



574 Erin Street, Winnipeg, Manitoba

Developed Office Building on Busy Thoroughfare

For Sale/Lease 

Property Details

+/- 5,840 sq. ft.

TOTAL BUILDING AREA

+/- 10,368 sq. ft.

TOTAL LAND AREA

\$15.00/sq. ft.

NET LEASE RATE

\$1,250,000

SALE PRICE

\$8,334.61

2024 PROPERTY TAXES

M1 - Manufacturing Light

ZONING

Features

- Finished office space with several private offices and meeting rooms, fully developed kitchen and open area workspace
- Large windows and high ceilings provide natural light throughout
- Located on the west side of Erin Street, just north of Portage Avenue
- Excellent site access and visibility to east and west bound traffic



Highlights



Located adjacent to

THE AMENITY RICH POLO
PARK AREA



Dominant

SIGNAGE
OPPORTUNITIES



Excellent access

TO MAJOR TRAFFIC ROUTES

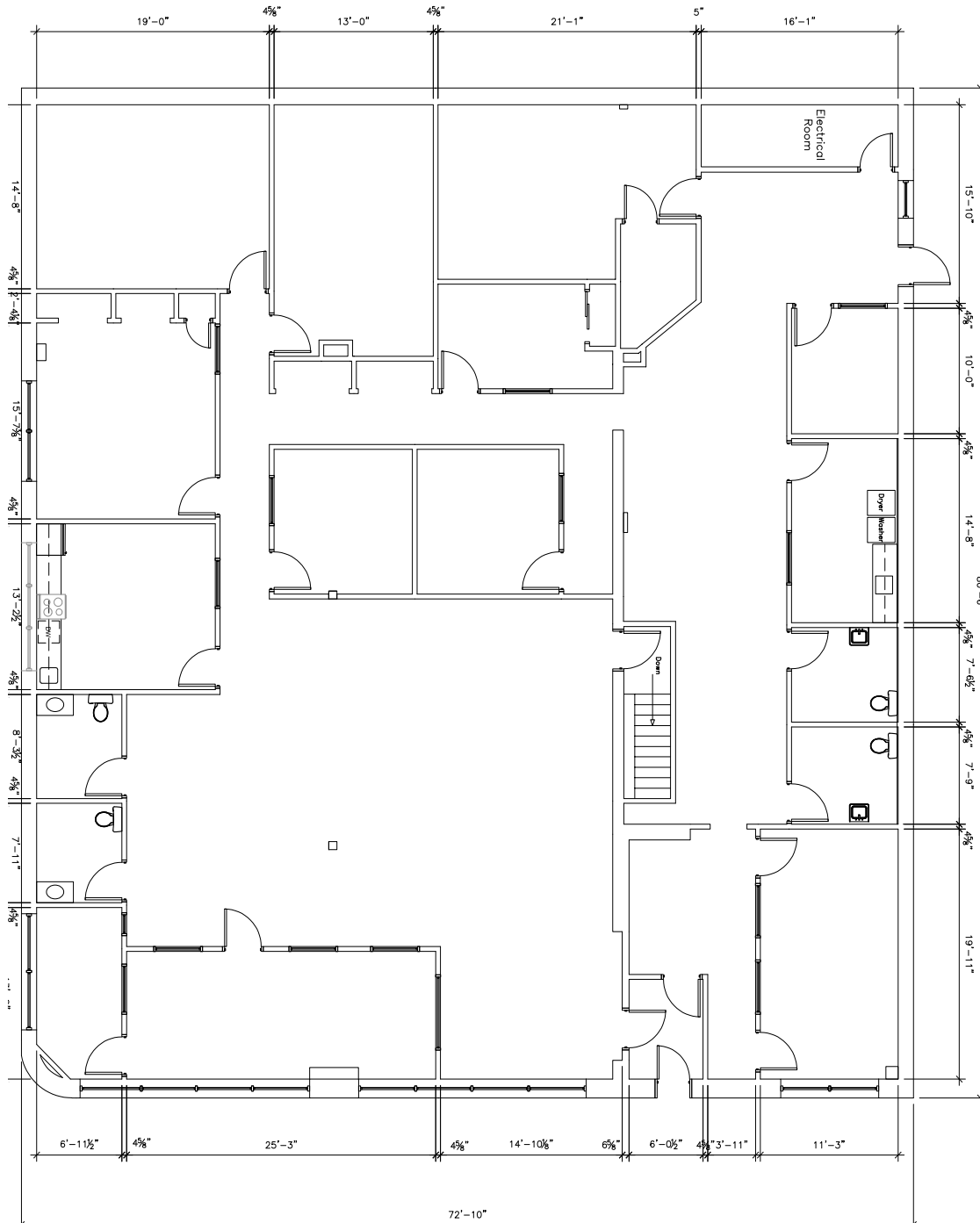


8 Onsite stalls

WITH STREET PARKING



Floor Plan




LEGEND

- | | |
|--------------------------------|---------------------------------|
| 1. Pro Hockey Life | 8. Winners HomeSense |
| Save-On-Foods | PF Chang's |
| 2. Michaels | 9. Toys R Us |
| Old Navy | 10. Canad Inns Polo Park |
| Best Buy | 11. Home Depot |
| 3. Canadian Tire | 12. Chapters |
| Oomomo | Dollarama |
| Boston Pizza | 13. Manitoba Blue Cross |
| 4. Safeway | 14. Capital Ford Lincoln |
| Dollarama | 15. Rae & Jerry's |
| One Great City Brewing Company | 16. Advanced Electronics |
| Liquor Mart | 17. Petro Canada |
| 5. CF Polo Park | 18. McDonalds |
| 6. Marshalls | 19. Flea Whiskeys |
| Mark's | 20. 7-Eleven |
| 7. Scotiabank Theatre | 21. Barn Hammer Brewing Company |
| | 22. Tim Horton's |

Connect with us today!

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