

- NOW OFFERED AT -
\$1,600,000



————— FOR SALE —————
52 ADELAIDE STREET

ELEVATED LIVING MEETS PRIME OFFICE SPACE

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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY BREAKDOWN

Lower level	(+/-) 2,246 sf
Main level	(+/-) 2,150 sf
Second level	(+/-) 2,246 sf
Third level	(+/-) 2,418 sf
Additional spaces	Loft, Rooftop Terrace
Total SF	9,060 sf

* (+/-) 6,738 sf as per City of Winnipeg Records - 3 levels plus a full lower level

PROPERTY HIGHLIGHTS

- Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District
- High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity
- Functional vintage-style elevator servicing all floors
- Private side lane with secured gate offering 2 or 3 tandem parking stalls
- Significant recent capital investments, including:
 - Renewed masonry finishes to exterior of the building
 - Modernized renovation of main level with newly constructed outdoor patio
 - Full redevelopment of second and third-level living spaces including extended rooftop terrace
- High-end imported fixtures from Bali, including:
 - Stone sinks
 - Stone bathtub
- Flooring reclaimed from the Church of Christ Scientist in Osborne Village
- Steps from countless amenities around Downtown and the Exchange District



SALE PRICE: \$1,795,000 | \$1,600,000.00 | **PROPERTY TAXES: \$10,886.84 NET (2024)**

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CLICK TO VIEW VIRTUAL TOUR

Lower Level: Fully developed with kitchen, recreation area, half bath, storage, and laundry facility

Main Level: Side lane access with secured gate and outdoor patio, modern open office, kitchenette washroom and front meeting area

Second Level: Large open area, kitchenette, two meeting rooms and a well-lit boardroom that doubles as a master bedroom

Third Level: Residential loft penthouse with two bedrooms, three full bathrooms, large kitchen, functioning wood-burning fireplace, and access to the private rooftop terrace with panoramic views



PROVEN INCOME ASSET

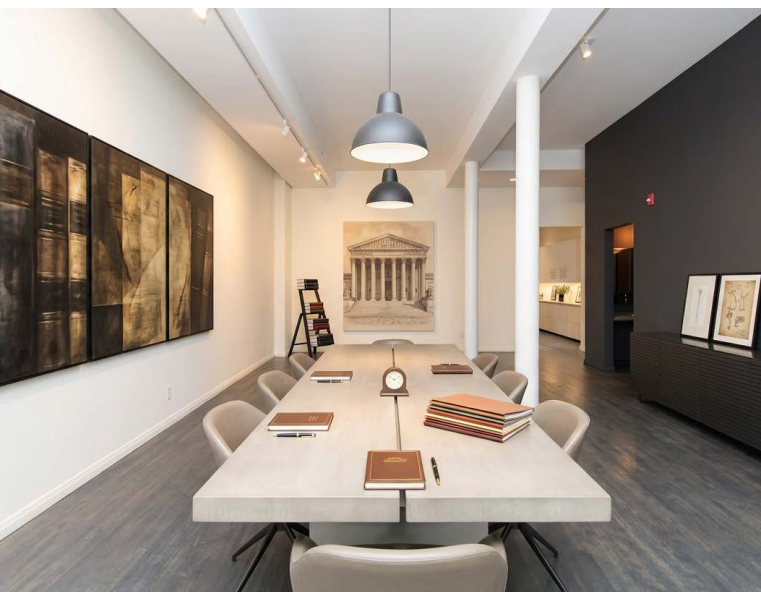
52 Adelaide is a highly adaptable asset with a proven history of diversified income generation. Successfully operated as an Airbnb and utilized for film, events, photography, and videography, the property offers multiple established revenue streams.

Its flexible layout also supports long-term office use, making it equally suited for professional occupancy. Blending character with functionality, the space accommodates a wide range of business uses while retaining the ability to generate supplementary income.

A rare opportunity for investors or owner-occupiers, 52 Adelaide delivers both performance and versatility in a distinctive commercial setting.

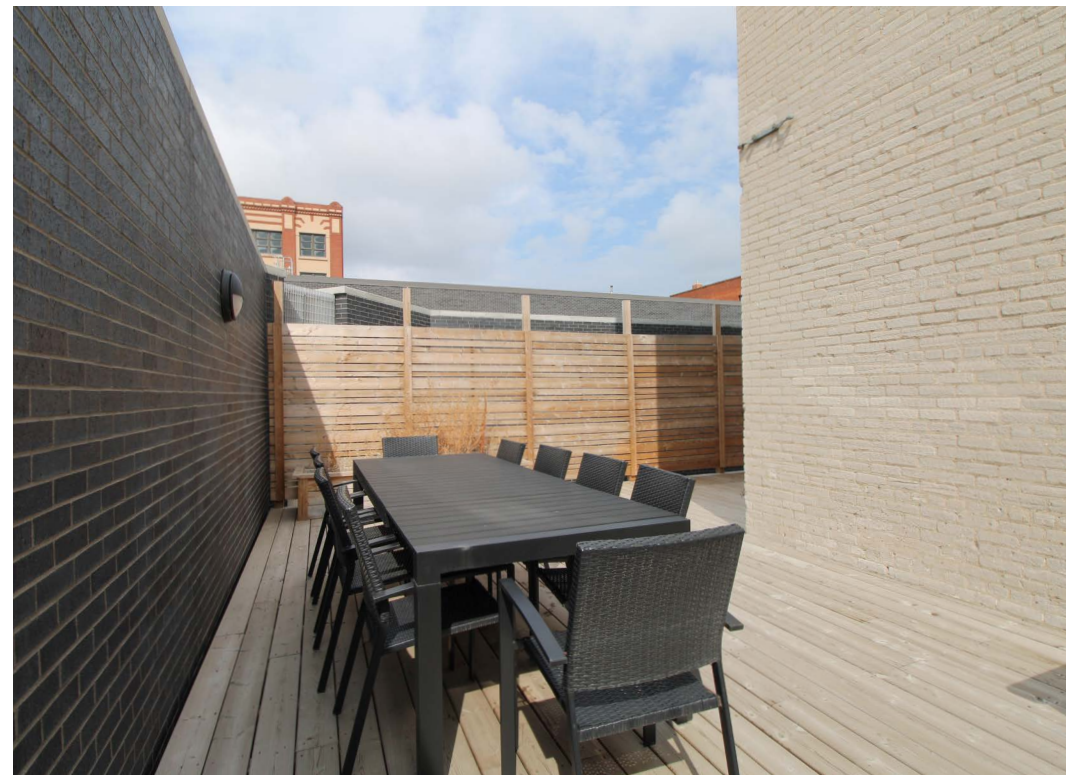
Ideal For:

- Professional services firms
- Medical, wellness, and therapy practices
- Architecture and design studios
- Creative agencies and production teams
- Owner-operators seeking dual-use income potential



All images are conceptual renderings and are intended to illustrate possible configurations and uses of the space.

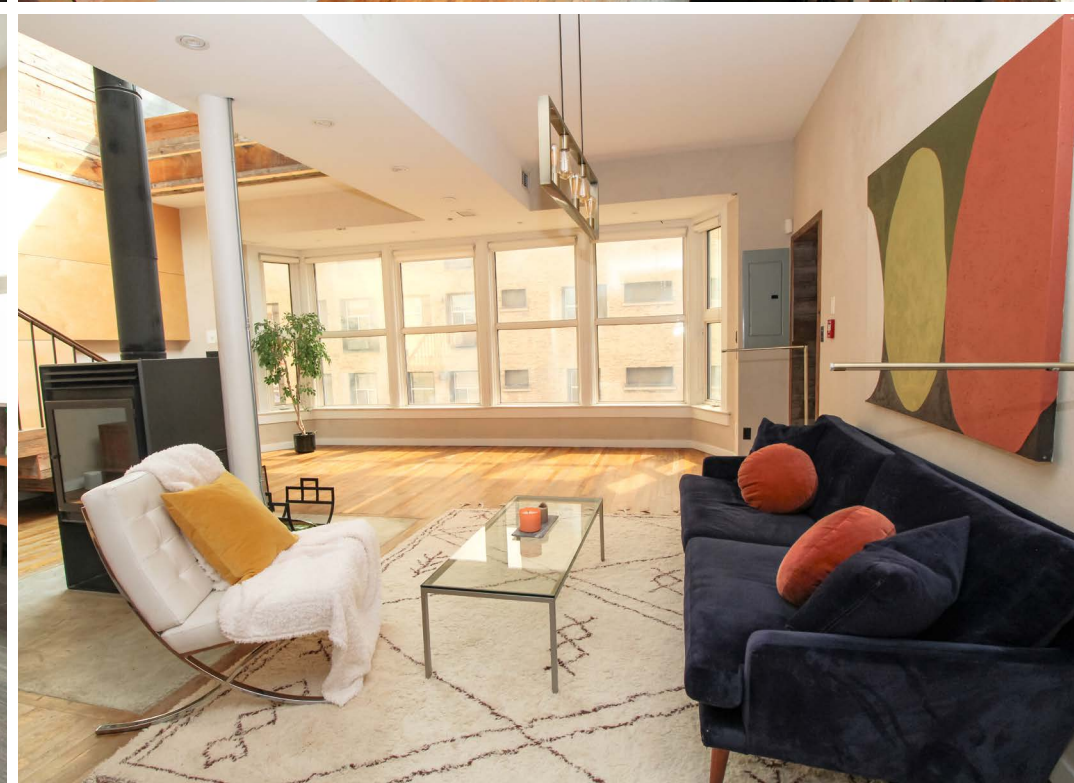
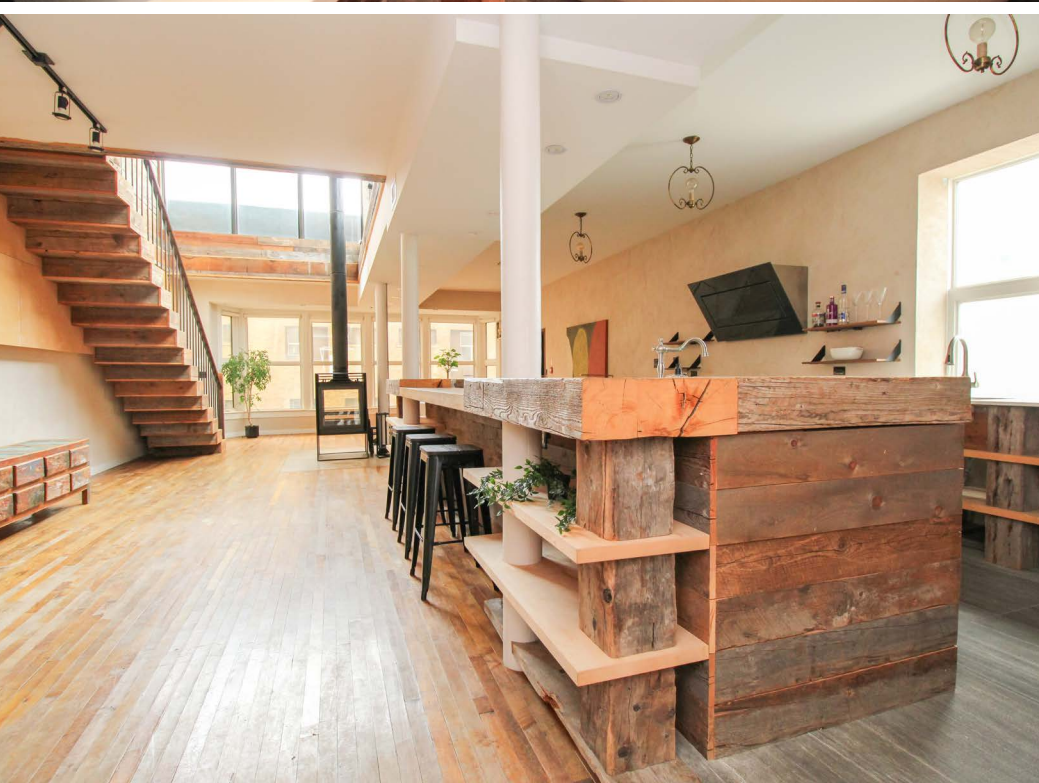
MAIN LEVEL



SECOND LEVEL



THIRD LEVEL
LOFT PENTHOUSE

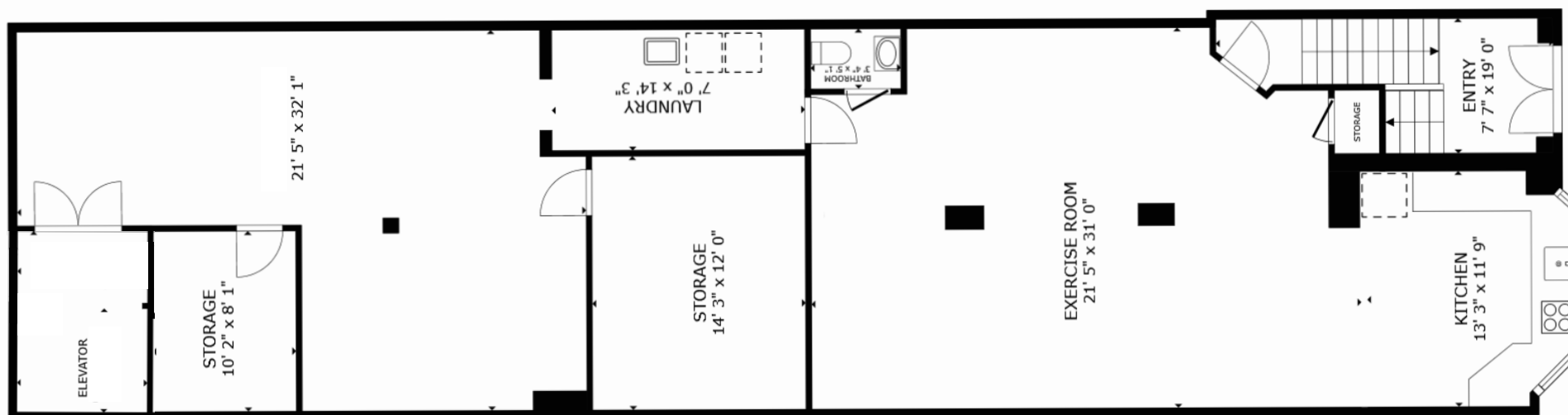


ROOFTOP TERRACE



FLOOR PLANS

LOWER LEVEL



*Floorplans are approximate and may not reflect the actual layout or dimensions.

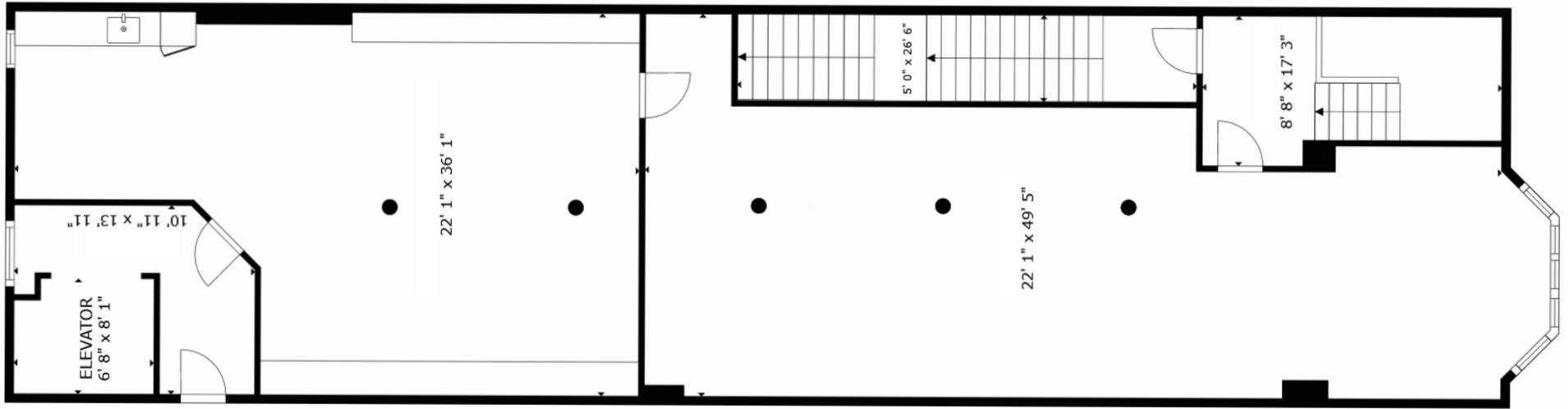


FLOOR PLANS

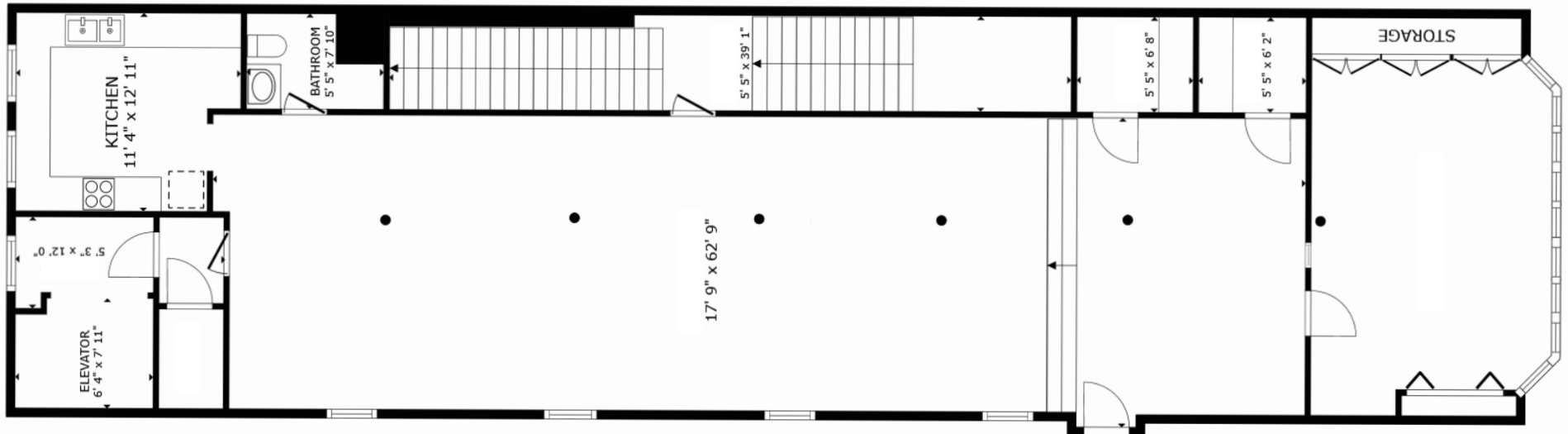
MAIN & SECOND LEVEL



MAIN LEVEL



SECOND LEVEL



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FLOOR PLANS

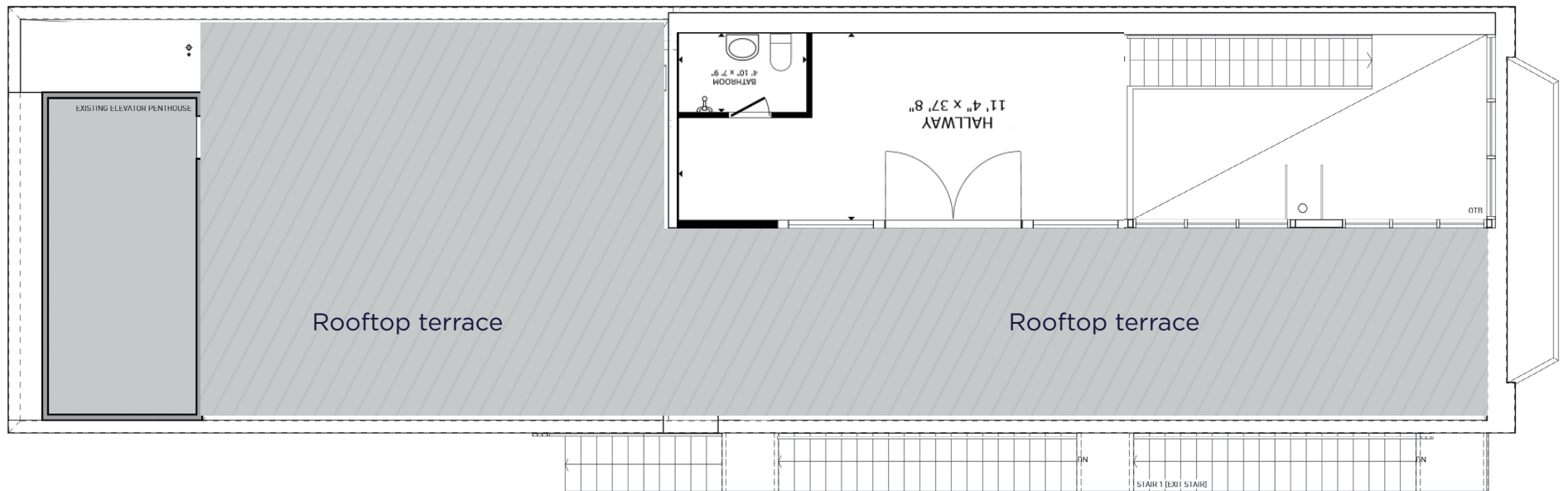
THIRD LEVEL LOFT PENTHOUSE



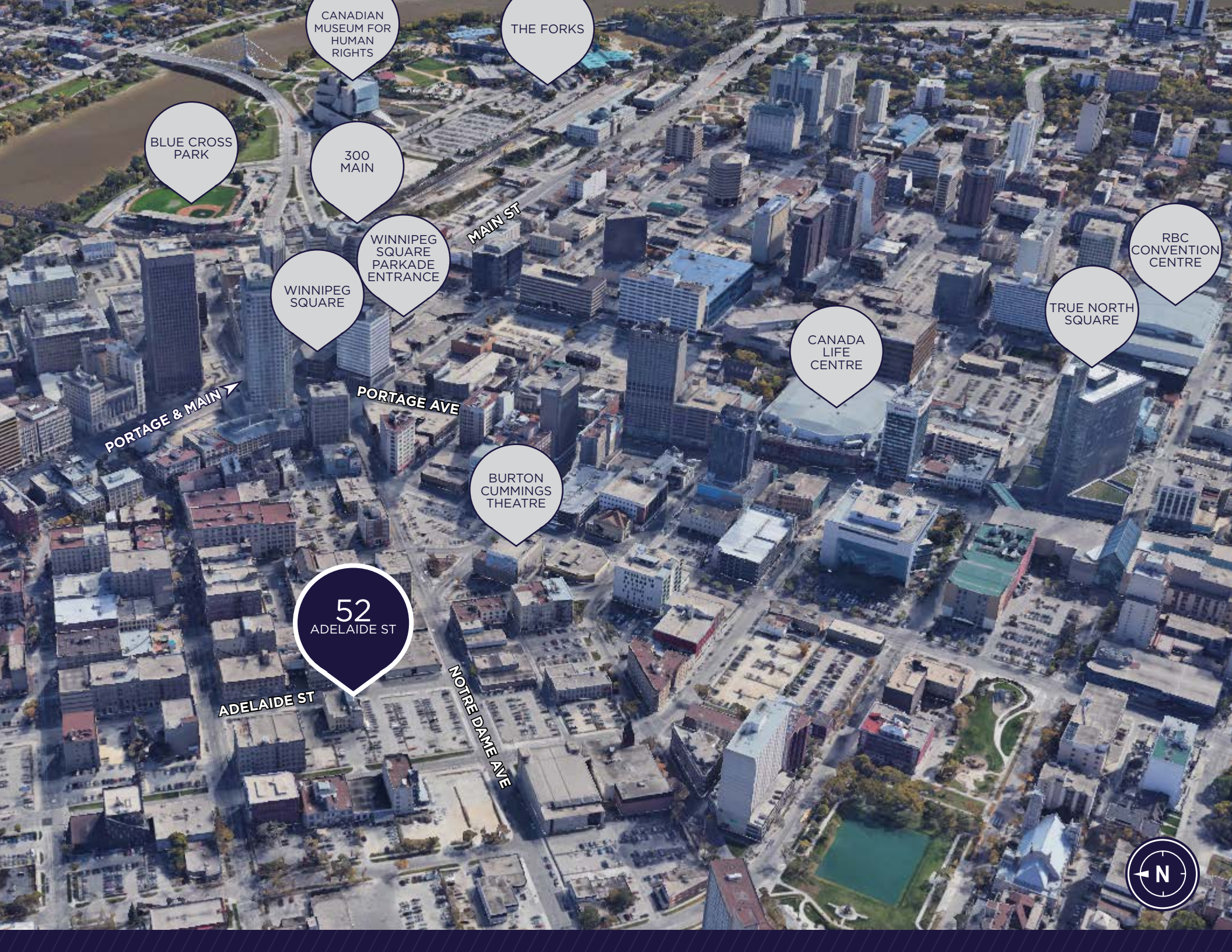
THIRD LEVEL



ROOFTOP TERRACE



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CANADIAN MUSEUM FOR HUMAN RIGHTS

THE FORKS

BLUE CROSS PARK

300 MAIN

WINNIPEG SQUARE PARKADE ENTRANCE

WINNIPEG SQUARE

MAIN ST

RBC CONVENTION CENTRE

TRUE NORTH SQUARE

CANADA LIFE CENTRE

PORTAGE & MAIN

PORTAGE AVE

BURTON CUMMINGS THEATRE

52 ADELAIDE ST

ADELAIDE ST

NOTRE DAME AVE








LOCAL AMENITIES

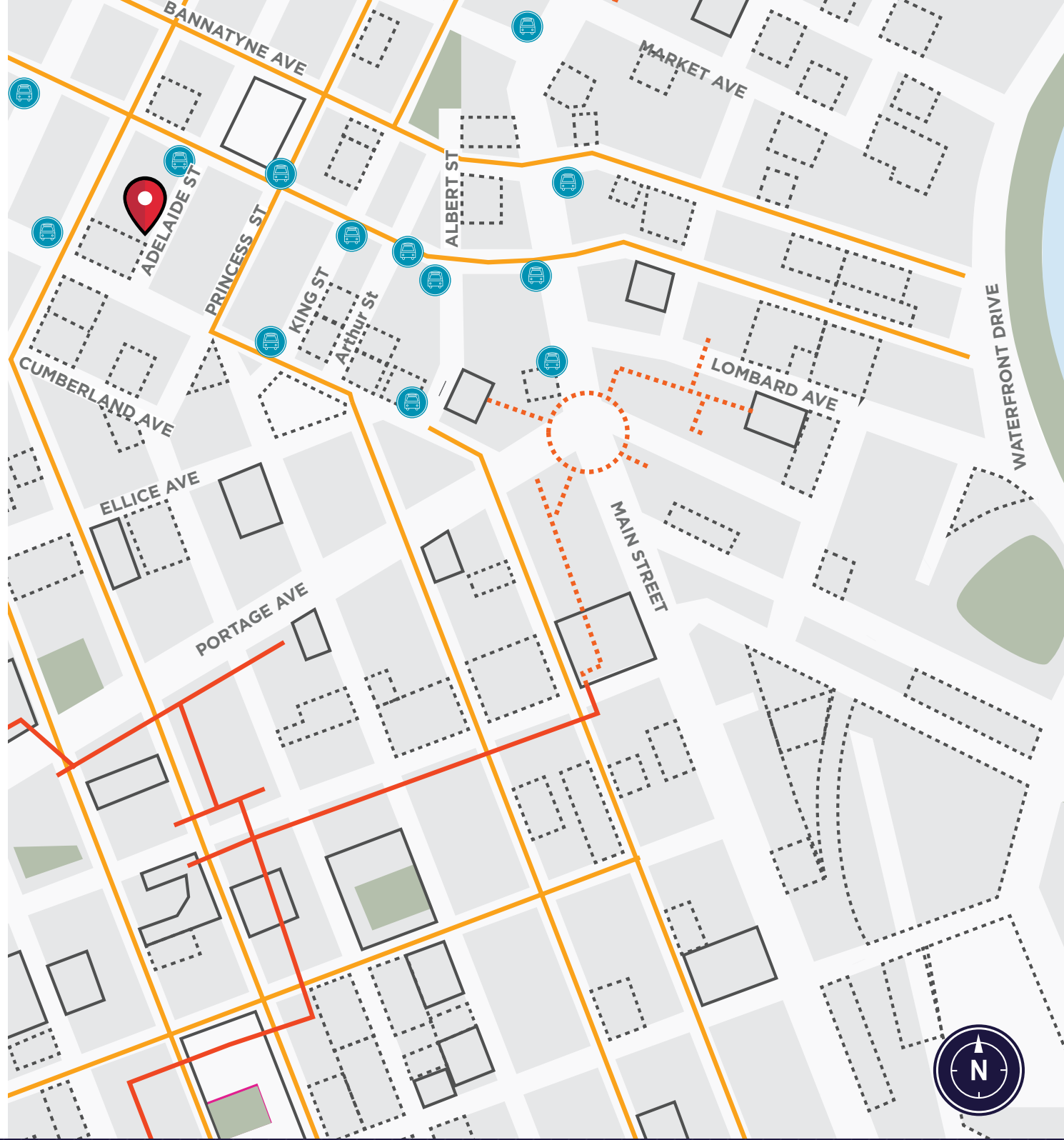
- 1 DEER + ALMOND
- 2 PEASANT COOKERY
- 3 KING'S HEAD PUB
- 4 AMSTERDAM TEA ROOM & BAR
- 5 ACROSS THE BOARD GAME CAFE
- 6 SUBWAY
- 7 LITTLE BROWN JUG
- 8 TIM HORTONS
- 9 TOAD HALL TOYS
- 10 BURTON CUMMINGS THEATRE
- 11 YELLOW DOG TAVERN
- 12 ALDO FORMAL WEAR
- 13 CENTENNIAL CONCERT HALL
- 14 HERMANOS RESTAURANT
- 15 MANITOBA MUSEUM
- 16 PLANETARIUM
- 17 SCIENCE MUSEUM
- 18 CLEMENTINE
- 19 RED RIVER COLLEGE
- 20 NORTH FORGE
- 21 CINEMATHEQUE



WALK SCORE	100
BIKE SCORE	89
TRANSIT SCORE	87

PARKING GUIDE

-  PARKADES
-  SURFACE LOTS
-  WALKWAYS
-  UNDERGROUND WALKWAY
-  BIKE LANES





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