



# FOR SALE

## 170 FORT STREET

### WINNIPEG, MANITOBA

# 39 STALL DOWNTOWN PARKING LOT

## Property Summary

### 39 stall surface parking lot

Sale Price	\$550,000
Land Area	12,114 SF
Frontage (Fort Street)	100.6 ft. +/-
Depth	120.4 ft. +/-
Property Taxes (est.)	\$8062.25
Zoning	M - Multiple Use
Realty Roll Number	12-097558100
Legal Description	Lot 2, Plan 42858 WLTO in RL 1, Parish of St. John

- February 2009 Appraisal Report Available

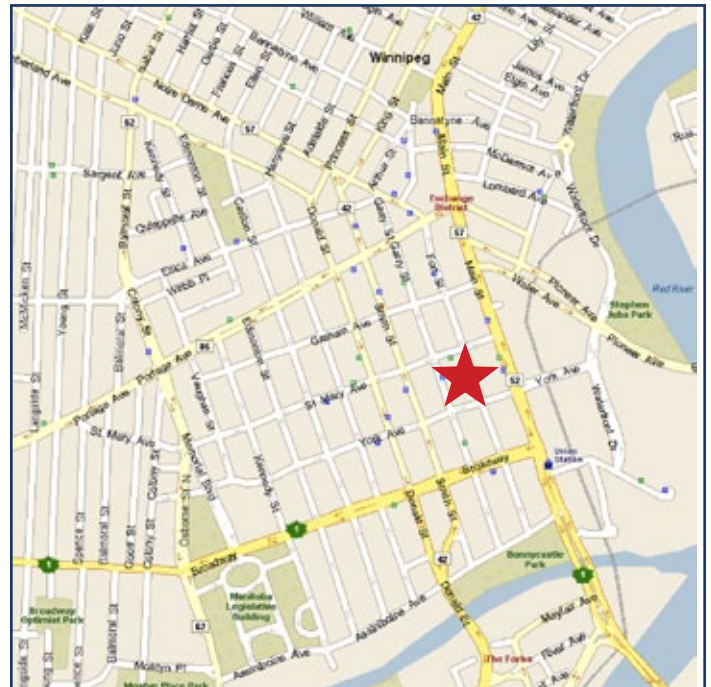
## Downtown Facts

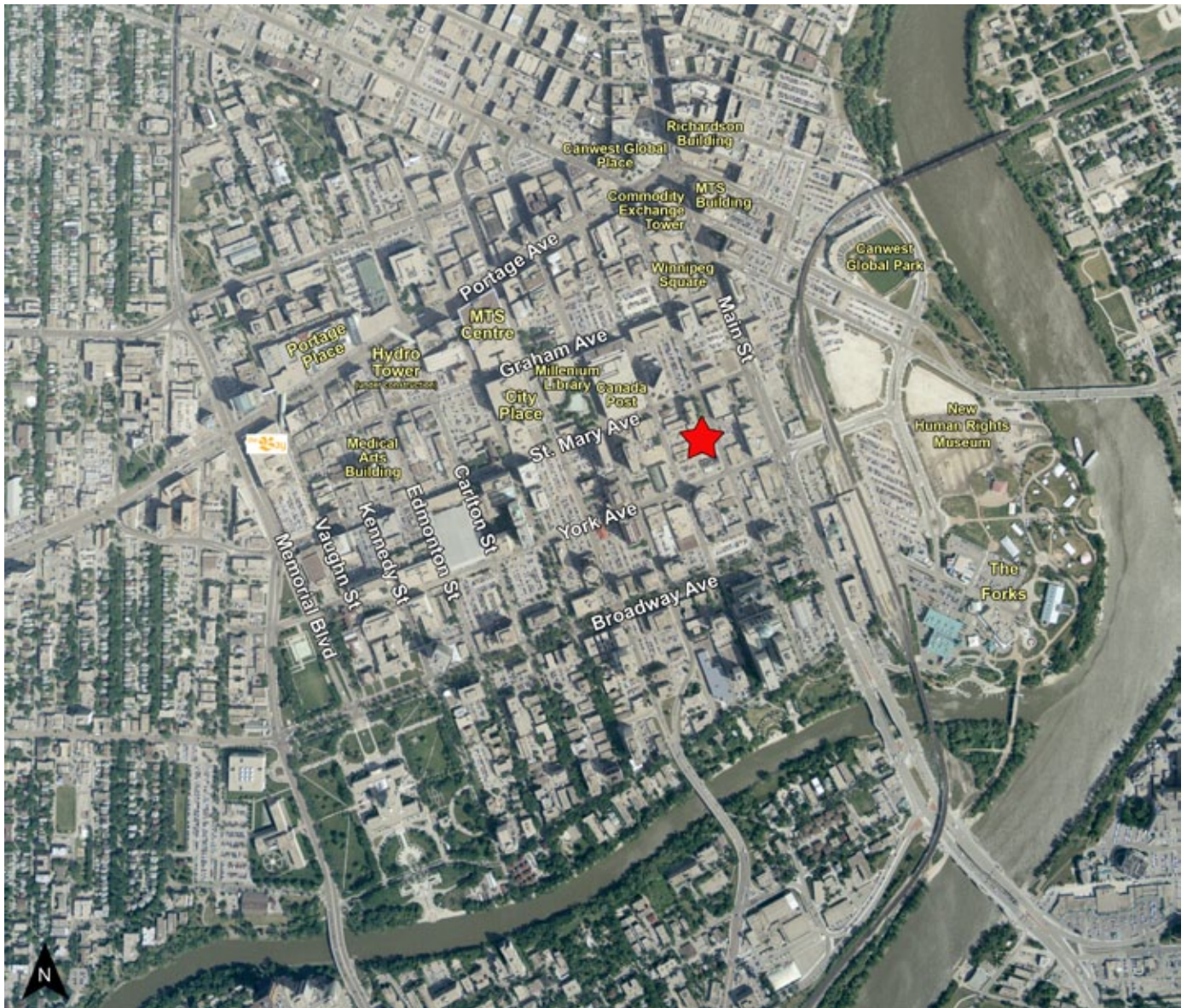
- Nearly 70,000 people work downtown daily.
- Almost \$1 billion has been invested in the downtown since 1999.
- Over 50% of people who come downtown use a vehicle.
- 4 million annual visits to The Forks
- More than 1.4 million people a year attend events at MTS Centre.
- An estimated 334,300 per year attend events at CanWest Global Park.
- About 1.3 million annual visits to the Millenium Library.
- Nearly 5,000 new downtown office workers since 1999.
- Almost 5 million visits to downtown arts, entertainment and attractions

Source: Downtown Trends, November 2007

## Location

- Situated on Fort Street in downtown Winnipeg between St. Mary Avenue & York Avenue.
- Close proximity to Portage & Main business area, Canada Post building, Millenium Library, MTS Centre, City Place shopping centre and the Forks and New Human Rights Museum.
- Accessible via Fort Street and rear lane.





**170 FORT STREET**  
**INQUIRIES**  
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**Shindico**

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