



7 Donald Street, Winnipeg, Manitoba

Desirable Owner/Occupier Office Building in Downtown

For Sale/Lease 

Property Details

+/- 4,077 sq. ft.

BUILDING SIZE

+/- 7,845 sq. ft.

LAND SIZE

\$1,225,000

ASKING PRICE

\$17.00 per sq. ft.

NET RATE

TBD

ADDITIONAL RENT

\$28,623.27

2023 PROPERTY TAXES

C2 - Commercial

ZONING

1907

YEAR BUILT

Demographics*

233,578

POPULATION

\$90,315

AVG. HOUSEHOLD INCOME

342,426

DAYTIME POPULATION

\$92,158

AVG. HOUSEHOLD EXPEND.

37.8

MEDIAN AGE

105,839

TOTAL HOUSEHOLDS

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Building has been meticulously managed with the current owner/occupier renovating the interior to their exact specifications
- Current configuration consists of +/- 10 private offices, multiple boardrooms/meeting rooms, kitchenette, and more
- With approximately 140' of frontage along Donald Street, the property offers abundant signage potential with exposure to the north/south traffic along one of Winnipeg's busiest connecting thoroughfares to downtown
- Easily accessible by way of the Winnipeg Rapid Transit system at the Harkness Station which offers 15 different bus routes
- Ingress/egress to the property can be made via Bell Avenue and off Stradbroke Avenue
- Approximately 12 surface stalls available
- Strategically situated on the edge of Downtown Winnipeg, the property offers a user the ability to benefit from a significant list of amenities in the immediate area
- Located nearby established neighborhoods including St. Boniface, Norwood Flats, Osborne Village and River Heights
- Directly adjacent to the Winnipeg Winter Club, Winnipeg Squash Racquet Club and a long list of unique retailers and restaurants in both the Osborne and Corydon Village

Highlights



High quality

DEVELOPED OFFICE BUILDING
IN PRIME LOCATION



Significant

SIGNAGE OPPORTUNITY TO
BUSY ROADWAYS



Great access

TO PUBLIC TRANSIT



Rare on-site

PARKING





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LEGEND

- 1. Dollarama
- Cardio 1 Medical Clinic
- 2. Winnipeg Winter Club
- 3. The Forks
- 4. Canadian Muesum for Human Rights
- 5. Shaw Park
- 6. Via Rail
- 7. The Fort Garry Hotel
- 8. The Keg
- 9. Canada Life Centre
- 10. True North Square
- 11. RBC Convention Centre
- 12. Manitoba Legislative Building

Connect with us today!

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