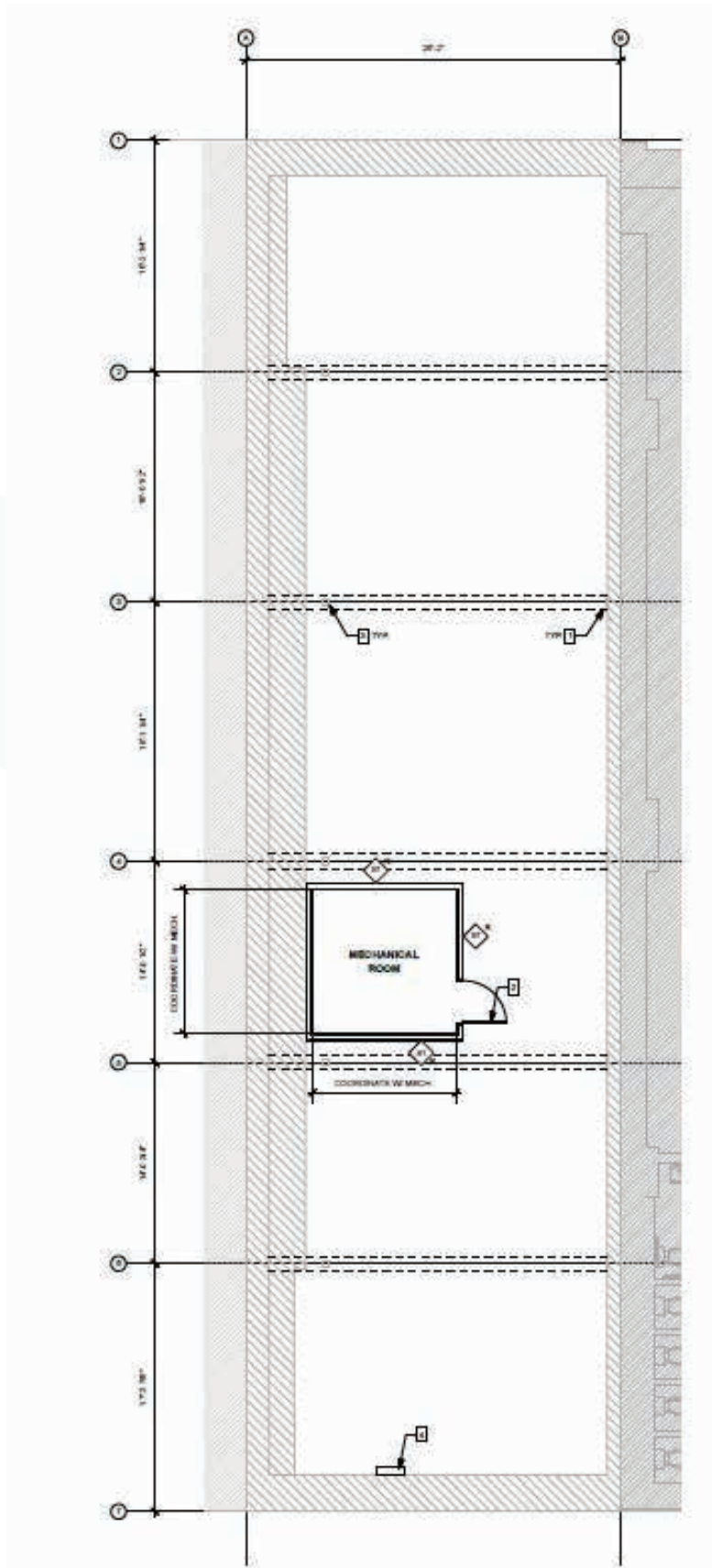


Interior Photos



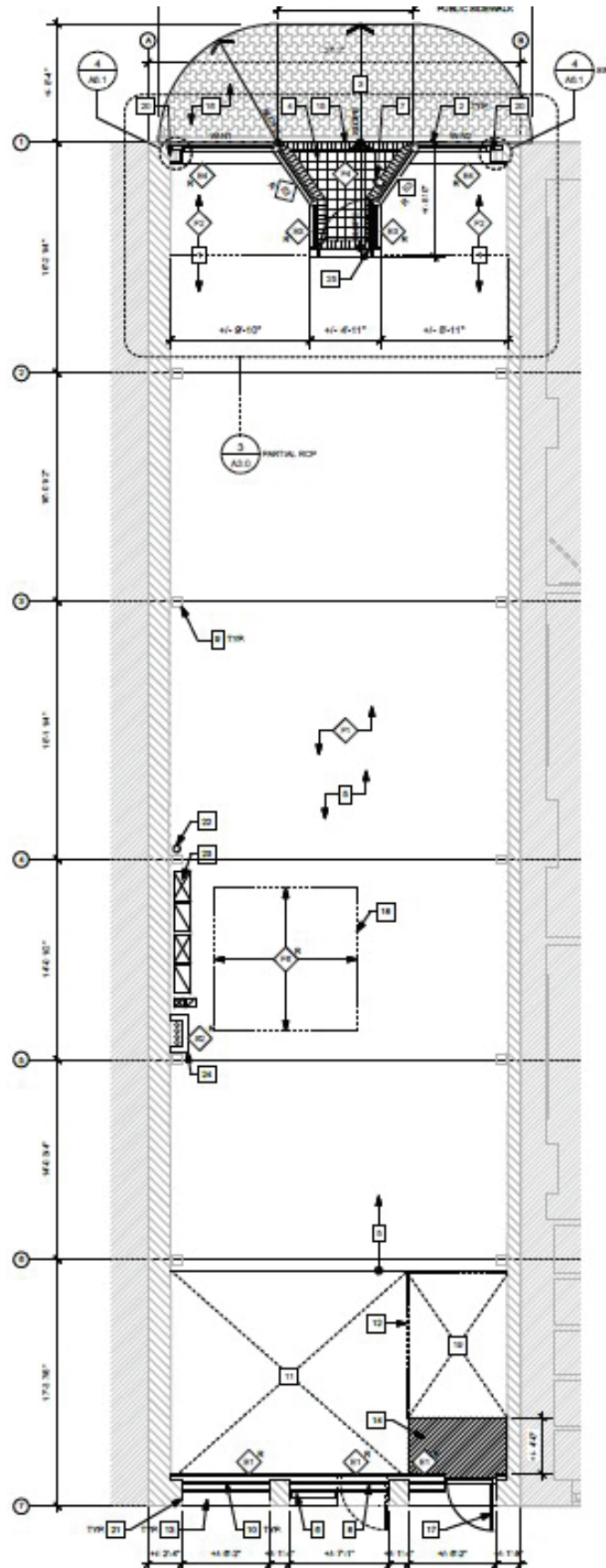
Floor Plan

BASEMENT



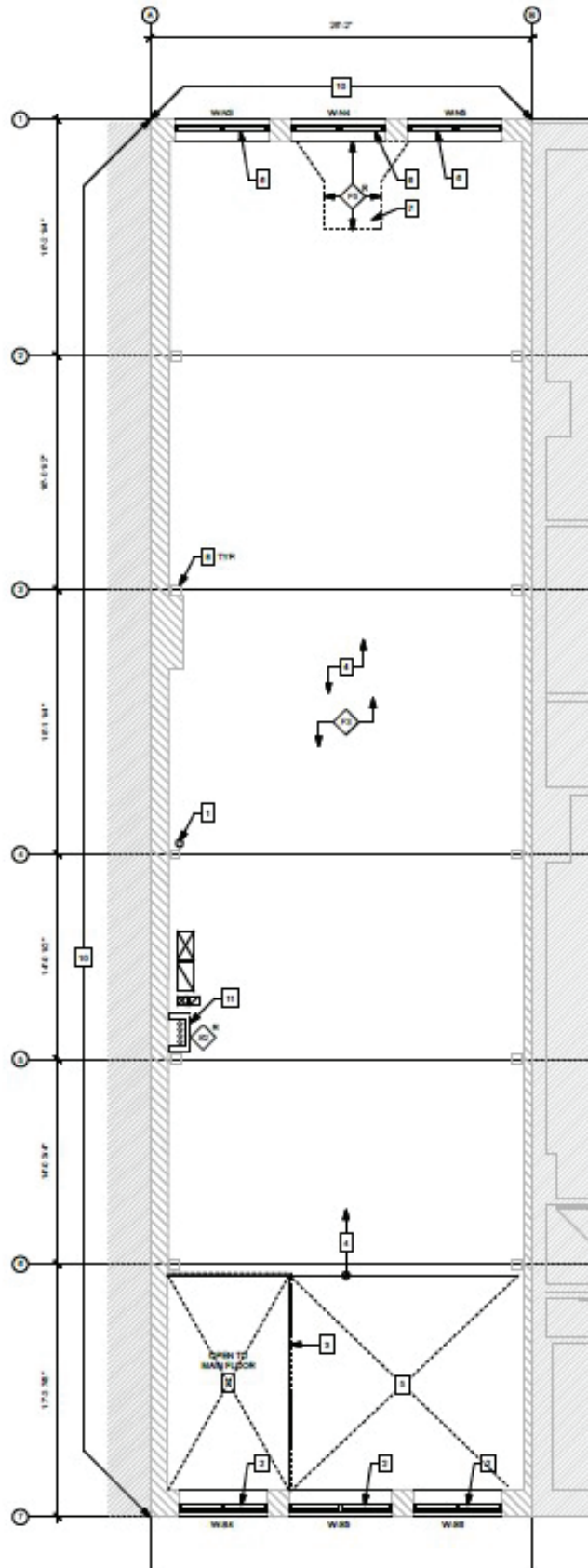
Floor Plan

MAIN FLOOR



Floor Plan

SECOND FLOOR



Contact

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