

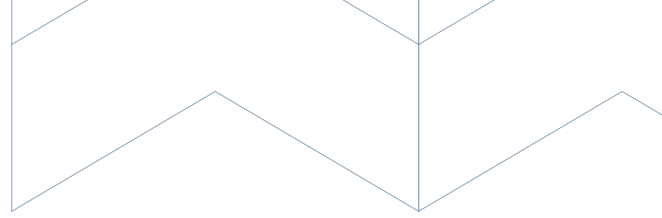


63 Albert Street, Winnipeg, Manitoba

Heritage Building in Exchange District

For Sale





Property Details

+/- 44,604 sq. ft.

BUILDING SIZE

+/- 7,434 sq. ft.

FLOOR SIZE

+/- 7,405 sq. ft.

LAND SIZE

~~\$4,350,000~~ \$3,975,000

ASKING PRICE

\$40,008

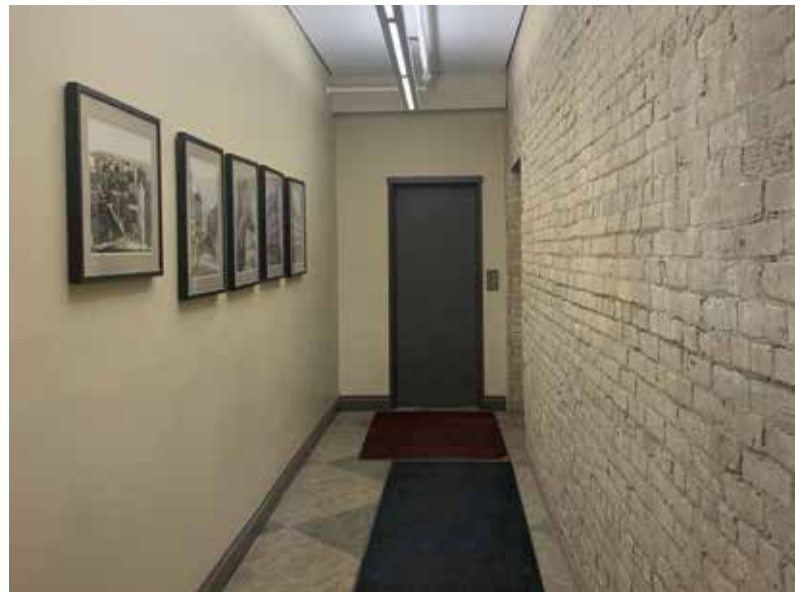
2023 PROPERTY TAXES

1902

YEAR BUILT

Features

- Amenities include an elevator servicing all 6 floors, separate freight elevator, skylights providing natural light on the 6th floor and two rooftop patios accessible by the sixth floor tenants
- Designated Historical Site / Heritage status with a history of excellent occupancy levels
- Easy access to Main Street, Portage Avenue, McDermot Avenue and Notre Dame Avenue
- Excellent opportunity for investors looking to acquire in-place revenue and benefit from close proximity to Winnipeg's downtown amenities
- **Vendor will entertain Vendor Take-Back Financing**



Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



Short walk

TO UNDERGROUND
CONCOURSE AT
PORTAGE & MAIN



Great access

TO PUBLIC TRANSIT



Convenient

PARKING ADJACENT TO
BUILDING



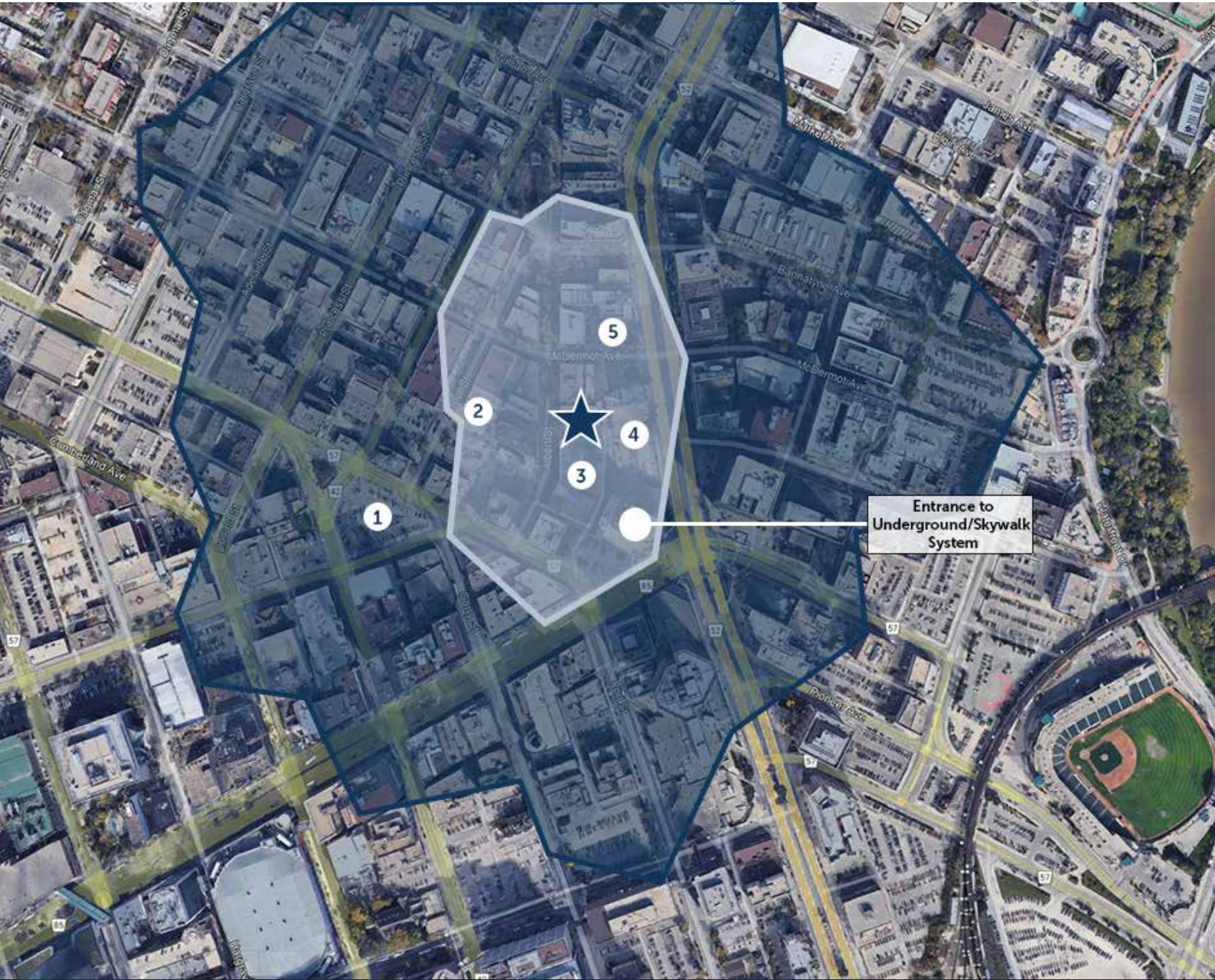




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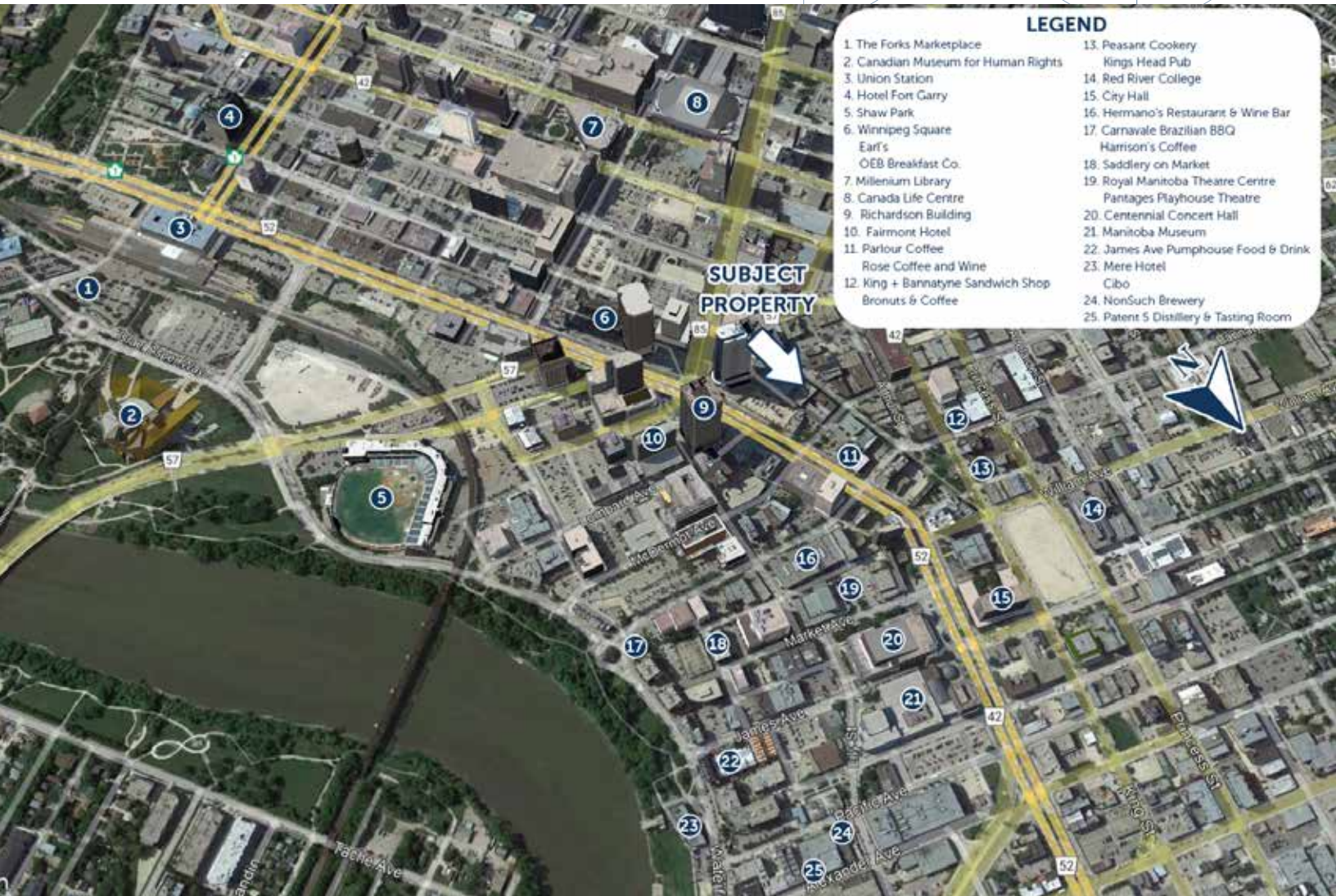
Parking Lots & Walk Time

1. Impark Lot 181
2. Impark Lot 2
3. Albert Street Parkade
4. Impark Lot 96
5. Impark Lot 366

Walk Time Radiuses:

- 1 minute
- 5 minutes





- LEGEND**
- | | |
|-------------------------------------|--|
| 1. The Forks Marketplace | 13. Peasant Cookery |
| 2. Canadian Museum for Human Rights | 14. Kings Head Pub |
| 3. Union Station | 15. Red River College |
| 4. Hotel Fort Garry | 16. City Hall |
| 5. Shaw Park | 17. Hernano's Restaurant & Wine Bar |
| 6. Winnipeg Square | 18. Carnavale Brazilian BBQ |
| 7. Earls | 19. Harrison's Coffee |
| 8. OEB Breakfast Co. | 20. Saddlery on Market |
| 9. Millenium Library | 21. Royal Manitoba Theatre Centre |
| 10. Canada Life Centre | 22. Pantages Playhouse Theatre |
| 11. Richardson Building | 23. Centennial Concert Hall |
| 12. Fairmont Hotel | 24. Manitoba Museum |
| 13. ParLOUR Coffee | 25. James Ave Pumphouse Food & Drink |
| 14. Rose Coffee and Wine | 26. Mere Hotel |
| 15. King + Bannatyne Sandwich Shop | 27. Cibo |
| 16. Bronuts & Coffee | 28. NonSuch Brewery |
| | 29. Patent 5 Distillery & Tasting Room |

Connect with us today!

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