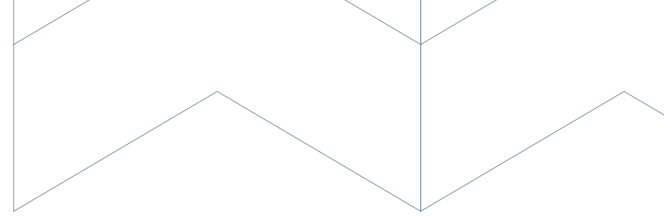




1365 Pembina Highway & 1000 Waller Avenue, Winnipeg, Manitoba

Developed Office Building on Busy Pembina

For Sale/Lease 



Property Details

1365 Pembina Highway 1000 Waller Avenue

+/- 6,333 sq. ft.

LAND SIZE

+/- 11,389 sq. ft.

BUILDING SIZE

+/- 4,500 sq. ft.

MAIN FLOOR

+/- 3,456 sq. ft.

SECOND FLOOR

+/- 3,433 sq. ft.

LOWER FLOOR

\$18.00 /sq. ft.

LEASE RATE

\$35,902.86

PROPERTY TAX (2023)

C2 - Commercial

ZONING

+/- 12 surface stalls

PARKING

Sale Price: \$3,200,000

+/- 5,108 sq. ft.

LAND SIZE

+/- 1,028 sq. ft.

BUILDING SIZE

\$1,900.00

CURRENT MONTHLY RENT

\$3,716.32

PROPERTY TAXES (2023)

R1-M

ZONING

+/- 10 surface stalls

PARKING

Features

- Two-storey office building with developed office fixtures in place
- Eye-catching signage potential with digital reader board facing one of Winnipeg's busiest thoroughfares
- Main/second floor buildout includes several private offices, meeting space, open work-space, kitchenette and more
- Lower floor consists of full commercial kitchen with potential for entertainment venue
- Possible investment opportunity with redevelopment to multi-tenant building
- 1000 Waller Avenue is currently rented and offers additional parking for users of 1365 Pembina Highway
- Strategically located in Fort Garry on Pembina Highway, Winnipeg's largest north/south roadway
- In close proximity to a variety of amenities including restaurants, service based retailers and more
- Accessible by way of numerous bus routes including Winnipeg's Rapid Transit

Highlights



Located in the
FORT GARRY AREA



Dominant
SIGNAGE
OPPORTUNITIES



Excellent access
TO MCGILLIVARY BLVD AND
BISHOP GRANDIN BLVD



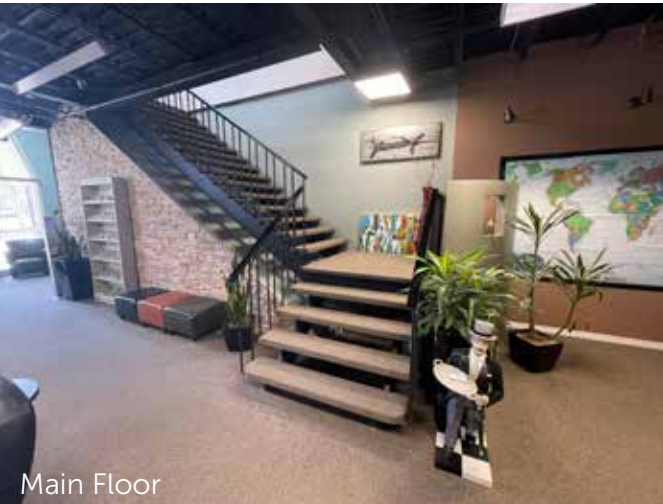
Ample On-Site
PARKING



Main Floor



Main Floor



Main Floor



Second Floor



Main Floor



Lower Floor



Second Floor



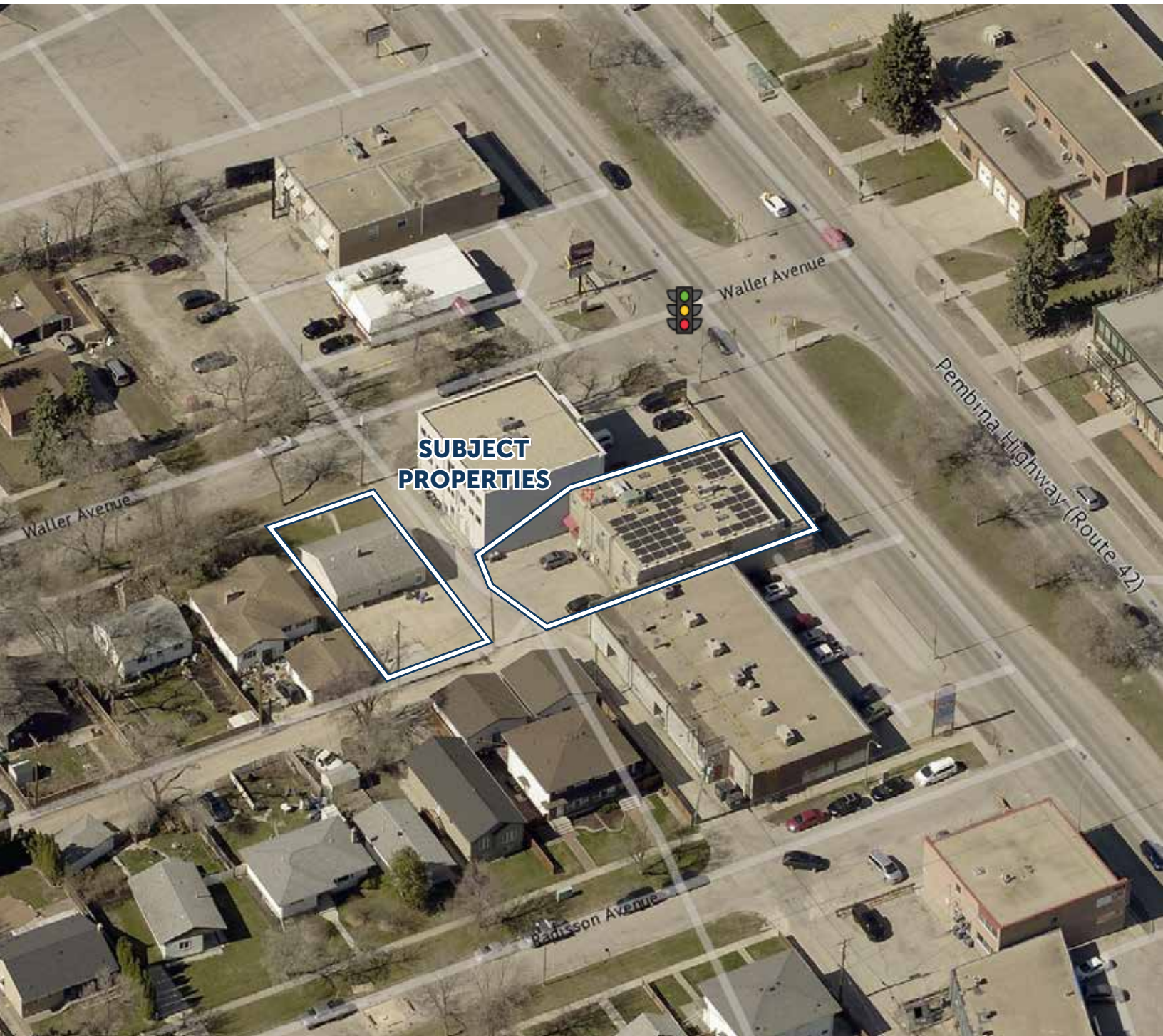
Lower Floor



Lower Floor

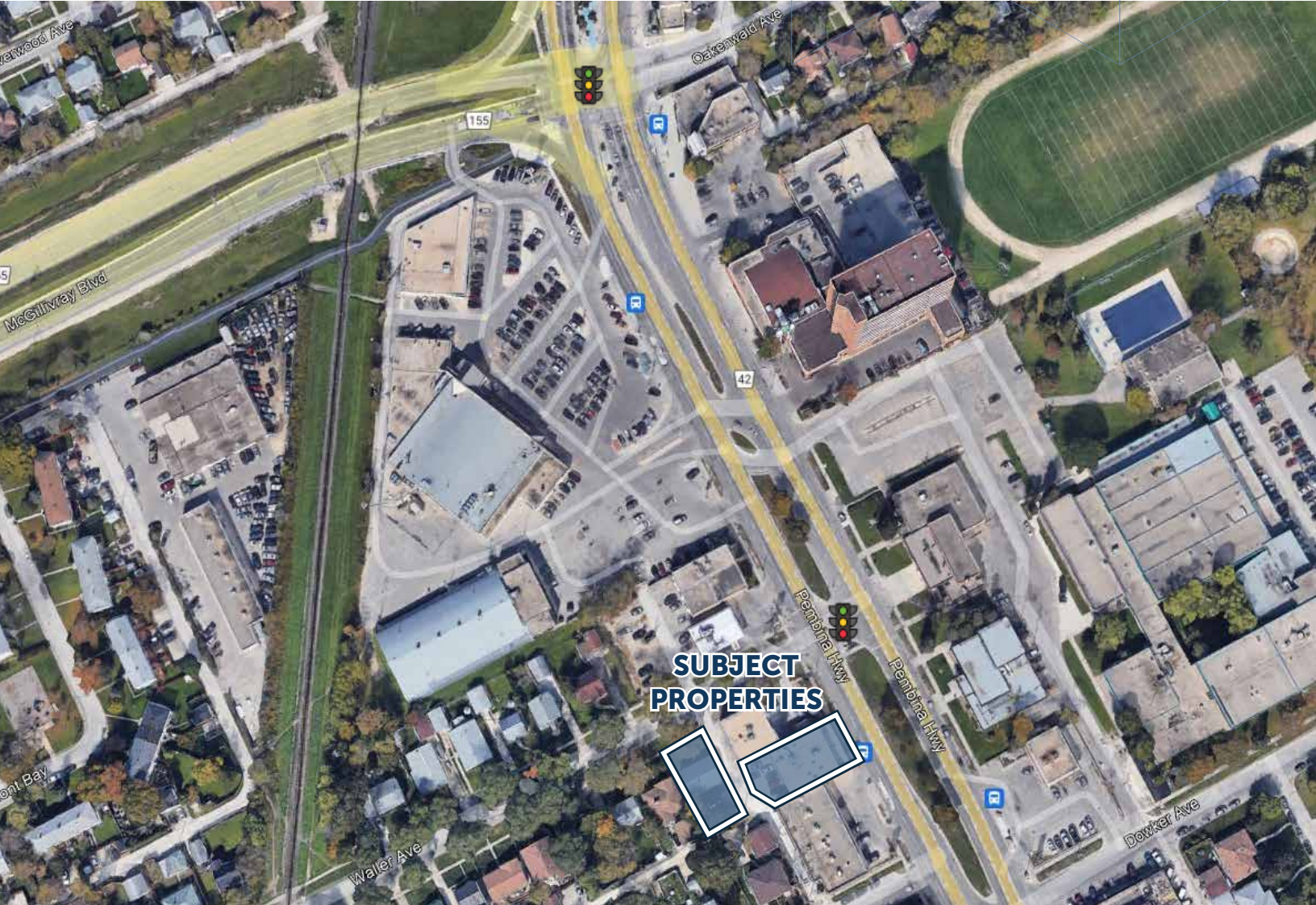


Lower Floor



For Sale/Lease 

1365 Pembina Highway & 1000 Waller Avenue, Winnipeg, Manitoba
iciproperties.com



**SUBJECT
PROPERTIES**

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