

# SIGNATURE OFFICE FOR SALE/LEASE

## 187 ST. MARY'S ROAD



- BUSINESS RELOCATING -

**Colin Gratton**  
Associate

T 204 928 5000  
C 204 471 1270  
colin.gratton@cwinnipeg.com

**Lydawn McGarry**  
Associate

T 204 934 8906  
C 204 801 6967  
lydawn.mcgarry@cwinnipeg.com

**Chris Hourihan**  
Associate Vice President

Christopher Hourihan Personal Real Estate Corporation  
T 204 934 6215  
C 204 995 0225  
chris.hourihan@cwinnipeg.com

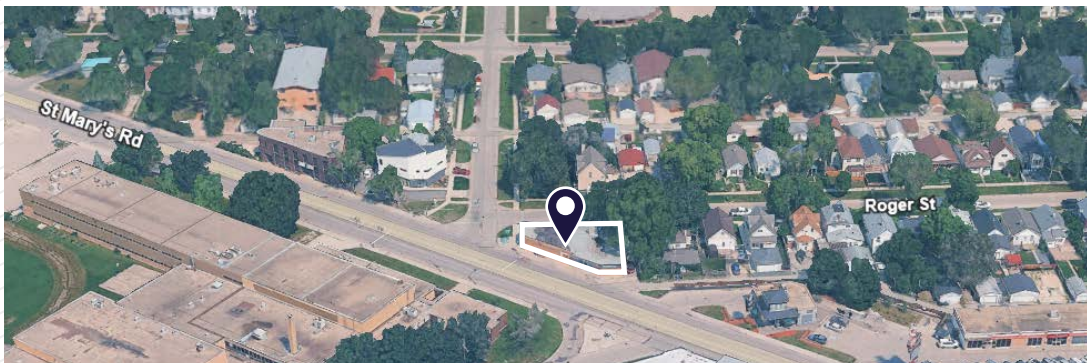




# PROPERTY HIGHLIGHTS

## (+/-) 3,551 SF AVAILABLE

- Turnkey suburban office space, ideal for owner-users
- Featuring 8 private offices, 2 washrooms, large boardroom, reception area and kitchenette
- Additional (+/-) 1,003 sq. ft. of basement space
- Located on major transportation routes w/ bus stop directly outside the property
- 5-Min drive to Downtown
- 4 tandem parking stalls w/ ample street parking available



### PRICING

Asking Price:	\$1,295,000.00 (\$365 PSF)
Property Taxes:	\$20,584.57 (2025)
Lease Rate:	\$18.00 PSF
CAM & TAX:	\$8.01 PSF (2026 est.) *plus management fee (5% of gross rent)

### BUILDING & SITE DETAILS

Land Area (+/-):	6,042 SF
Building Area (+/-):	Main Floor: 3,551 SF Basement: 1,003 SF <b>Total: 4,554 SF</b>
Year Built:	1957
Parking:	4 tandem stalls along the East of the Building
Structure:	Brick Masonry
Zoning:	C1 - Commercial Neighbourhood

# PROPERTY IMAGES

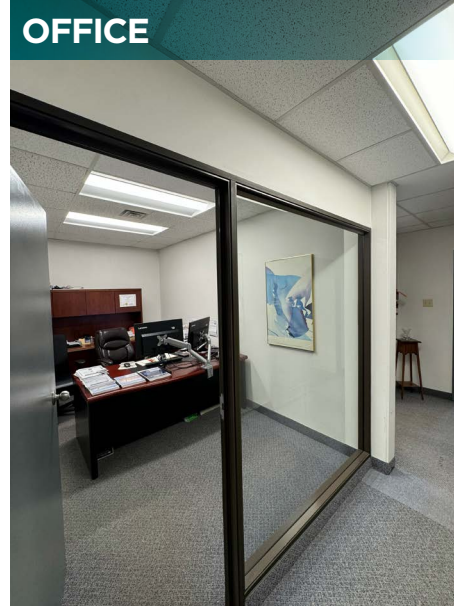
RECEPTION



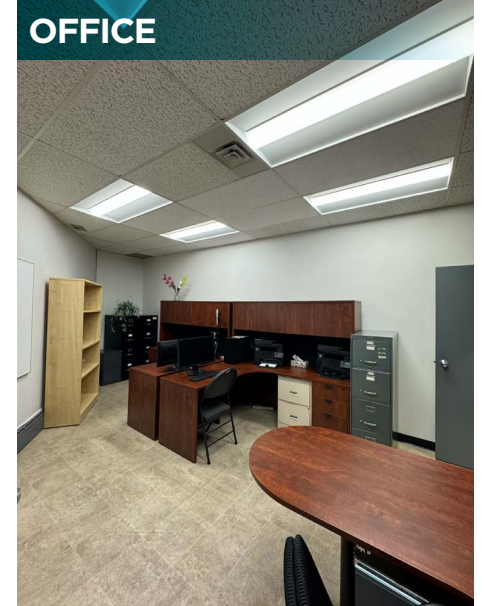
BOARDROOM



OFFICE



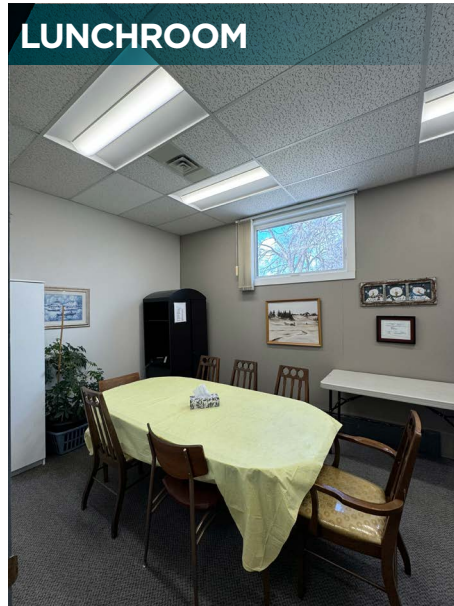
OFFICE



OPEN WORK AREA



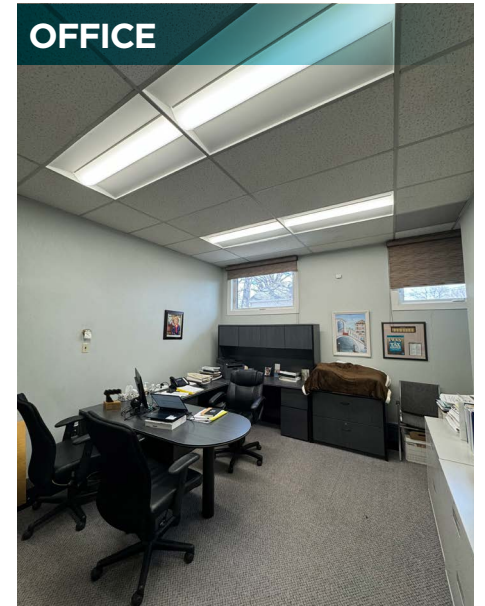
LUNCHROOM



KITCHEN

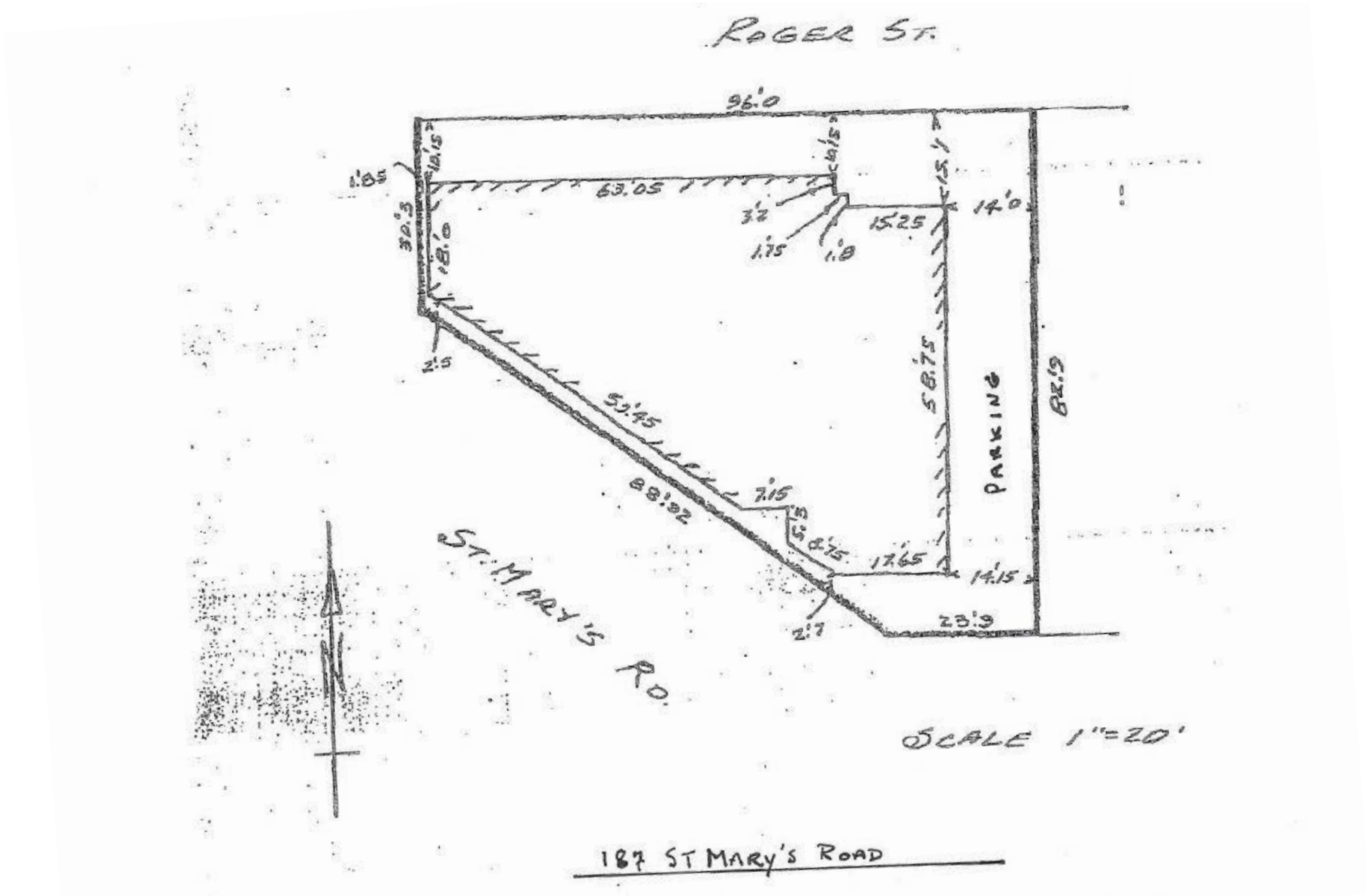


OFFICE



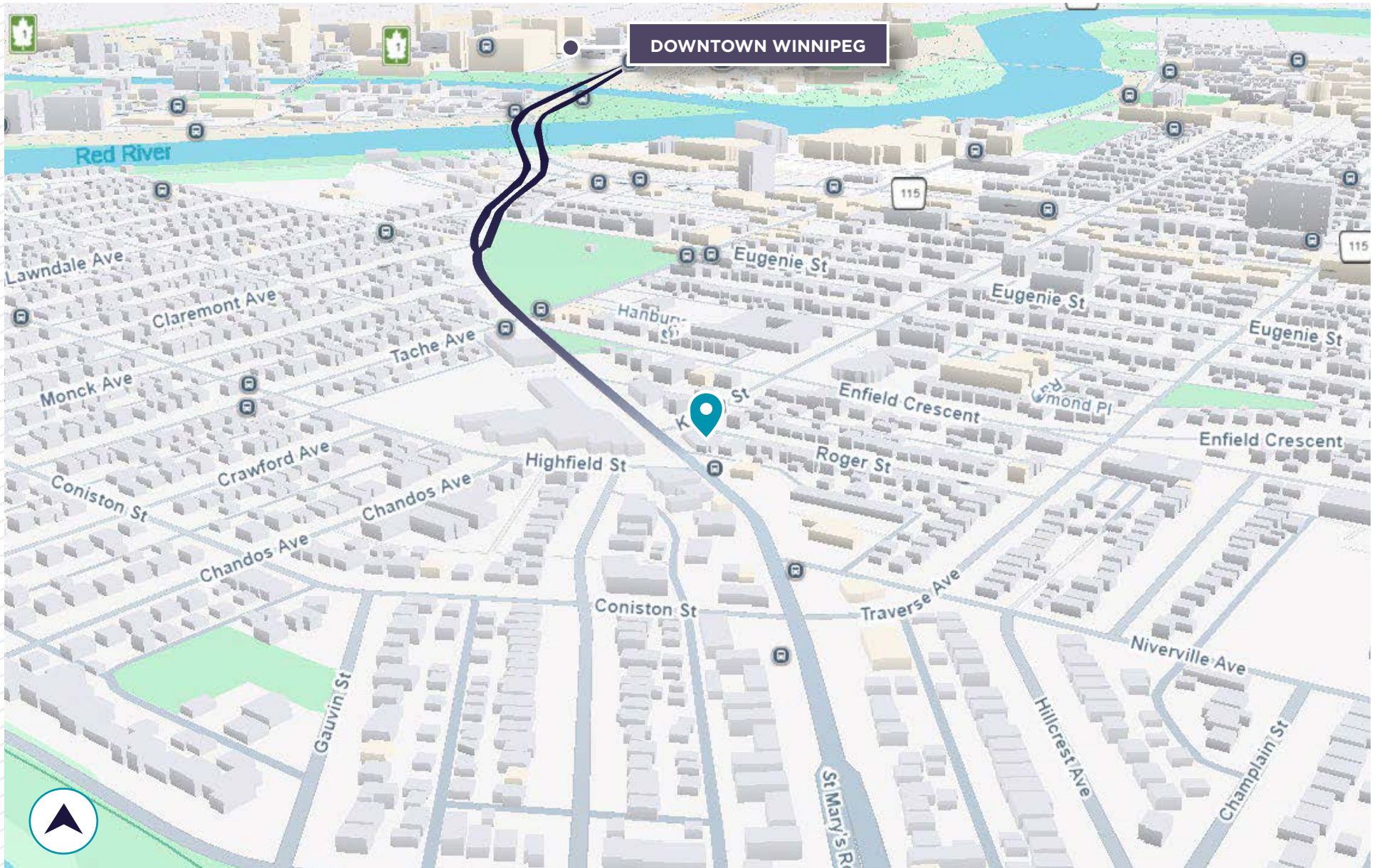


# SITE PLAN



# TRANSIT MAP

 ROUTE TO DOWNTOWN	 6 MINS BY CAR TO DOWNTOWN	 12 MINS BY BUS TO DOWNTOWN
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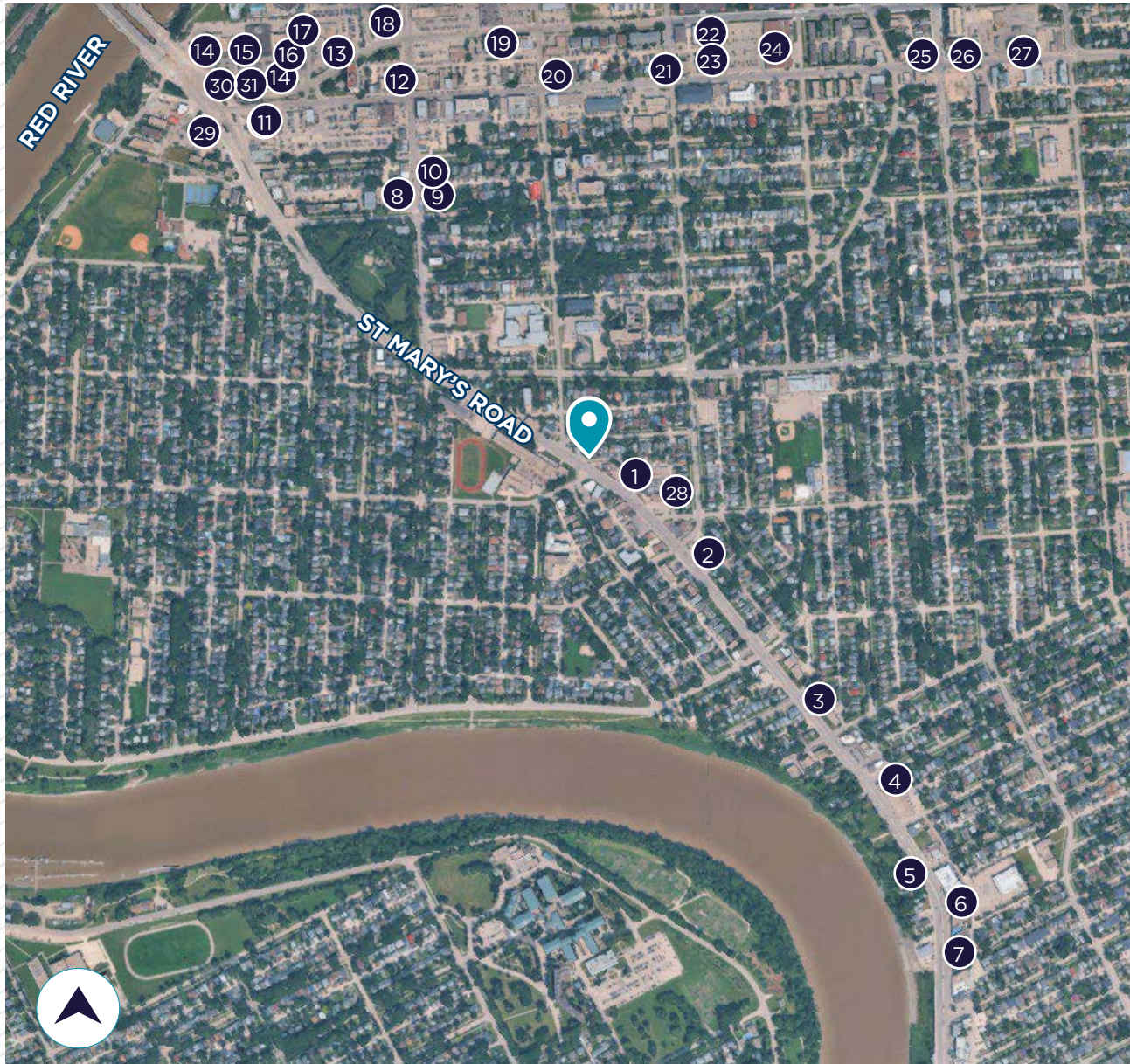


# AMENITIES MAP

**87**  
WALKING  
SCORE

**59**  
TRANSIT  
SCORE

**86**  
BIKING  
SCORE



## LOCAL AMENITIES

- 1 STARBUCKS
- 2 TACO DEL MAR
- 3 GARDIAN ARIA PHARMACY
- 4 RENTA BIKE NOW
- 5 EAT ON SAMOSA
- 6 FRIGIDAIRE APPLIANCE STORE
- 7 MARIGOLD RESTAURANT
- 8 CORONATION BOWLING CENTRE
- 9 LIBERTY ATHLETIC + MEDICAL SUPPLIES
- 10 THYME CAFE AND BOOKS
- 11 NORWOOD HEALTH & WELLNESS
- 12 CIBC
- 13 MCDONALD'S
- 14 TIM HORTONS
- 15 PET VALU
- 14 DOMO
- 16 DYNACARE LABORATORY
- 17 SUBWAY
- 18 LECLERC PHARMACY
- 19 ACCESS CENTRE
- 20 7-ELEVEN
- 21 SCOTIABANK
- 22 SHELL
- 23 DOLLARAMA
- 24 SAFEWAY
- 25 DOUG & BETTY'S ICE CREAMERY
- 26 INFERNO'S BISTRO
- 27 A&W
- 28 RED TOP DRIVE INN
- 29 SANTA LUCIA
- 30 LIQUOR MART
- 31 SHOPPERS DRUG MART



## CONTACT

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