



520
PORTAGE AVENUE

WINNIPEG, MANITOBA

FIRST AND SECOND FLOORS FOR SALE

PROPERTY FEATURES

- Space was operated as Menno Simmons College plus two units rented to others
- Two full floors of building for sale with third floor as private residential condos which are not included in the sale
- Fully developed classrooms & offices
- Suited to support educational purposes
- Secure building
- Three monthly surface parking stalls available
- Accessible space with elevator
- Some furnishings may be included

PROPERTY LOCATION - Located at the corner of Portage and St. Mary Avenue



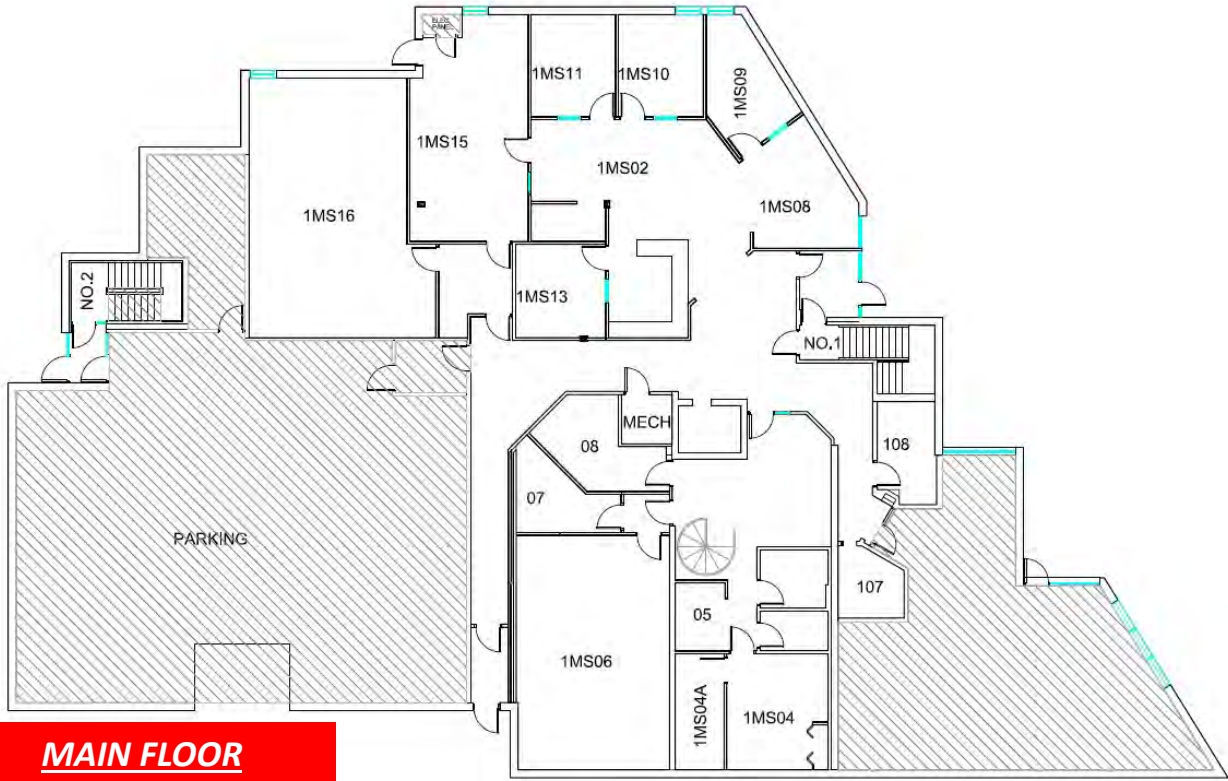
ASKING PRICE: \$ 3,075,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

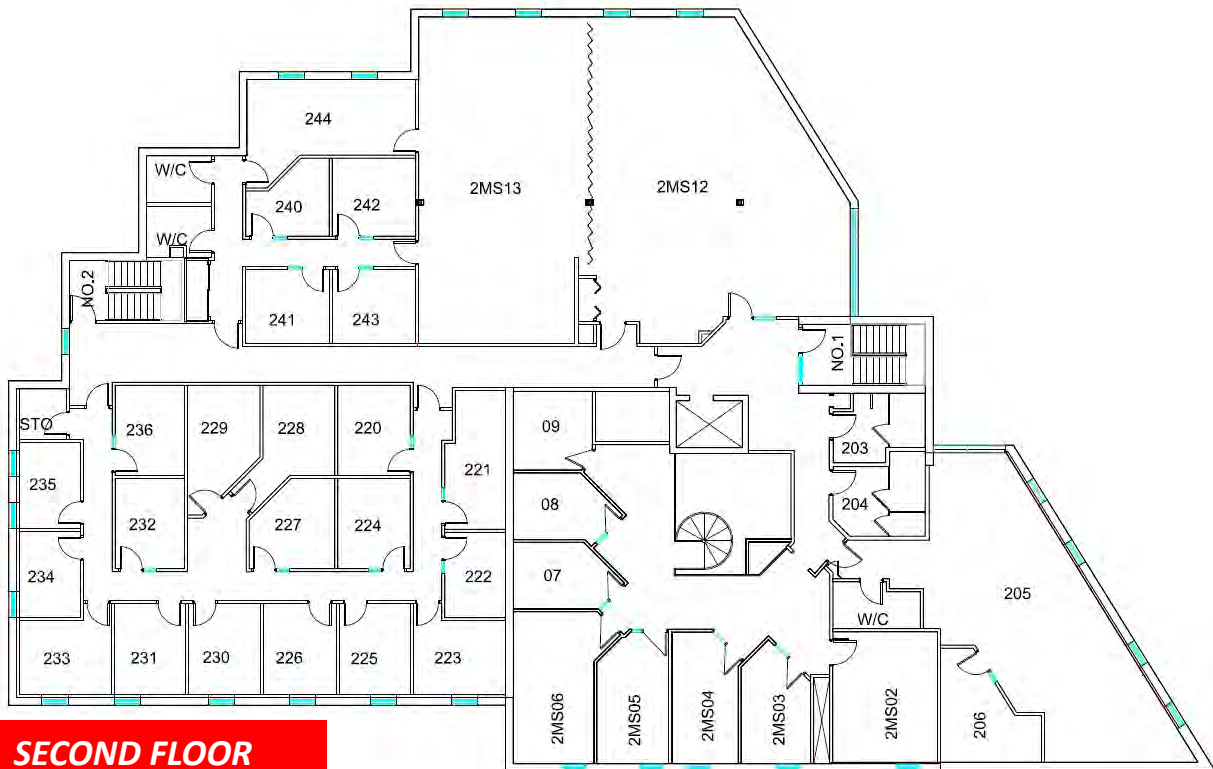
BUILDING AREA: +/- 16,482 SF

PROPERTY TAXES: \$11,172.72 (largely exempt status other than restaurant)

PROPERTY FLOOR PLANS

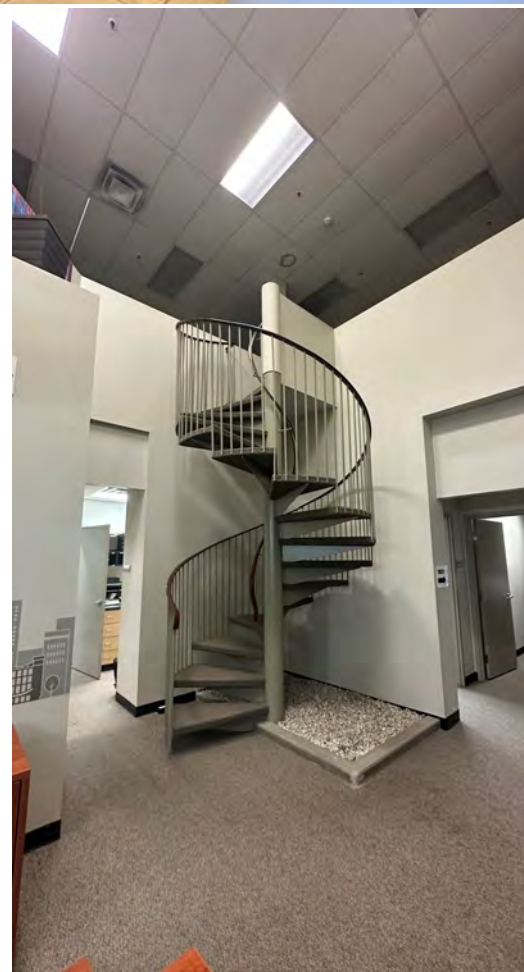
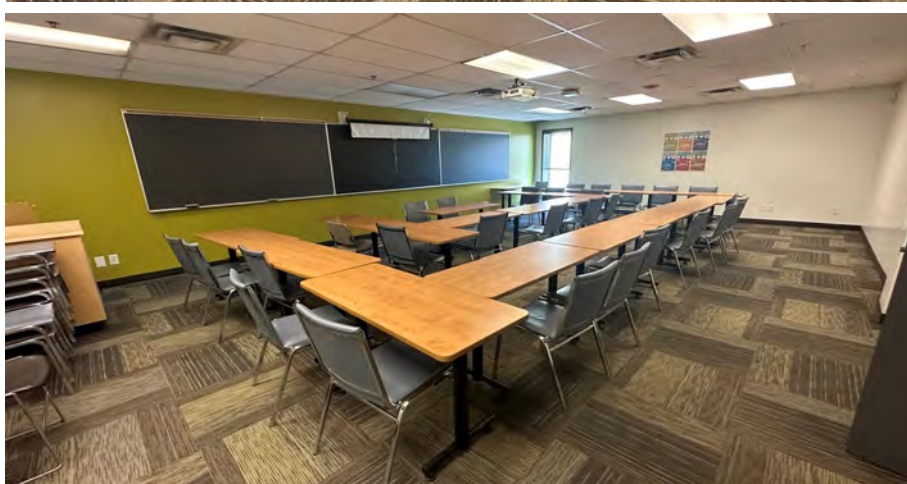
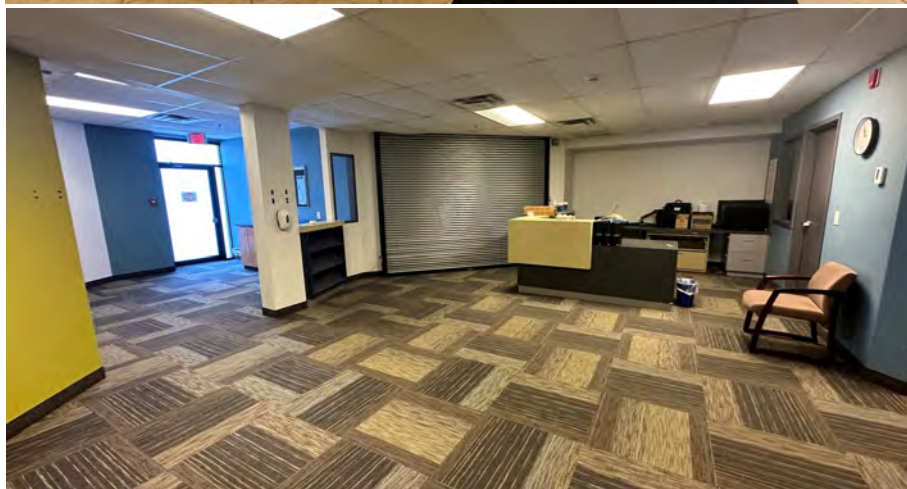


MAIN FLOOR

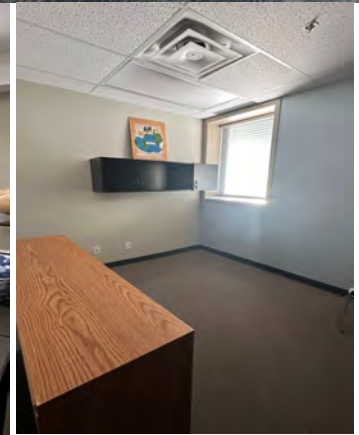


SECOND FLOOR

PROPERTY IMAGES



PROPERTY IMAGES



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