

7 Donald Street, Winnipeg, Manitoba

7 Donald Street

Desirable Owner/Occupier Office Building in Downtown

Ammeter Law Group

For Sale/Lease

ICI PROPERTIES

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

342,426

\$90,315

POPULATION

AVG. HOUSEHOLD INCOME

\$92,158 DAYTIME POPULATION 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 Stradbrook 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 amentities 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

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High quality DEVELOPED OFFICE BUILDING IN PRIME LOCATION

Significant SIGNAGE OPPORTUNITY TO BUSY ROADWAYS

Great	acces

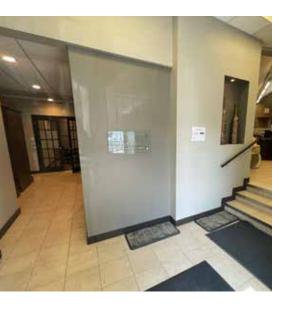
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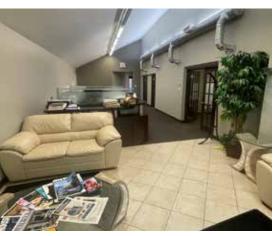


Rare on-site PARKING

















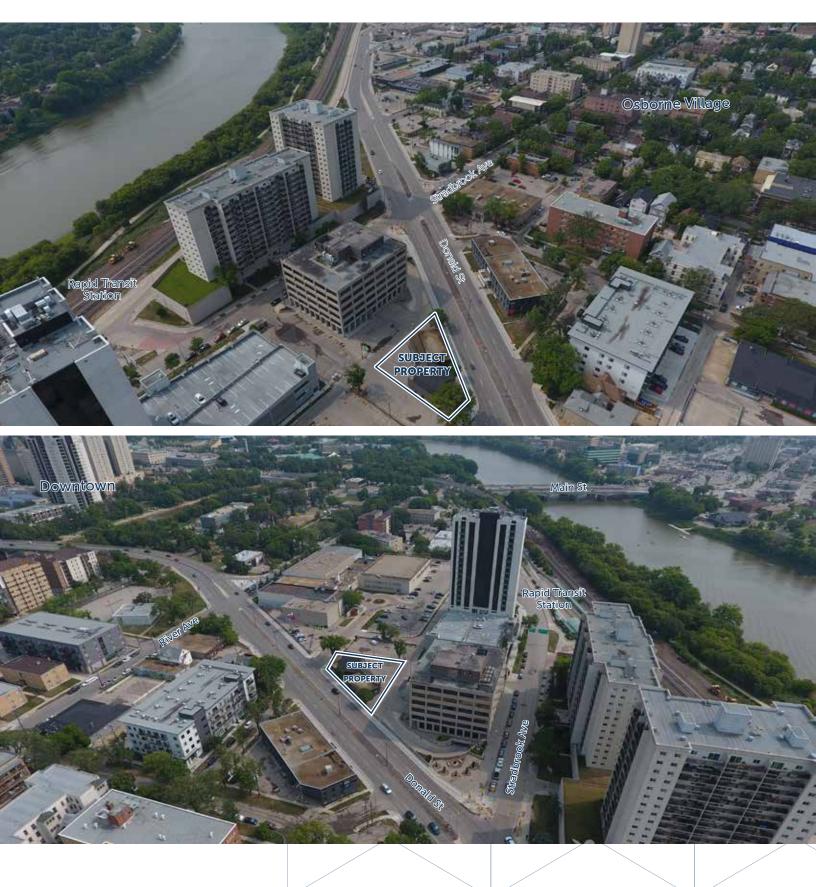






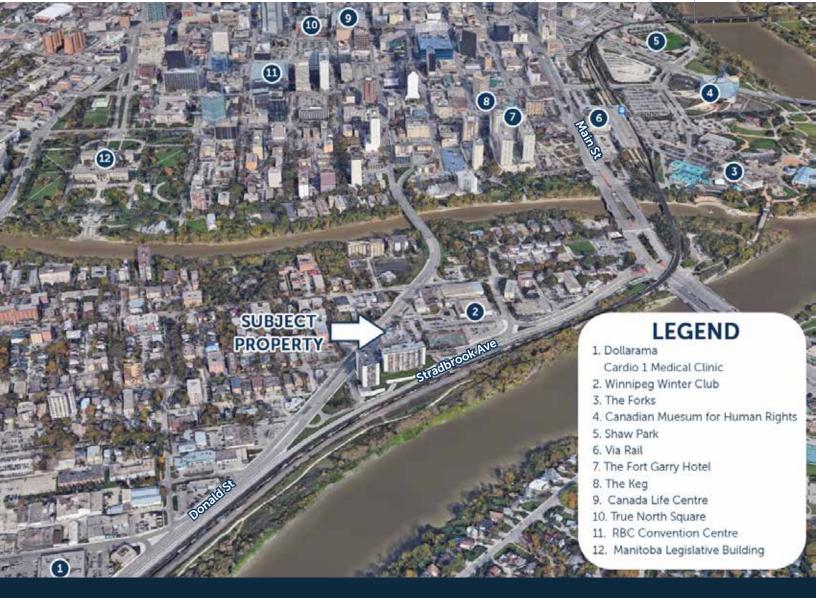
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