



FOR SALE

712 PORTAGE AVENUE

WINNIPEG, MANITOBA

LAND AND BUILDING FOR SALE

Property Summary

Building Size	2,000 SF
Lot Size	13,822 SF
The Purchaser is responsible for confirming the accuracy of all measurements.	
Sale Price	\$282,000
Property Taxes (2008)	\$9,899.95/year
Zoning	C2 - Commerical District
Year Built	1964

Legal Description:

Lot 3, 4 & 5, Plan 435 WLTO in RL 71, Parish of St. James

Features

- Land and building for sale.
- Building currently has 14.5% lot coverage.
- Approximately 11,000 SF available for parking.
- Large windows facing Portage Avenue.
- Excellent facade signage onto Portage Avenue.

Location

- Located on the south side of Portage Avenue between Broadway and Maryland (just east of Broadway).
- Surrounded by office, retail and residential.

Demographics

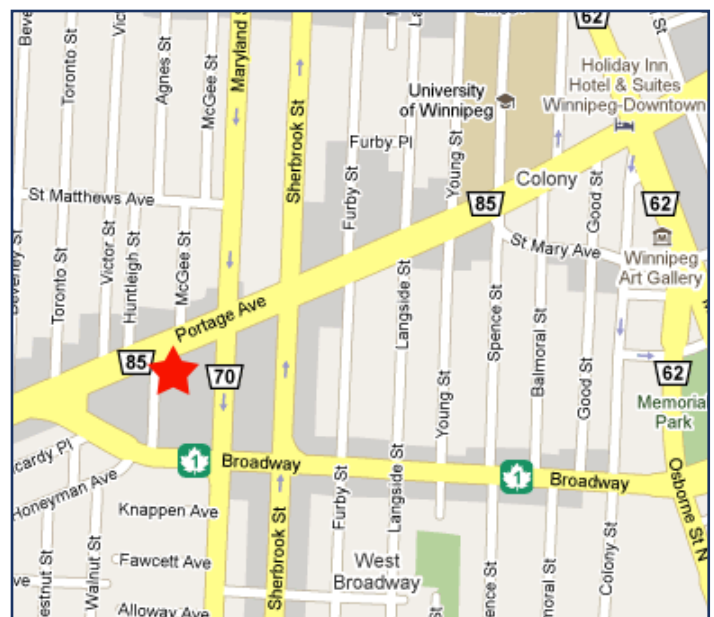
	1 Mile Radius	3 Mile Radius
Total Population	51,496	202,371
Private Households	25,271	91,688
Average Age	38.6	38.8
Avg Household Income	\$42,329	\$50,070

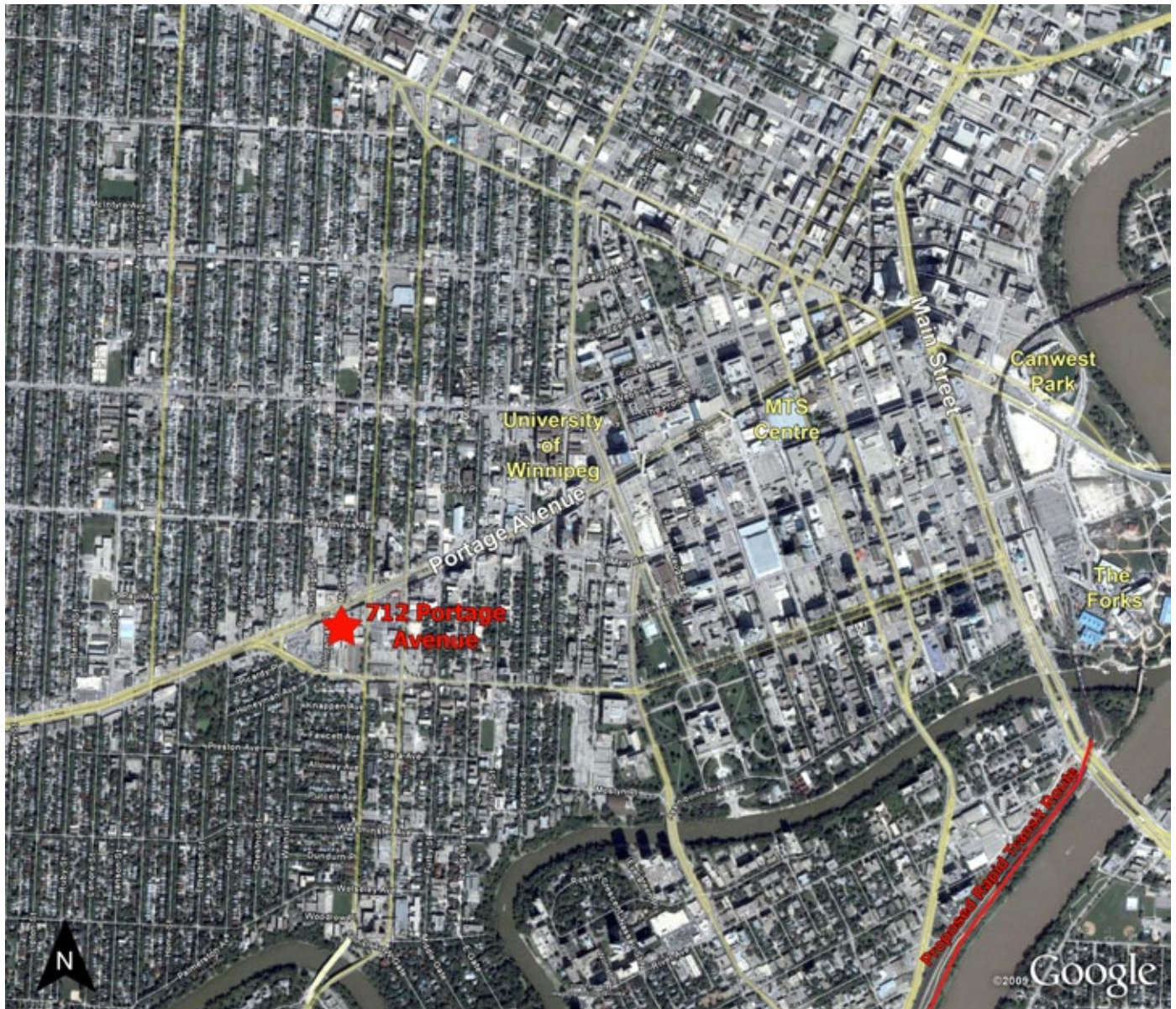
(Reference: Statistics Canada 2006 Census)

Traffic

- 89,300 vehicles per day at the intersection of Portage Avenue & Broadway.

(Reference: City of Winnipeg Public Works Department, 2008)





712 PORTAGE AVENUE

LEASING INQUIRIES

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Shindico

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