



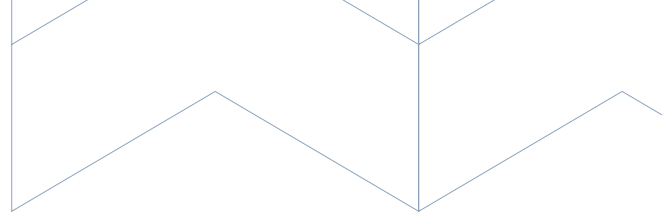
63 Albert Street, Winnipeg, Manitoba

# Heritage Building in Exchange District

For Sale







## Property Details

**+/- 44,604 sq. ft.**

BUILDING SIZE

**+/- 7,434 sq. ft.**

FLOOR SIZE

**+/- 7,405 sq. ft.**

LAND SIZE

**\$4,500,000 \$4,350,000**

ASKING PRICE

**\$40,008**

2023 PROPERTY TAXES

**1902**

YEAR BUILT

## Features

- Amenities include an elevator servicing all 6 floors, separate freight elevator, skylights providing natural light on the 6th floor and two rooftop patios accessible by the sixth floor tenants
- Designated Historical Site / Heritage status with a history of excellent occupancy levels
- Easy access to Main Street, Portage Avenue, McDermot Avenue and Notre Dame Avenue
- Excellent opportunity for investors looking to acquire in-place revenue and benefit from close proximity to Winnipeg's downtown amenities



## Highlights



### Located

IN WINNIPEG'S HISTORIC  
EXCHANGE DISTRICT



### Short walk

TO UNDERGROUND  
CONCOURSE AT  
PORTAGE & MAIN



### Great access

TO PUBLIC TRANSIT



### Convenient

PARKING ADJACENT TO  
BUILDING

For Sale



63 Albert Street, Winnipeg, Manitoba  
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## Parking Lots & Walk Time

1. Impark Lot 181
2. Impark Lot 2
3. Albert Street Parkade
4. Impark Lot 96
5. Impark Lot 366

Walk Time Radiuses:

- 1 minute
- 5 minutes







**LEGEND**

1. The Forks Marketplace	13. Peasant Cookery
2. Canadian Museum for Human Rights	Kings Head Pub
3. Union Station	14. Red River College
4. Hotel Fort Garry	15. City Hall
5. Shaw Park	16. Hermano's Restaurant & Wine Bar
6. Winnipeg Square	17. Carnavale Brazilian BBQ
Earl's	Harrison's Coffee
OEB Breakfast Co.	18. Saddlery on Market
7. Millenium Library	19. Royal Manitoba Theatre Centre
8. Canada Life Centre	Pantages Playhouse Theatre
9. Richardson Building	20. Centennial Concert Hall
10. Fairmont Hotel	21. Manitoba Museum
11. Parlour Coffee	22. James Ave Pumphouse Food & Drink
Rose Coffee and Wine	23. Mere Hotel
12. King + Bannatyne Sandwich Shop	Cibo
Bronuts & Coffee	24. NonSuch Brewery
	25. Patent 5 Distillery & Tasting Room

# Connect with us today!

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