OWNER-USER OPPORTUNITY WITH IN-PLACE INCOME FROM A FULL FLOOR SALE/LEASEBACK



TWO-STOREY OFFICE BUILDING FOR SALE

1038 PORTAGE AVE

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PROPERTY HIGHLIGHTS

(+/-) 6,850 SQ. FT. BUILDING
(+/-) 3,425 SQ. FT. PER FLOOR

- Amazing exposure and building signage opportunities along Portage Avenue
- Full floor sale/leaseback opportunity, allowing a purchaser to have stable in-place income, or flexibility with vacant possession of the entire building
- Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node
- Second floor office space includes new flooring, new ceiling and LED lights
- Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy
- Additional monthly income from billboard signage

SALE PRICE
$1,100,000

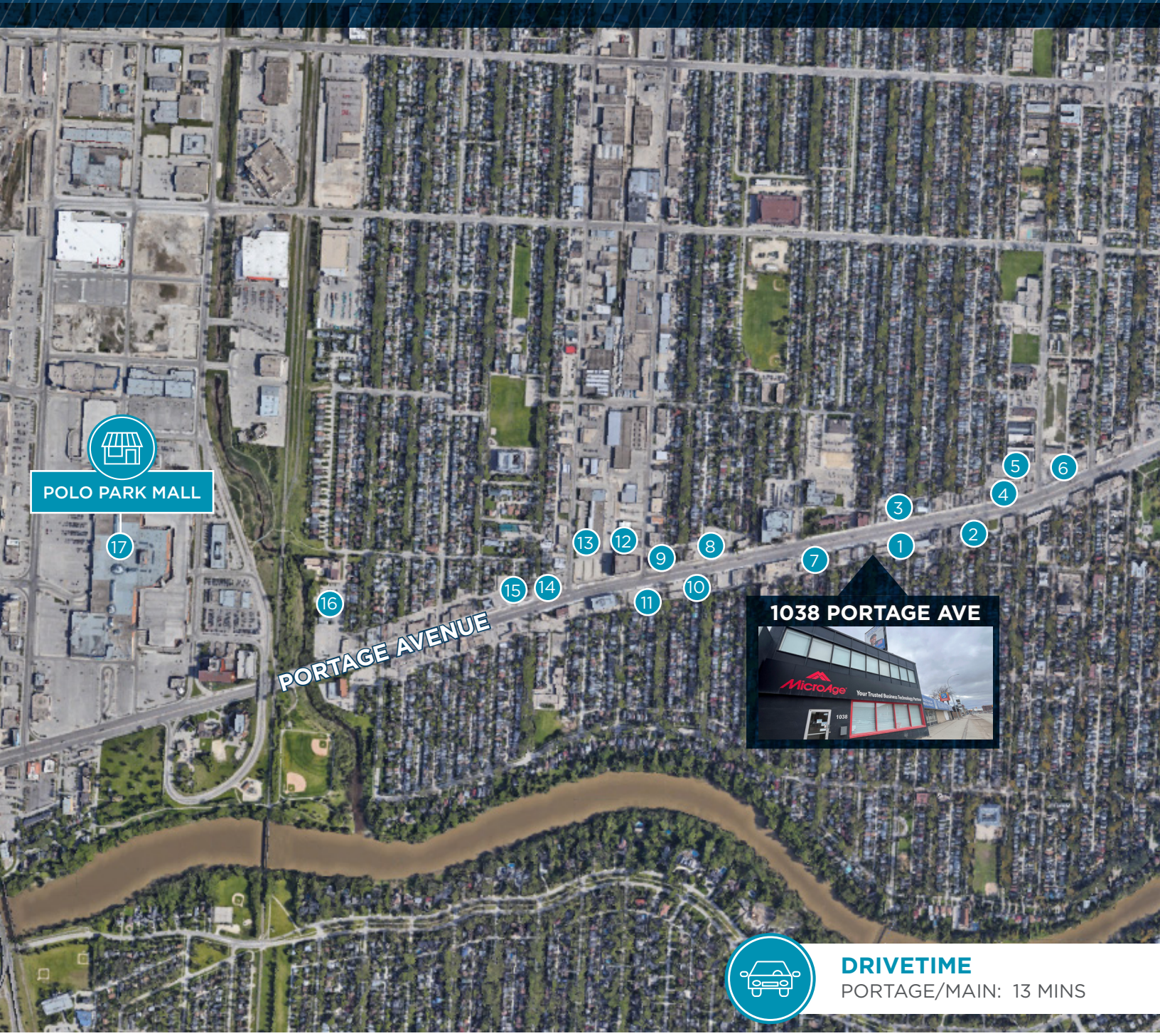
PROPERTY TAXES
$22,682.58 (2024 NET)



Excellent visibility in a high-traffic location

Stand-out frontage located on Portage Ave

Surrounding area features numerous retail amenities



DRIVETIME

PORTAGE/MAIN: 13 MINS

LOCAL AMENITIES

1	DOMINO'S PIZZA
2	DE LUCA'S
3	DAIRY QUEEN
4	LIQUOR MART
5	SHOPPERS DRUG MART
6	FOODFARE
7	CHANTAL'S BRIDAL
8	FLINT & EMBERS DSP
9	BELGAIN ALLIANCE CREDIT UNION
10	TIM HORTONS
11	7-ELEVEN
12	A-MUSE N GAMES
13	FLEA WHISKEY'S
14	MCDONALD'S
15	KFC
16	RAE & JERRYS STEAK HOUSE
17	POLO PARK

SCORES

WALK	88
TRANSIT	60
BIKE	81

DEMOGRAPHICS

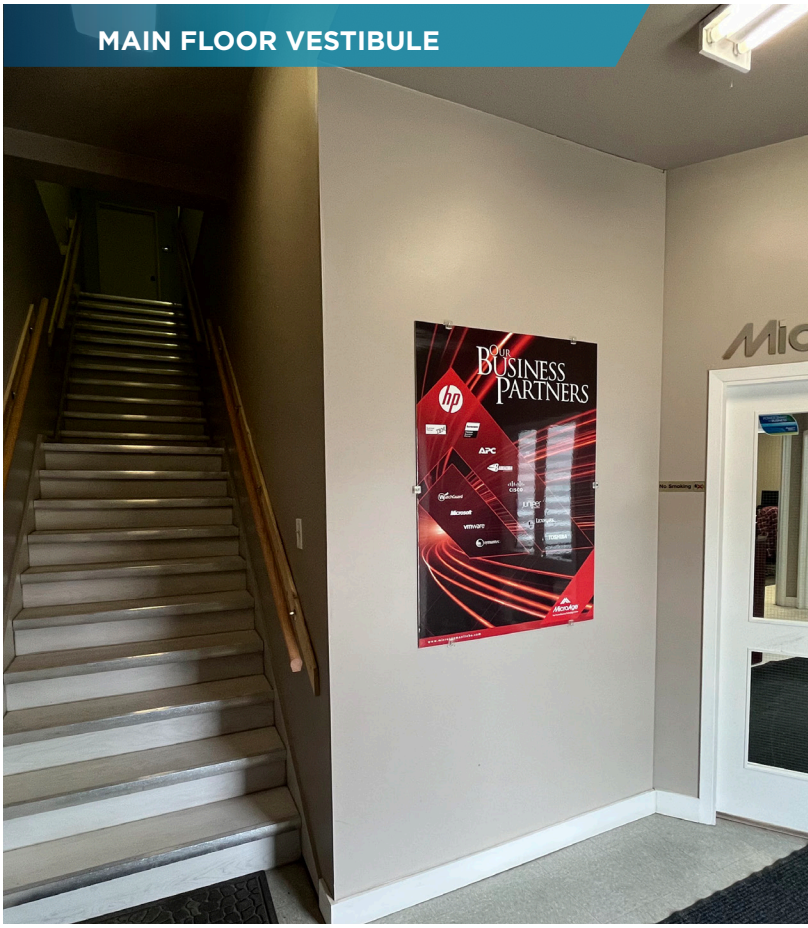
AREA IN KM	1	3	5
TOTAL POPULATION	13,296	109,333	205,603
MEDIAN AGE	38	40	40
AVG HOUSEHOLD INCOME	$99,258	$82,972	$85,715
TOTAL HOUSEHOLDS	5,704	51,656	92,808

IMAGES

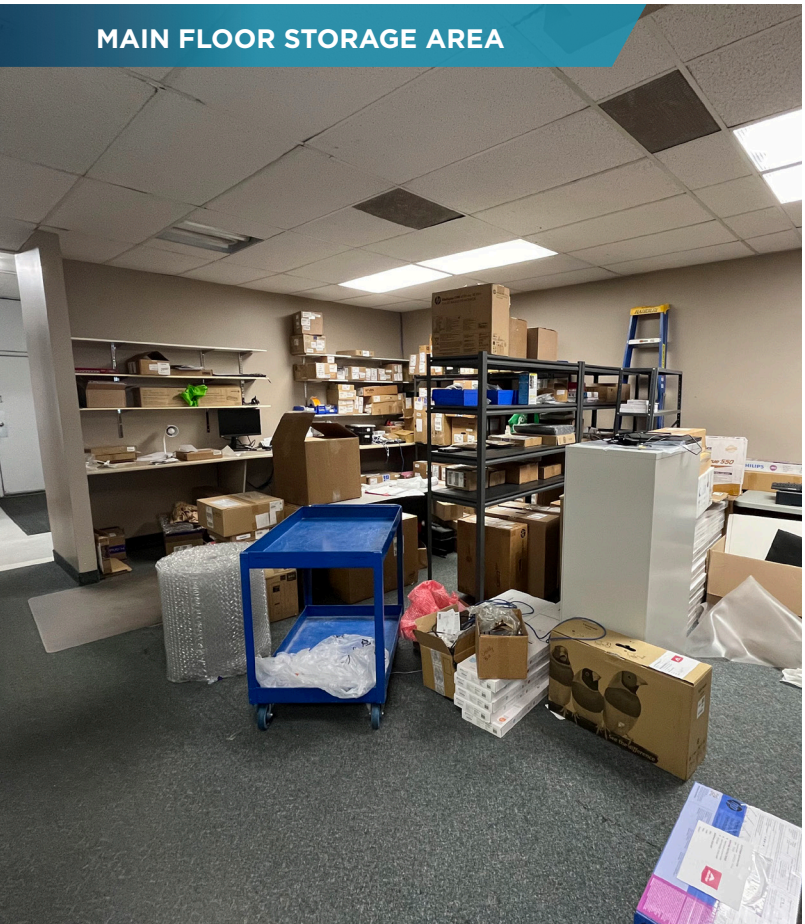
MAIN FLOOR OFFICES



MAIN FLOOR VESTIBULE



MAIN FLOOR STORAGE AREA



SECOND FLOOR OPEN OFFICE AREA

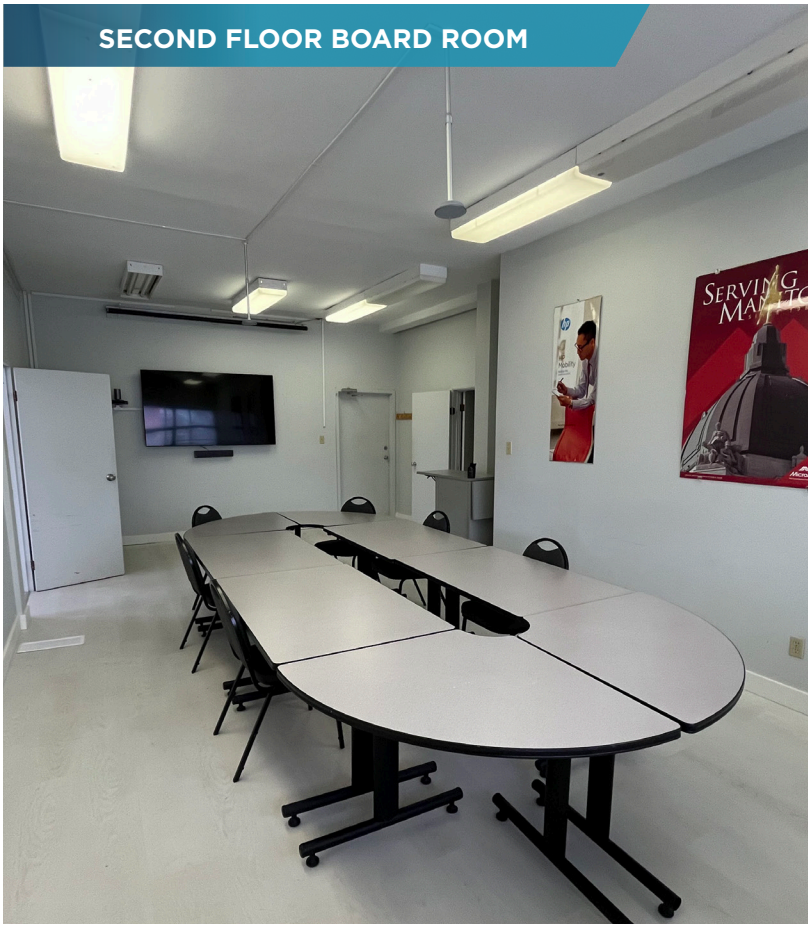


IMAGES

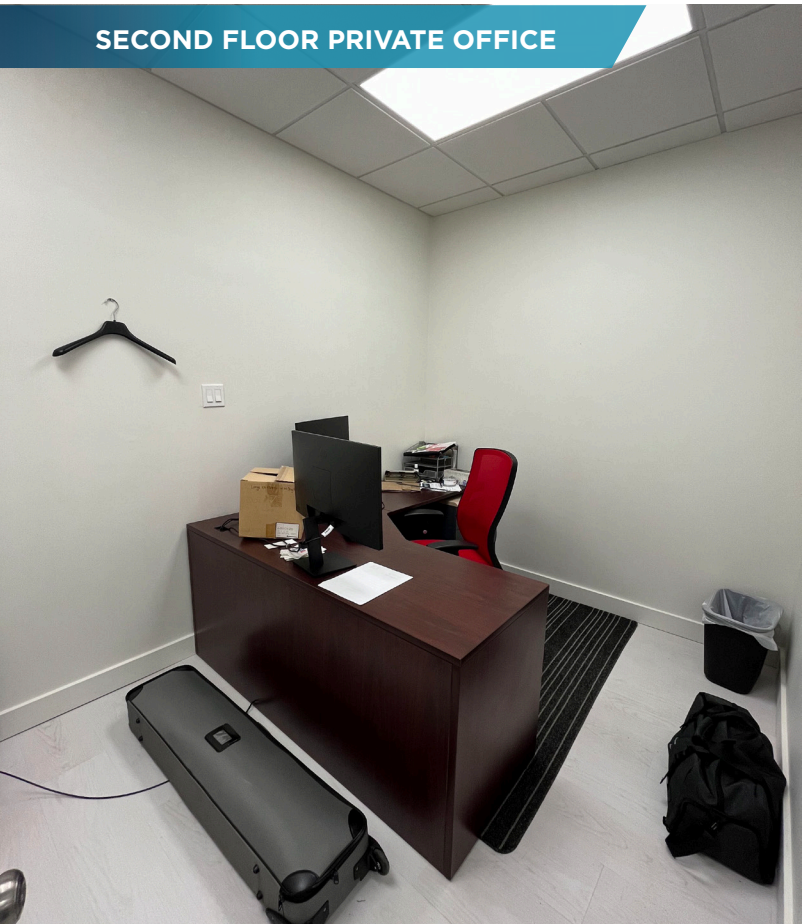
SECOND FLOOR PRIVATE OFFICE



SECOND FLOOR BOARD ROOM



SECOND FLOOR PRIVATE OFFICE

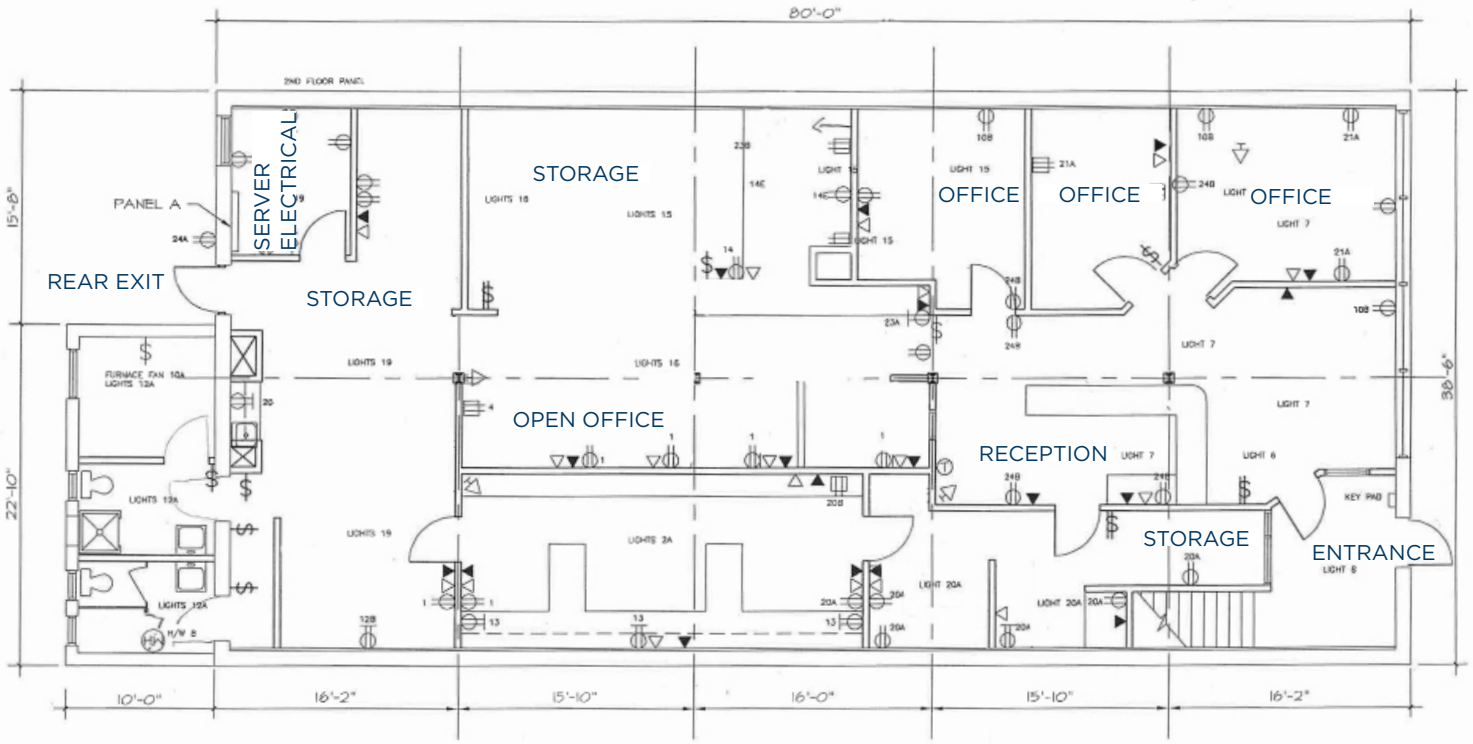


SECOND FLOOR KITCHENETTE & STAFF AREA

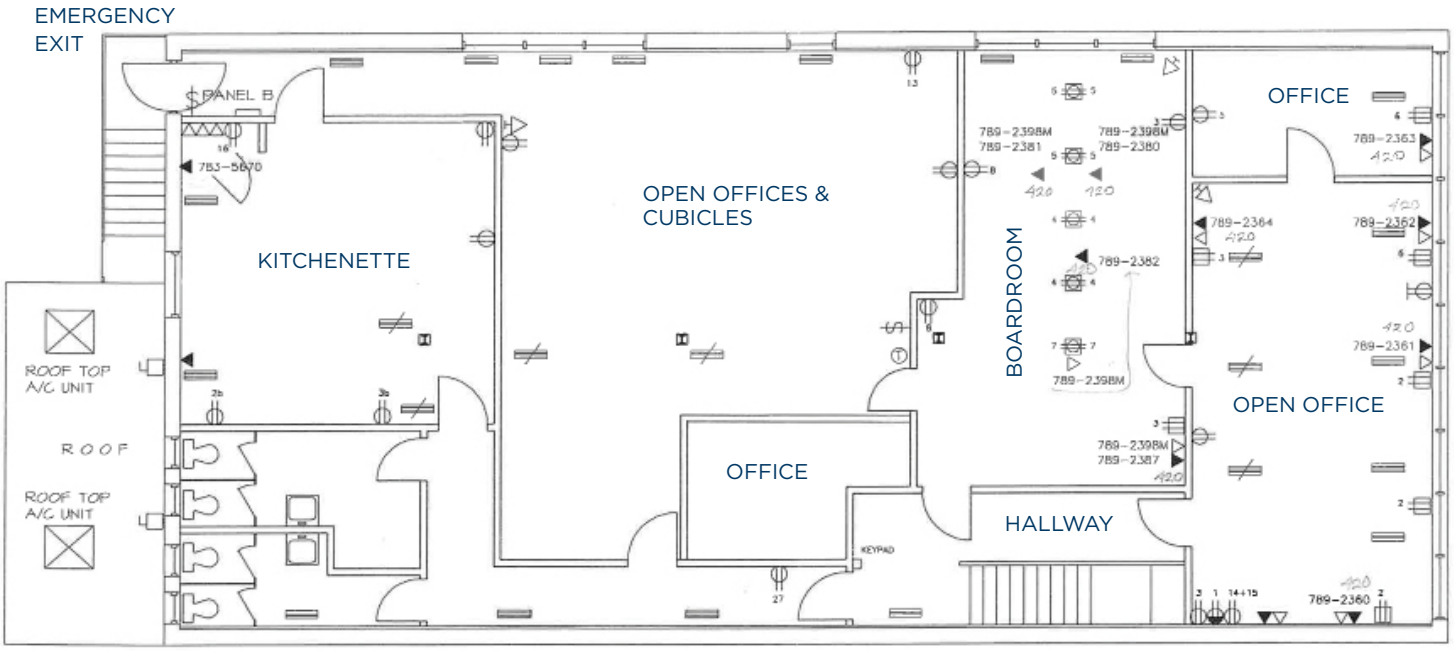


FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





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