

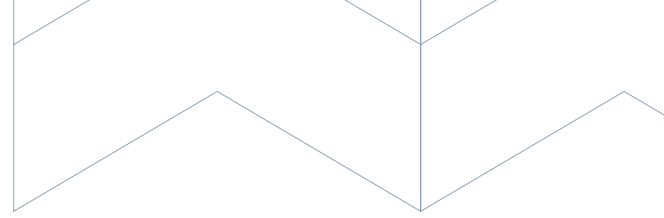


909 Dorchester Avenue, Winnipeg, Manitoba

Multi-Tenant Retail/Office Building on High Traffic Corner

For Sale





Property Details

+/- 2,393 sq. ft. main floors

+/- 2,250 sq. ft. second/third floors

+/- 4,643 sq. ft.

BUILDING SIZE

+/- 6,029 sq. ft.

LAND SIZE

\$1,400,000 \$1,275,000

SALE PRICE

\$30,234.25

PROPERTY TAXES (2023)

C1 - Commercial

ZONING

+/- 4 stalls at rear

PARKING

Demographics*

212,805

POPULATION

100,563

TOTAL HOUSEHOLDS

20,300

TRAFFIC COUNT**

\$98,474

AVG. HOUSEHOLD INCOME

38.6

MEDIAN AGE

\$99,826

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2023

**VEHICLES PER DAY AT CORYDON AVENUE & STAFFORD STREET
SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2022

Features

- Three-storey retail/office building ideal for owner/occupier
- Existing stable income in place with long-standing tenants
- Prominent building signage at eye-catching corner
- Uniquely designed restaurant patio and walkway fronting Stafford & Dorchester
- On-site parking and generous street parking in the immediate area
- Located on the high traffic northeast corner of Dochester Avenue & Stafford Street
- Well positioned in the highly dense neighbourhood of Crescentwood surrounded by a diverse mix of commercially zoned property as well as single and multi-family housing
- In close proximity to a wide range of amenities in both the Corydon Village and Grant Park Shopping Centre
- Ease of connectivity to a range of neighbourhoods including Wolseley, Corydon and Osborne Village, River Heights and Downtown Winnipeg

Highlights



Rare Retail/Office

OPPORTUNITY IN
CRESCENTWOOD



Prominent

BUILDING LOCATION



Highly

WALKABLE AREA



Great Access

TO PUBLIC TRANSIT

For Sale



909 Dorchester Avenue, Winnipeg, Manitoba
iciproperties.com





For Sale



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[iciproperties.com](https://www.iciproperties.com)



LEGEND

- 1. The Grove Pub & Restaurant
- 2. Rexall
- 3. Cafe Carlo
- 4. Passero
- 5. Thorn Borgen
- 6. Saffron's
- 7. Sookram's Brewery
- 8. Low Life Barrel House
- 9. Quality Inn & Suites
- 10. Brazen Hall Kitchen & Brewery
- 11. Co-op Gas Bar
- 12. No Frills
- 13. Grant Park Shopping Centre:

SUBJECT PROPERTY

Connect with us today!

iciproperties.com

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

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