

# Mark Thiessen

COMMERCIAL REALTOR®



212  
REGENT AVENUE W

WINNIPEG, MANITOBA

MULTI -TENANT OFFICE BUILDING FOR SALE/LEASE  
PLUS NEIGHBOURING PARKING LOT

**RE/MAX**  
PROFESSIONALS

MARK THIESSEN

Bentley Mark Thiessen Personal Real Estate Corporation  
(204) 794-5700  
MARK@MARKTHIESSEN.CA

**RE/MAX**  
COMMERCIAL



## PROPERTY FEATURES

- Free standing commercial building for sale
- Perfect opportunity for investor or owner-occupier
- 3,669 SF available to lease at \$20.00 PSF per annum net
- In place income from long term tenants
- Available parking on site behind building , and also on a neighbouring parking lot
- Recent upgrades: roof (2014), and 4 rooftop HVAC units replaced in 2010, 2016, 2017 and 2018.
- Signage opportunities
- High traffic location with excellent visibility and great access to transit
- Located in the heart of Transcona

## PROPERTY LOCATION Located on Regent between Winona and Bond Street



PRICE  
REDUCED

ASKING PRICE: \$1,800,000.00

PLUS APPLICABLE TAXES

\$20.00

NET RENT: ~~\$25.00~~ PSF PER ANNUM NET

ADDITIONAL RENT: \$10.00 PSF PER ANNUM (estimated)

## PROPERTY DETAILS

BUILDING AREA: 6,774 SF (Approximately)

LOT AREA: 8,579 SF

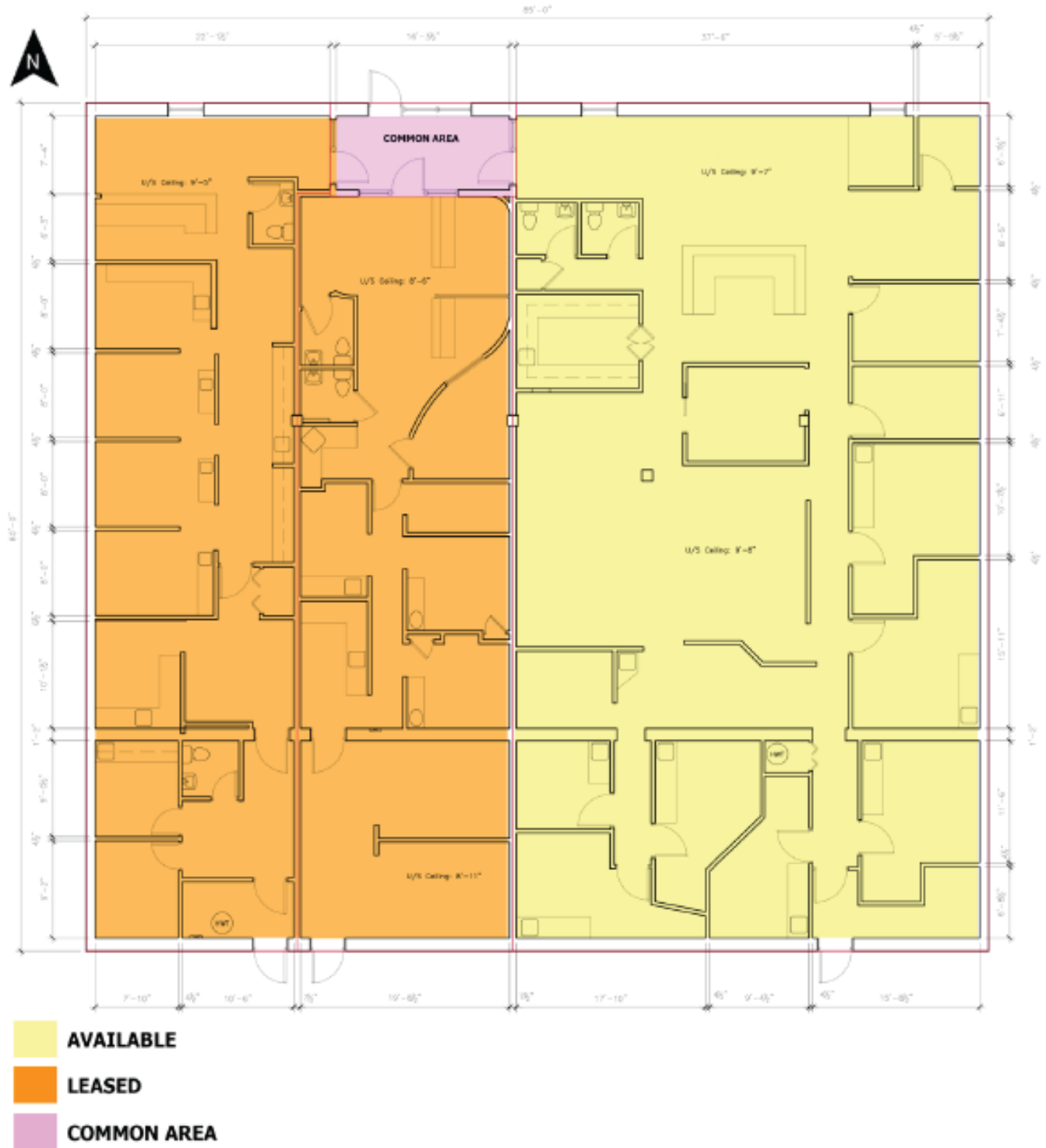
LOT AREA OF PARKING LOT: 2,860 SF

ZONING: C2 and R1-M on parking lot

TAXES: \$28,774.33 (2022) Building

\$1,179.42 (2022) Parking Lot

## PROPERTY FLOOR PLAN





PROPERTY IMAGES





PROPERTY IMAGES



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