



341 Wardlaw Avenue, Winnipeg, Manitoba

Desirable Owner/Occupier Office Building Near Downtown

For Sale



Property Details

+/- 1,868 sq. ft.

BUILDING SIZE

+/- 3,005 sq. ft.

LAND SIZE

\$599,999 \$569,000

ASKING PRICE

\$10,541.03

2024 PROPERTY TAXES

RMF-M

ZONING

+/- 4 rear parking stalls

PARKING

1905

YEAR BUILT

Demographics*

225,018

POPULATION

\$91,480

AVG. HOUSEHOLD INCOME

234,712

DAYTIME POPULATION

\$91,409

AVG. H.H. ANNUAL SPENDING

37.4

MEDIAN AGE

106,708

TOTAL HOUSEHOLDS

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Charming 2 ½ storey converted house offers beautifully developed office space and is well located in Osborne Village making it an excellent choice for any professional practice
- The building has undergone extensive renovations and updates, including a newly paved back parking lot (2017), fresh flooring and paint throughout (2016), and an updated front entrance with a steel canopy, stairs, roofing, and all exterior concrete work (2017)
- The entire building's exterior was enhanced with a new Hardi panel façade and repainted stucco (2016), while a new roof, fascia, eaves, exterior lights and downspouts were installed in 2018
- In 2019, new wall-mounted A/C units were added to the upper floors
- Easily accessible by way of the Winnipeg Rapid Transit system at the Harkness Station which offers 15 different bus routes
- Strategically situated on the edge of Downtown Winnipeg, the property offers a user the ability to benefit from a significant list of amenities in the immediate area
- Located nearby established neighborhoods including St. Boniface, Norwood Flats, Osborne Village and River Heights
- Walking distance to the Winnipeg Winter Club, Winnipeg Squash Racquet Club and a long list of unique retailers and restaurants in both the Osborne and Corydon Village

Highlights



High quality

DEVELOPED OFFICE BUILDING
IN PRIME LOCATION



Building

SIGNAGE OPPORTUNITY



Great access

TO PUBLIC TRANSIT



Rare on-site

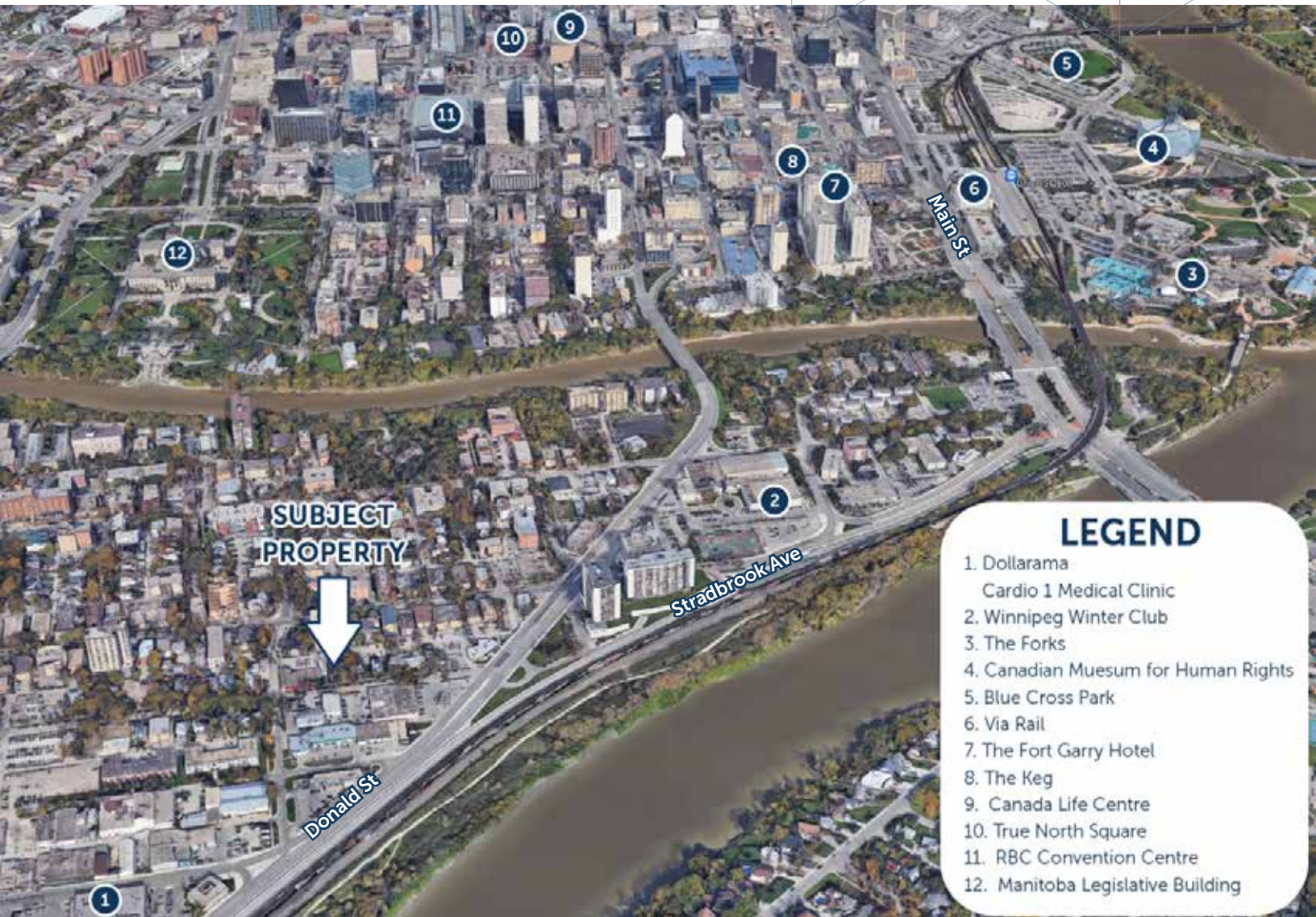
PARKING

For Sale



341 Wardlaw Avenue, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)





Connect with us today!

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