

FREESTANDING SUBURBAN OFFICE BUILDING FOR SALE

1871 NESS AVENUE



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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 (\$197.00 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

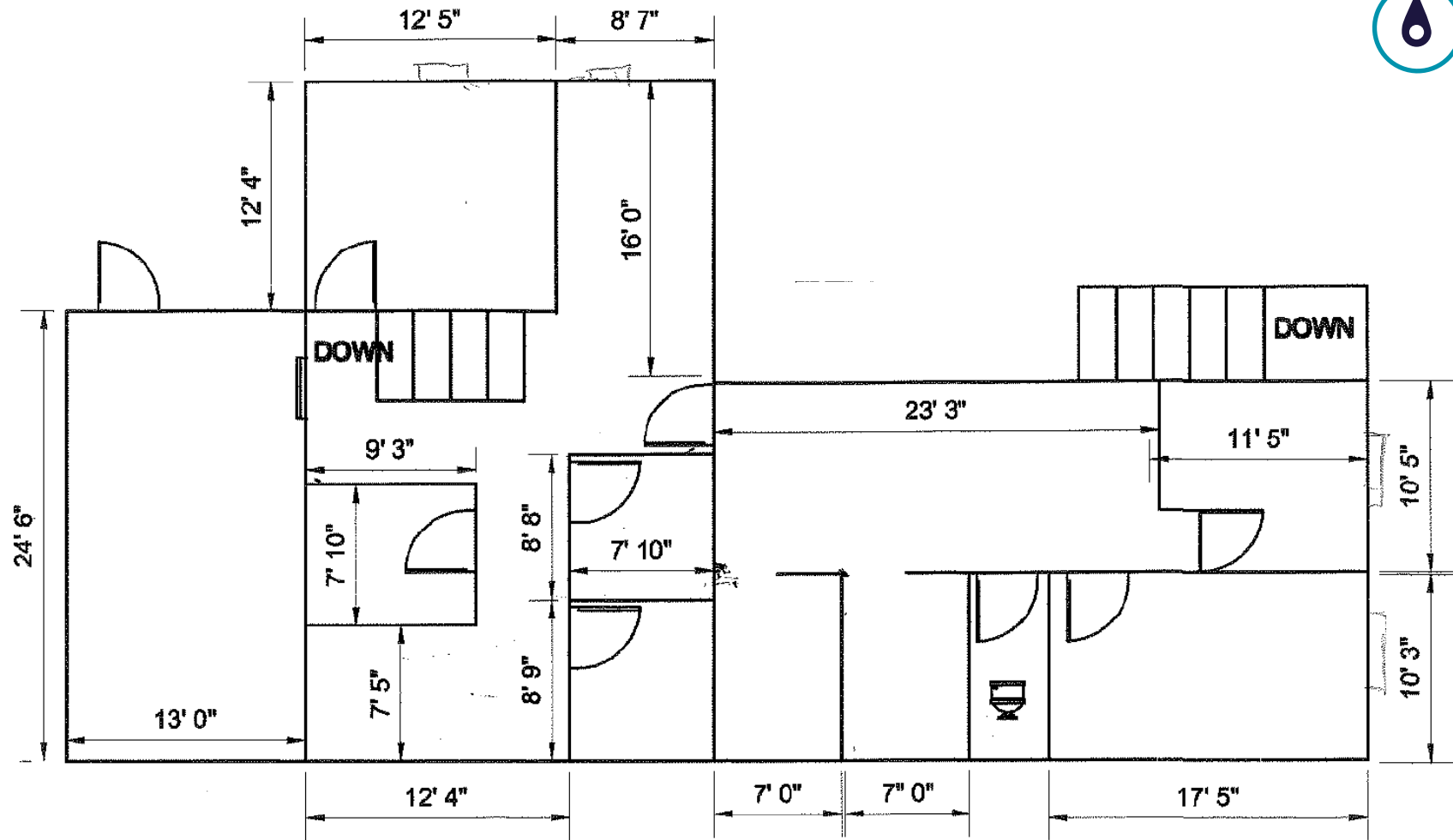
Parking: 4 Dedicated Surface Stalls

Ceiling Height: 10'

Zoning: C1 - Commercial Neighbourhood

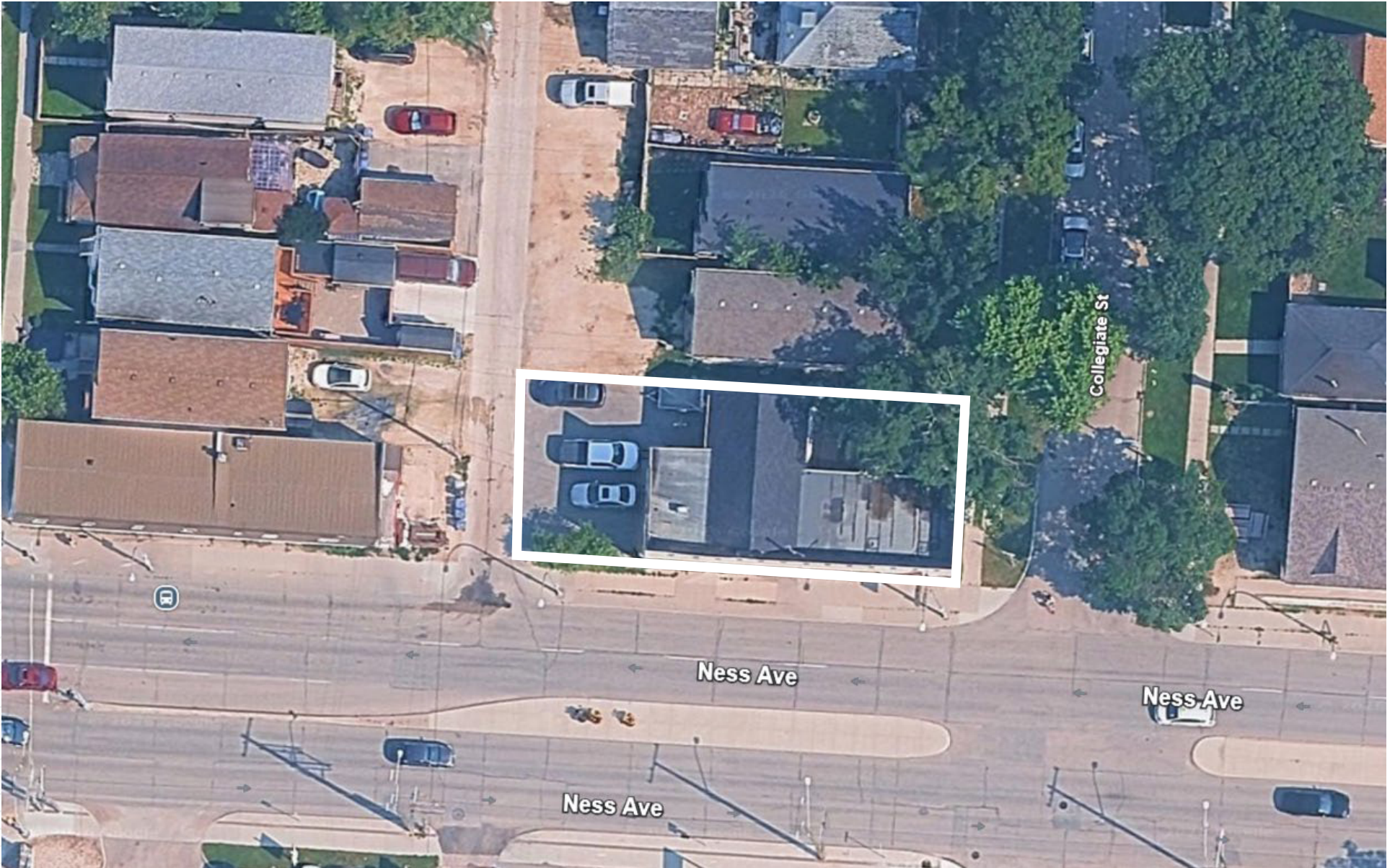
FLOOR PLAN

SECOND FLOOR



Ness Ave

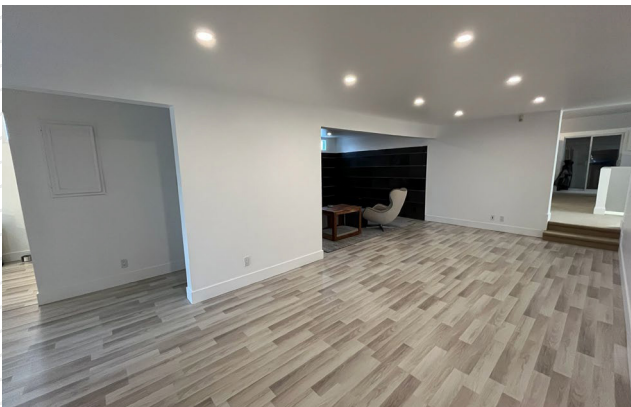
SITE PLAN



MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS

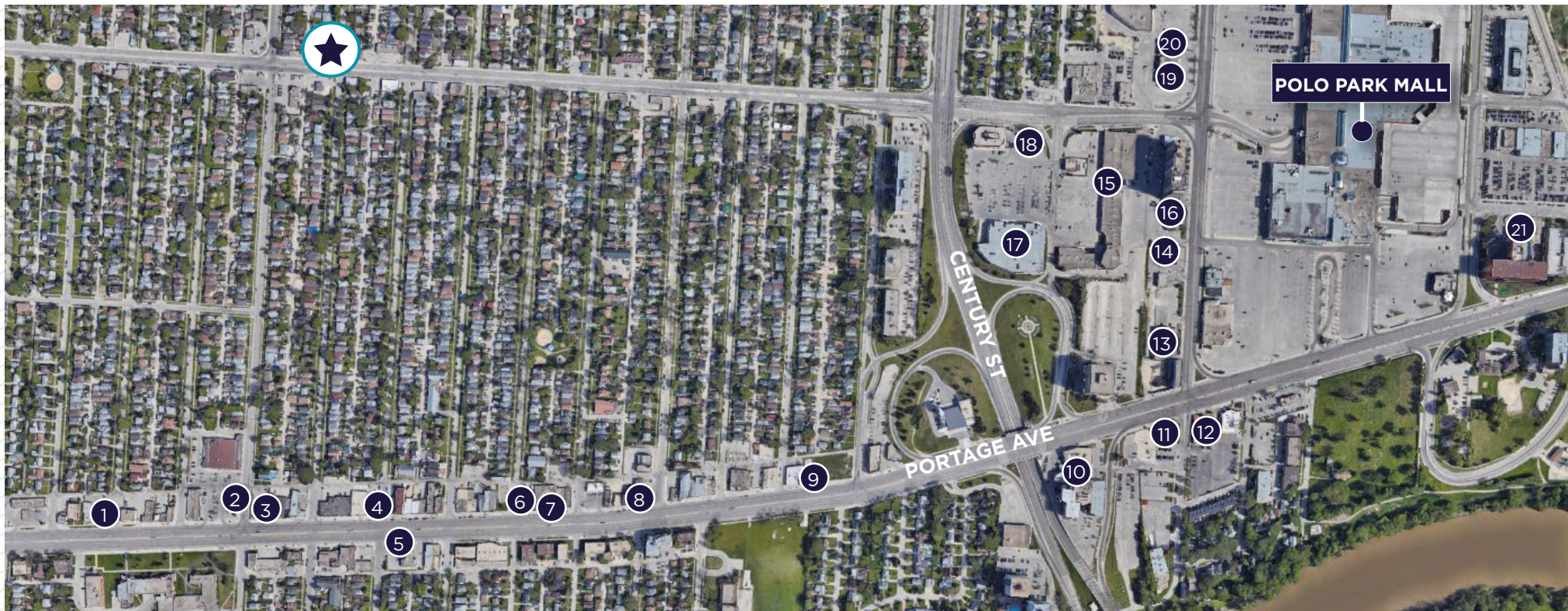


AREA AMENITIES

4 MINS
POLO PARK

15 MINS
DOWNTOWN WINNIPEG

11 MINS
RICHARDSON INTL' AIRPORT



LOCAL AMENITIES

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



CONTACT

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