FREESTANDING SUBURBAN OFFICE BUILDING FOR SALE

1871 NESS AVENUE



- NOW OFFERED AT -
$720,000

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CUSHMAN & WAKEFIELD
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 3,781 SF AVAILABLE

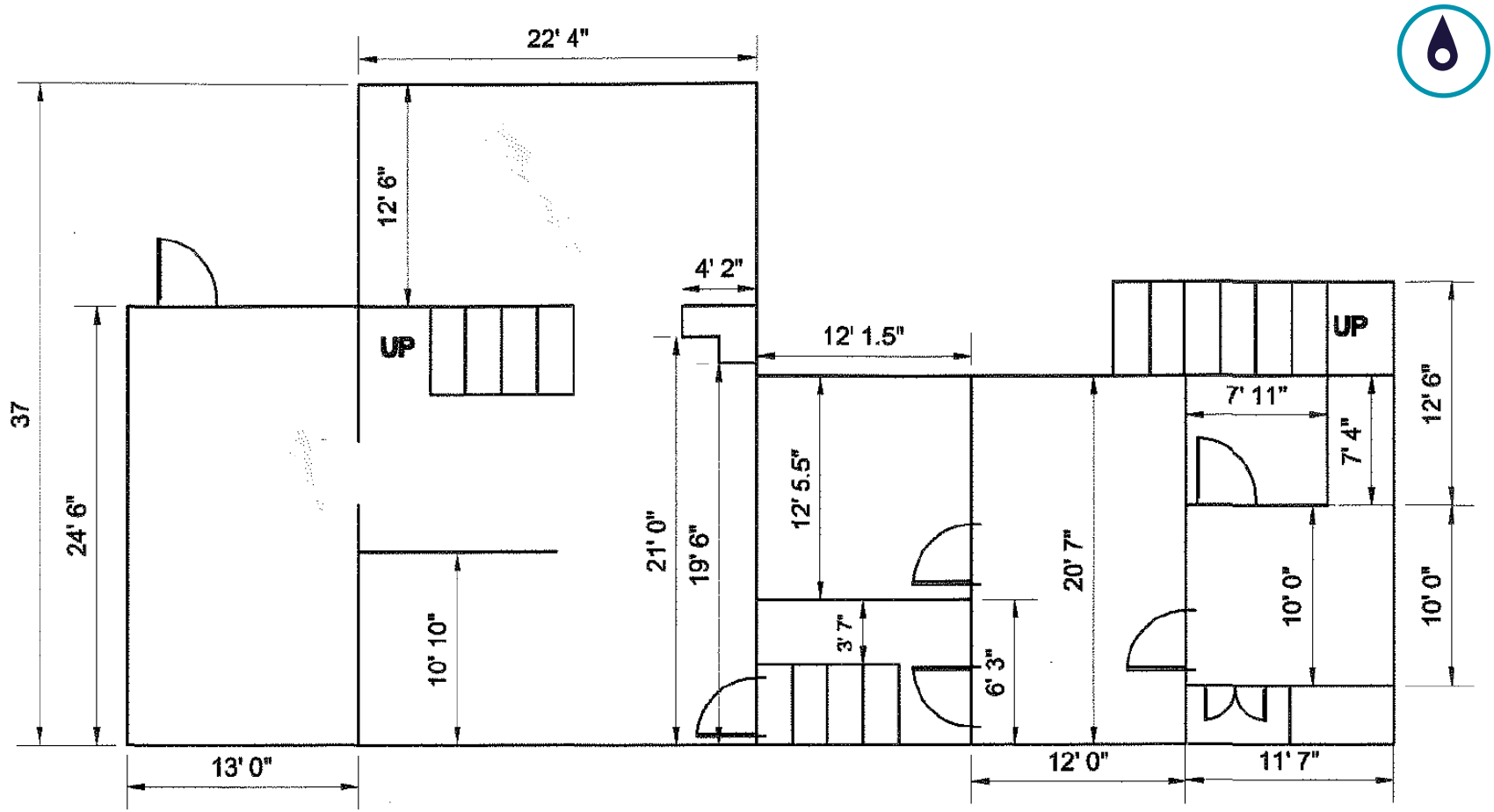
- Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities
- Excellent visibility and exposure along Ness Avenue
- Features fully built out office/showroom space with existing improvements
- Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services
- Excellent signage opportunity along Ness Ave

SALE PRICE: ~~$745,000.00~~ $720,000 ($190.43 PSF)
PROPERTY TAX: $16,322.52 (2025)



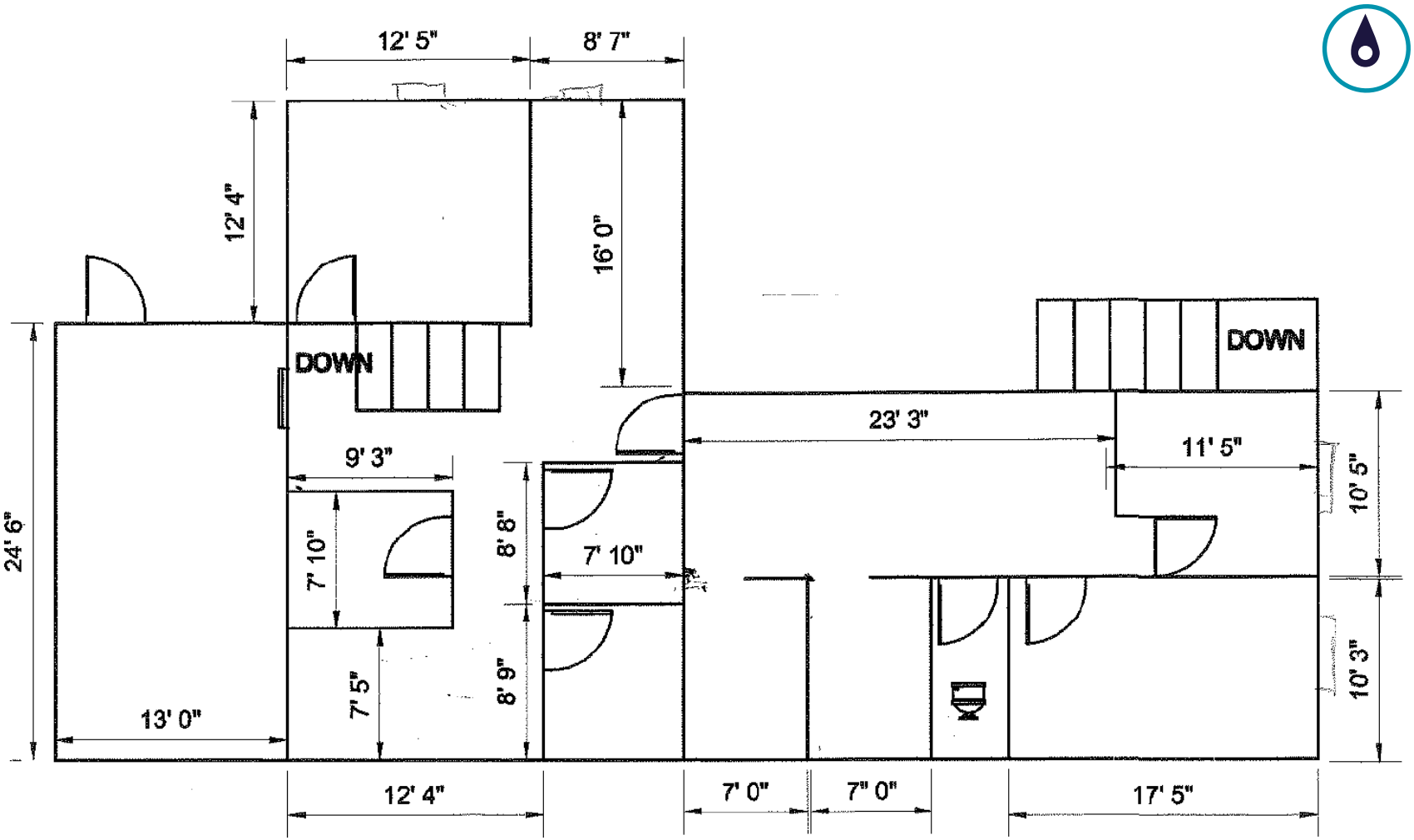
SITE DETAILS	
Land Area:	(+/-) 5,100 SF (0.12 Acres)
Legal Description:	SP LOT 13 PLAN 35182 WLTO IN RL 31 AND 32 PARISH OF ST JAMES
BUILDING AREA (+/-):	
Main Level:	2,069 SF
Second Level:	1,712 SF
Lower Level:	836 SF
Total:	**4,617 SF**
BUILDING DETAILS	
Year Built:	1918
Parking:	4 Dedicated Surface Stalls
Ceiling Height:	10’
Zoning:	C1 - Commercial Neighbourhood

FLOOR PLAN
MAIN FLOOR

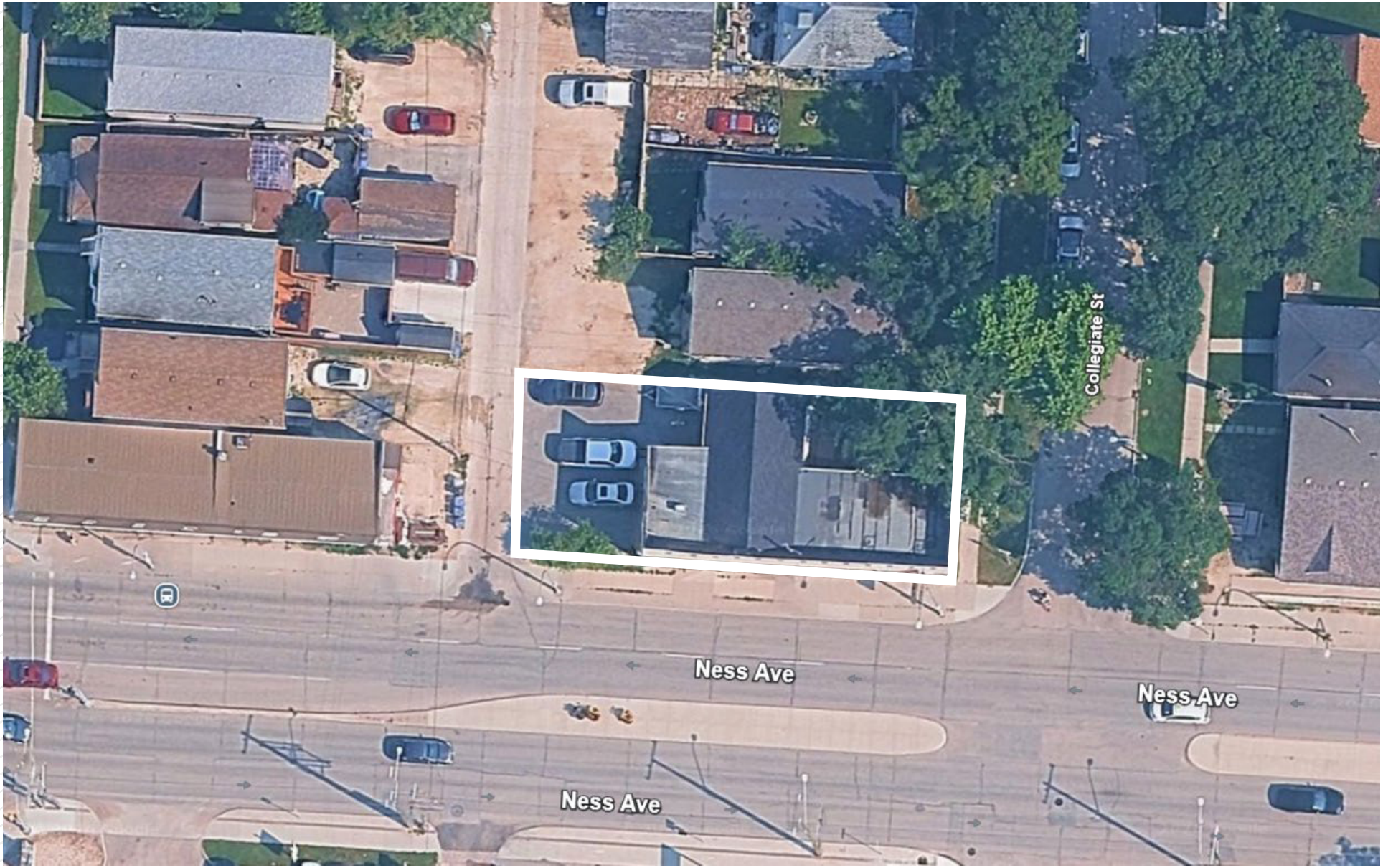


Ness Ave

FLOOR PLAN
SECOND FLOOR



SITE **PLAN**



MAIN FLOOR **PHOTOS**



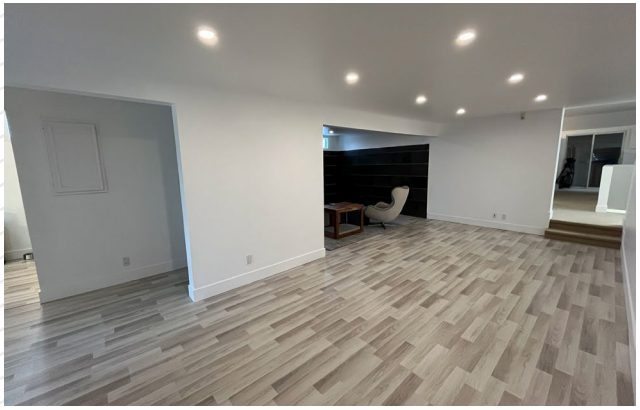






SECOND FLOOR
PHOTOS







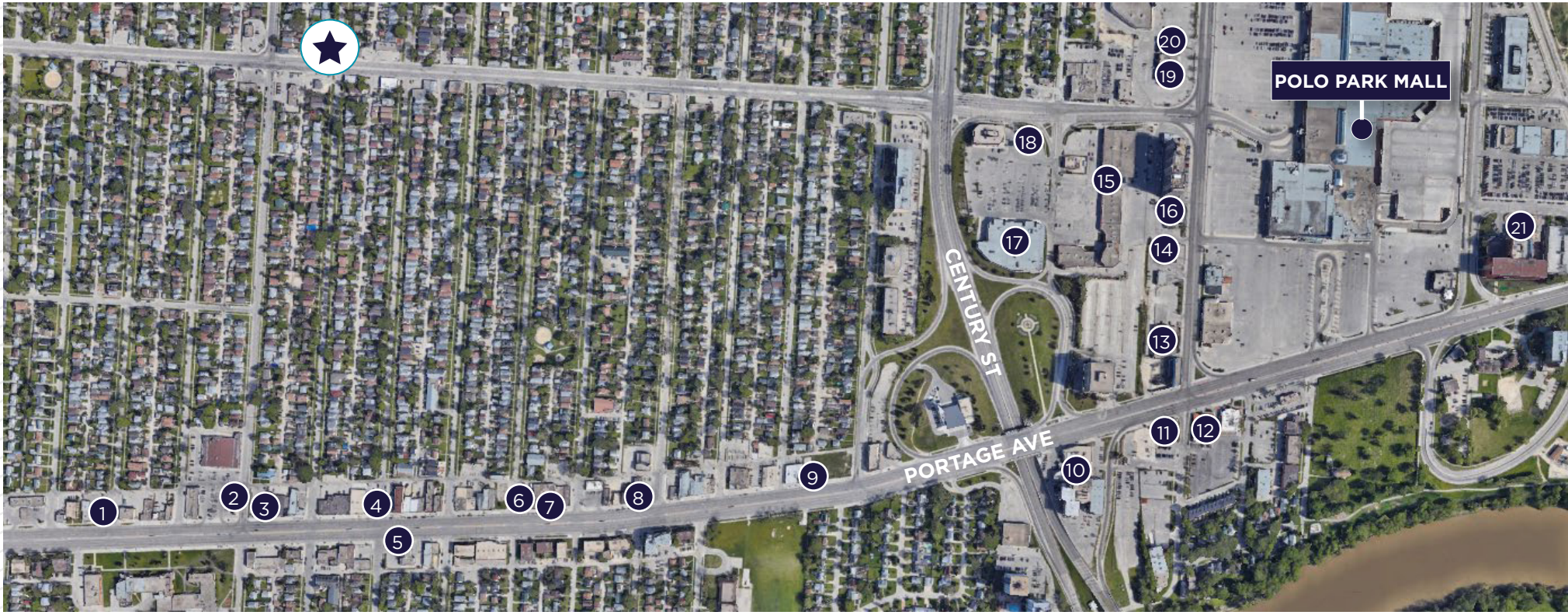



AREA AMENITIES

4 MINS
POLO PARK

15 MINS
DOWNTOWN WINNIPEG

11 MINS
RICHARDSON INTL' AIRPORT



LOCAL AMENITIES

1	THE BURGER PLACE
2	TIM HORTONS
3	PIZZA PIZZA
4	GOOD EARTH RESTAURANT
5	CO-OP
6	OLYMPIA CYCLE & SKI
7	ST JAMES LANES & LOUNGE
8	CANADIAN SUPER SHOP
9	INTEGRAL DENTAL
10	VICOUNT GORT HOTEL
11	DYNACARE LABORATORY
12	OLIVE GARDEN
13	YE'S BUFFET
14	WENDY'S
15	MADISON SQUARE
16	TONY ROMA'S
17	SAFEWAY
18	SHELL
19	BOSTON PIZZA
20	ASSINIBOINE CREDIT UNION
21	THE ORIGINAL PANCAKE HOUSE



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