

# Mark Thiessen

COMMERCIAL REALTOR®



103  
PRINCESS STREET

WINNIPEG, MANITOBA

REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

**RE/MAX**  
PROFESSIONALS

**MARK THIESSEN**

*Bentley Mark Thiessen Personal Real Estate Corporation*  
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MARK@MARKTHIESSEN.CA

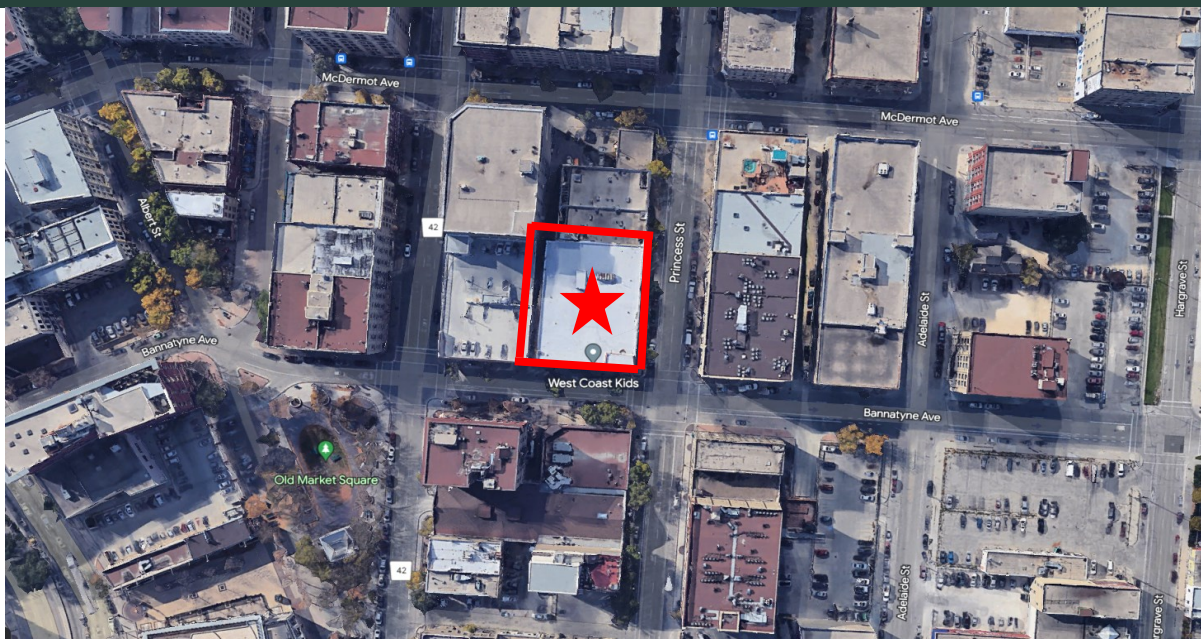
**RE/MAX**  
COMMERCIAL

## PROPERTY FEATURES

### FOR SALE OR LEASE

- Located in the heart of the Exchange District, close to Market Square and the best that this neighbourhood has to offer
- All 4 floors available to lease: +/- **10,500 SF** (main floor), +/- **12,833 SF** (second, third, fourth floors)
- Amazing character structure with useable floor plate
- Low vacancy and high traffic neighbourhood, ideal for residential or co-work conversion
- Two entrance points to street level
- Well-maintained newer boiler system
- Building has windows on all three sides, and is filled with natural light
- Newer spray-foam roof; always maintained and in excellent condition with many years of useful life remaining
- New high capacity main sprinkler connection to the city water service
- Two fully functional and inspected freight elevators and one passenger elevator
- Customized checker-plated steel loading dock
- Enclosed parking garage with access directly off of Princess Street

## PROPERTY LOCATION - Located at the corner of Princess Street and Bannatyne Avenue



**ASKING PRICE: \$ 2,400,000.00 PLUS APPLICABLE TAXES**

**NET RENT: \$11.00 (main floor) & \$6.00 (upper floors) PSF PER ANNUM NET**

**ADDITIONAL RENT: \$4.50 PSF PER ANNUM (2024)**

## PROPERTY DETAILS

**BUILDING AREA:** +/- 49,000 SF

**ZONING:** C

**LOT AREA:** 13,385 SF

**TAXES:** \$ 48,869.49 (2023)

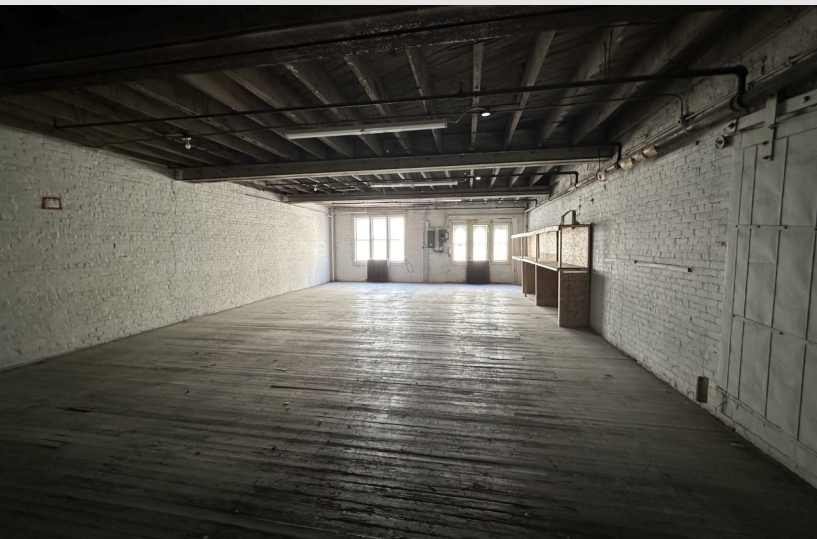
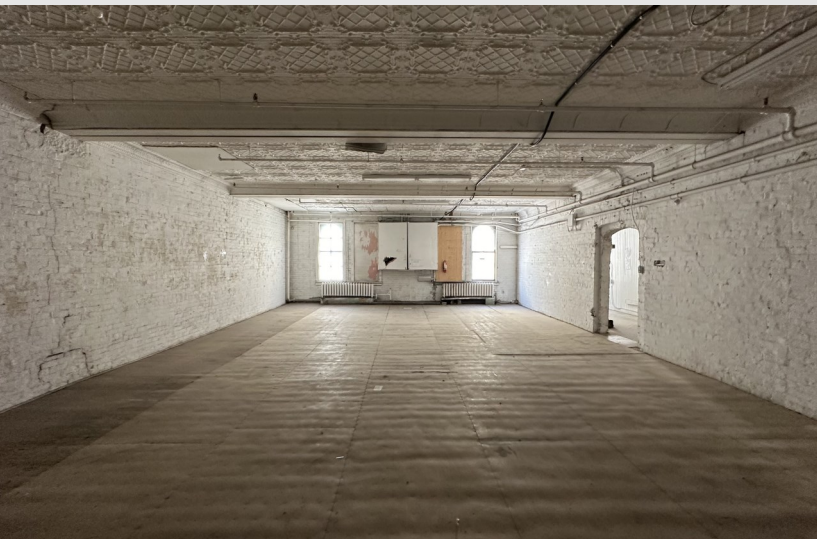


PROPERTY IMAGES





PROPERTY IMAGES





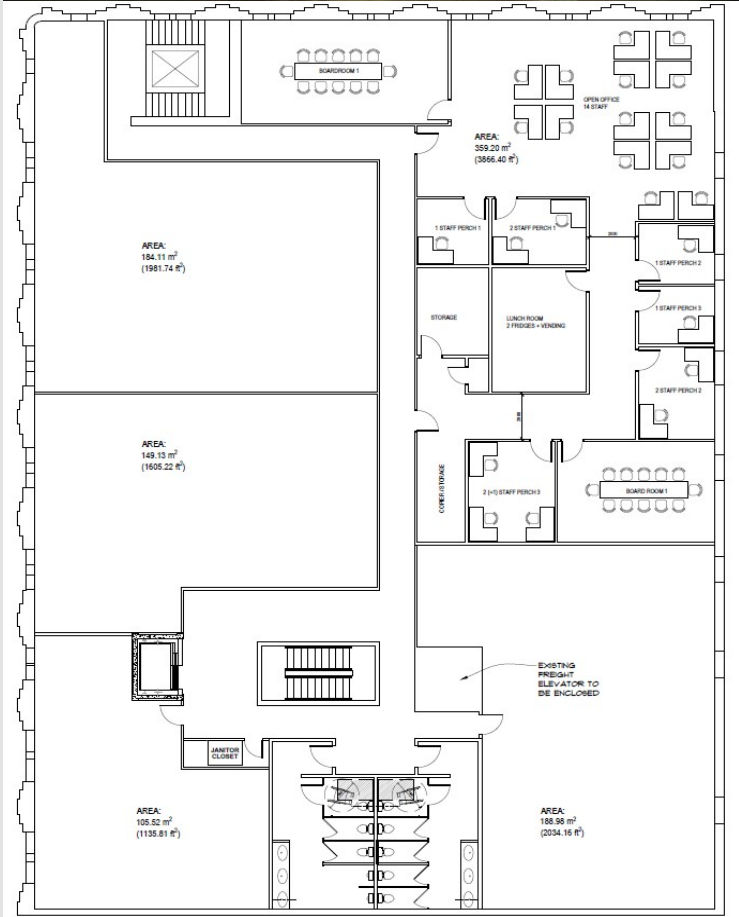
PROPERTY IMAGES





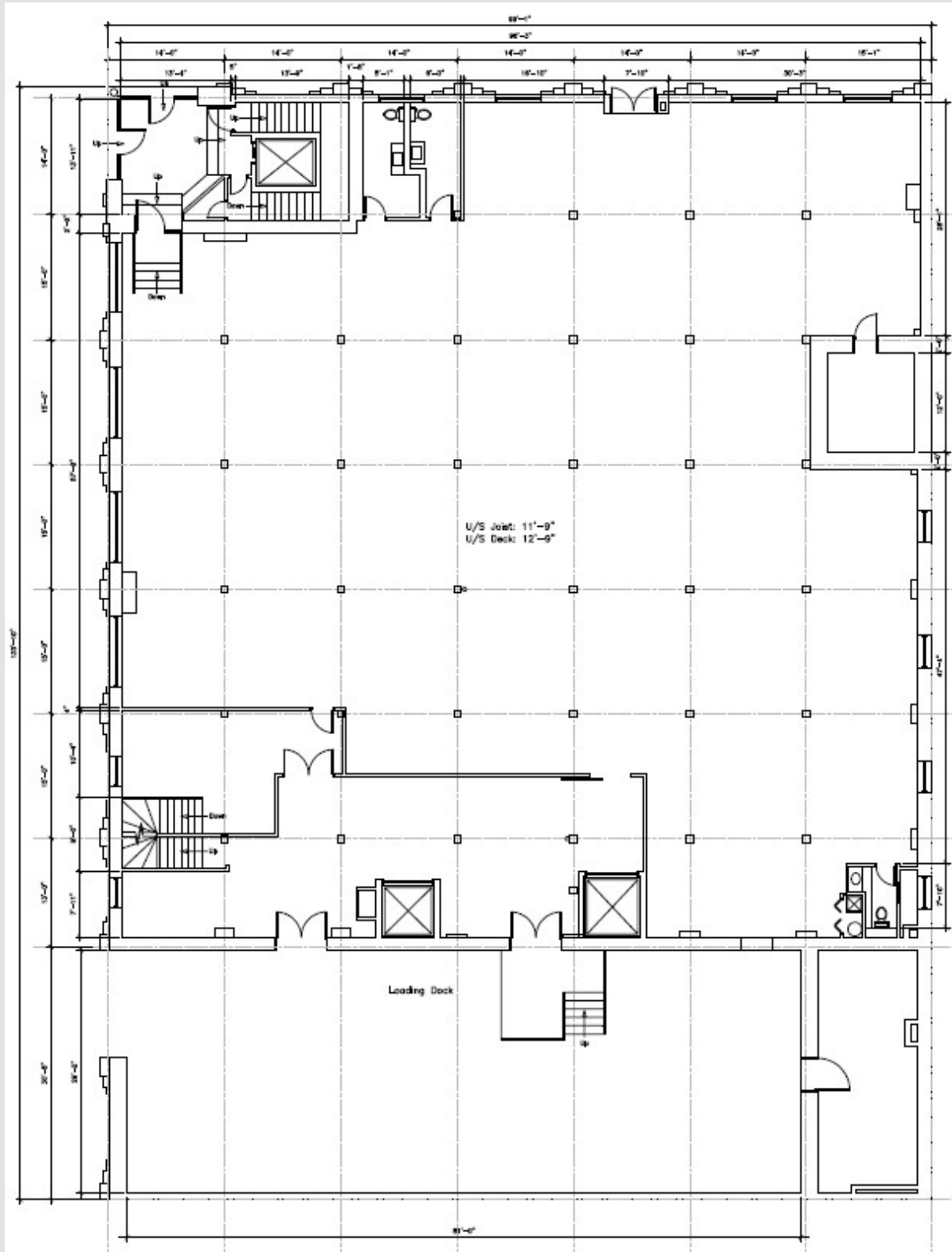


**POTENTIAL  
ACCESSIBLE LOBBY**



**SAMPLE FLOOR DIVISION**

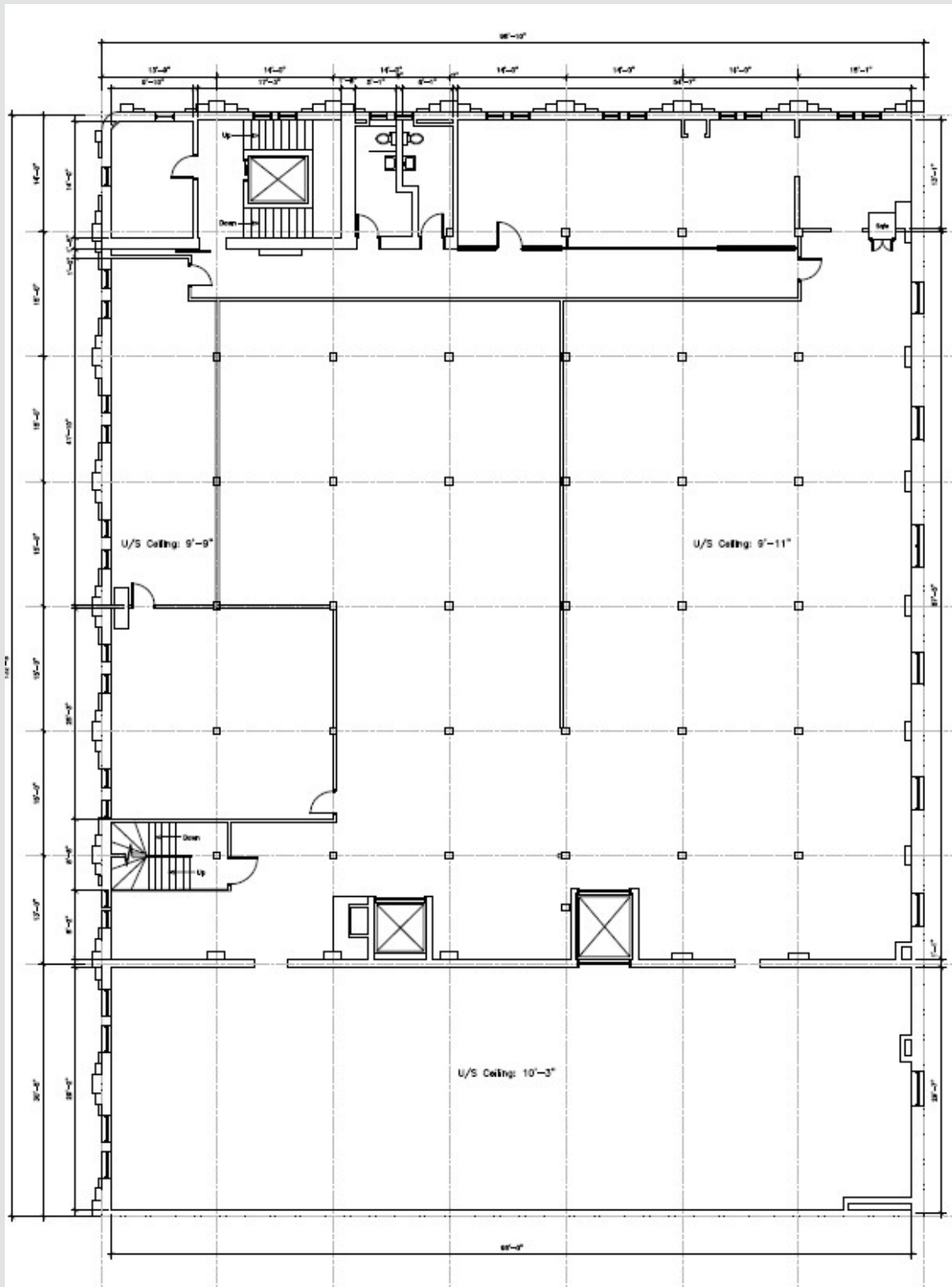
**MAIN FLOOR PLAN**



**MARK THIESSEN**

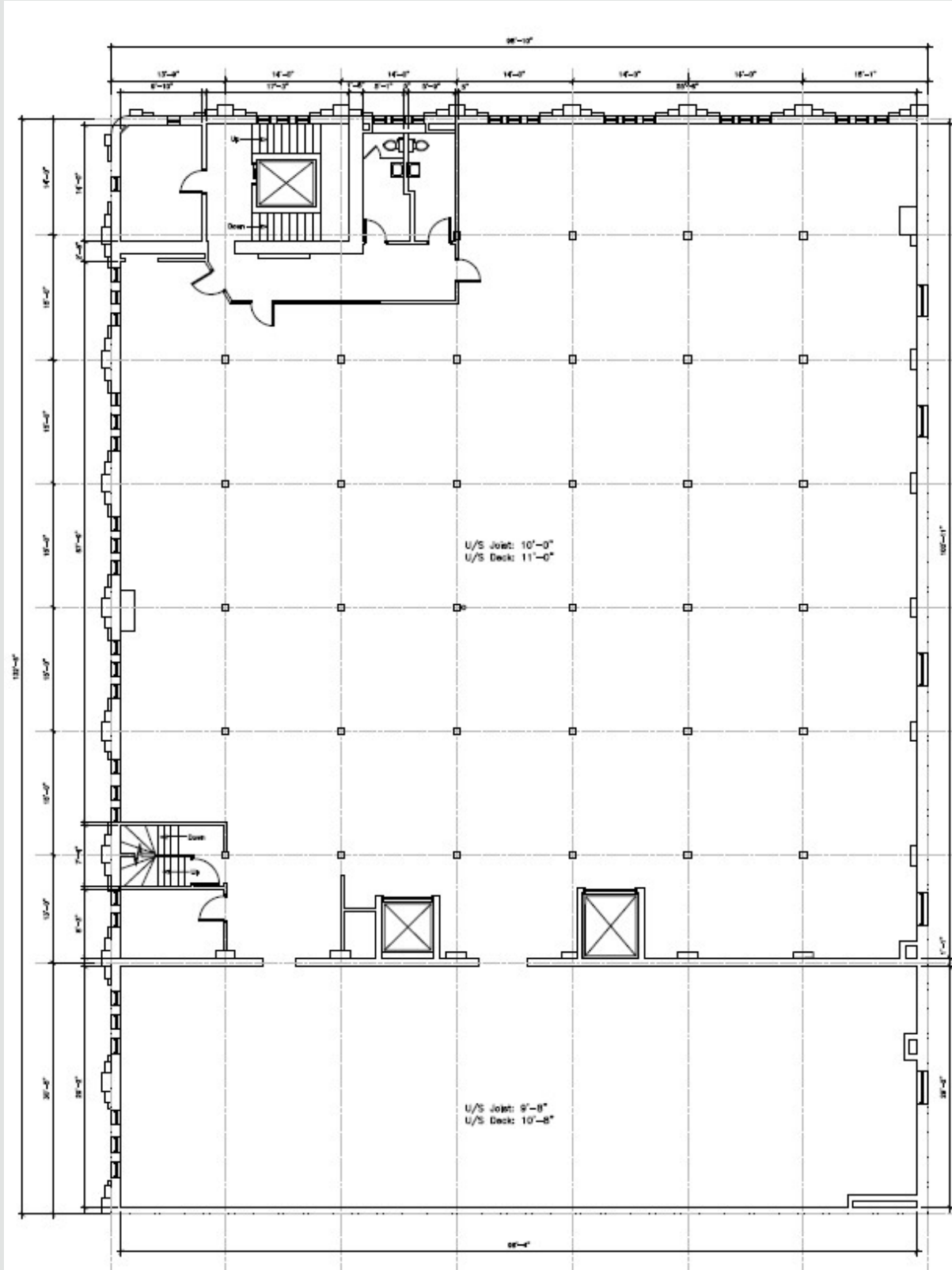
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**SECOND FLOOR PLAN**



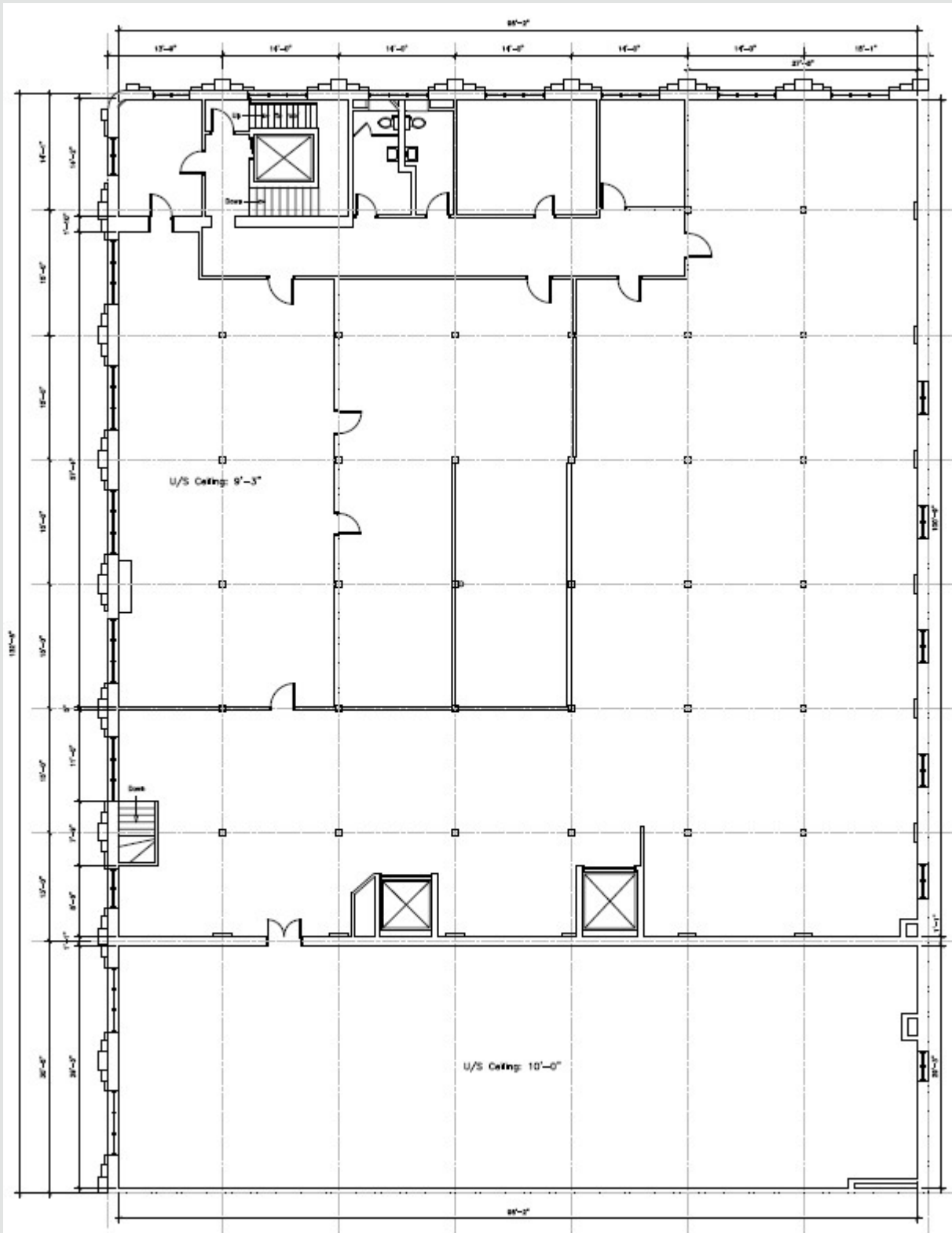


## THIRD FLOOR PLAN





**FOURTH FLOOR PLAN**

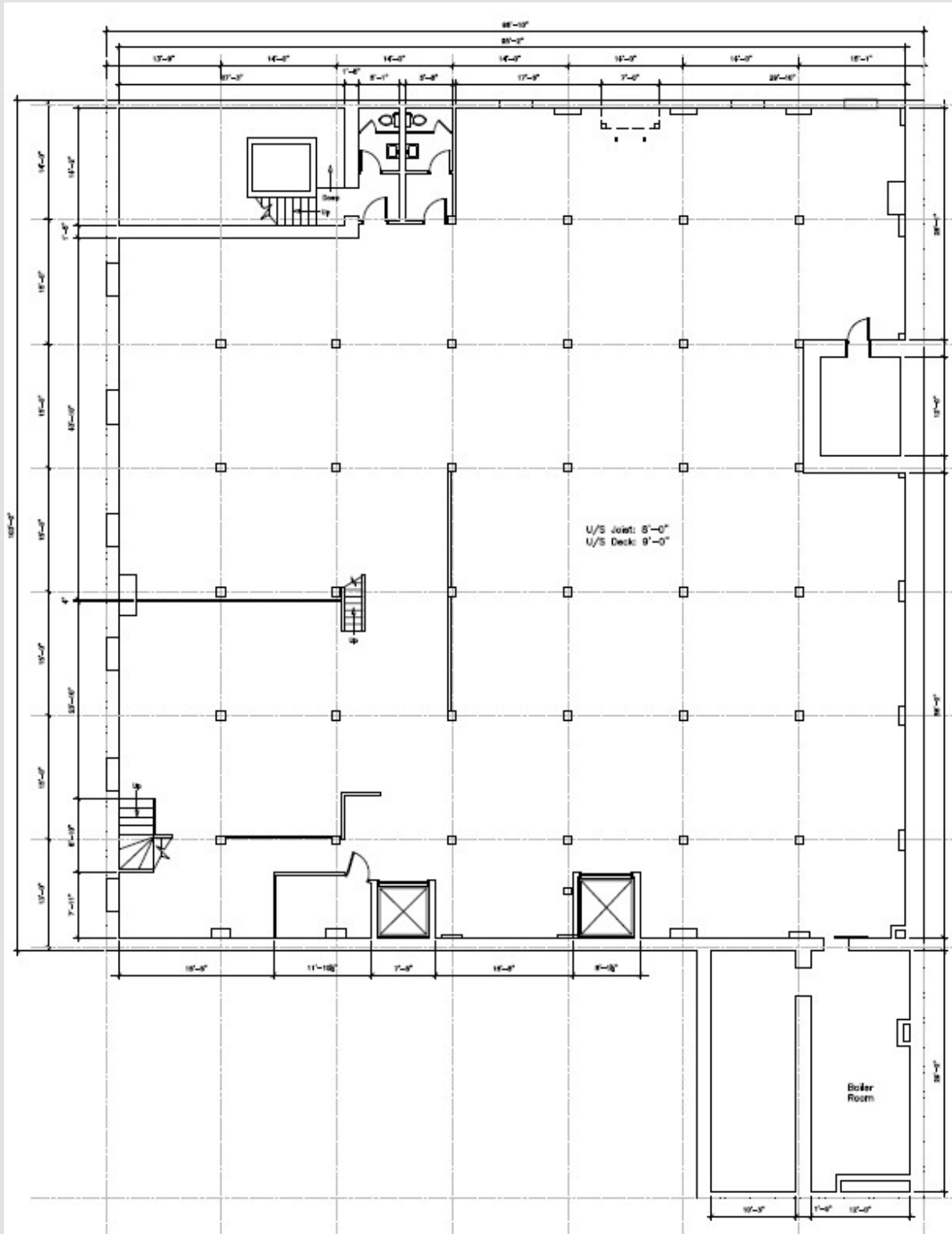


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**BASEMENT FLOOR PLAN**



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