

HIGH EXPOSURE COMMERCIAL FOR SALE

284 MARION STREET



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PROPERTY HIGHLIGHTS

(+/-) 820 SF AVAILABLE

This commercial property presents a rare opportunity to own along bustling Marion Street in the heart of St. Boniface.

Zoned C2, the building supports a wide range of retail, office, and service uses. Separately metered utilities offer flexibility to demise the property into two units for owner-occupiers and investors alike. The site also features an oversized rear parking pad, in addition to ample street parking.

Vacant possession will be provided, offering immediate occupancy or lease-up potential.

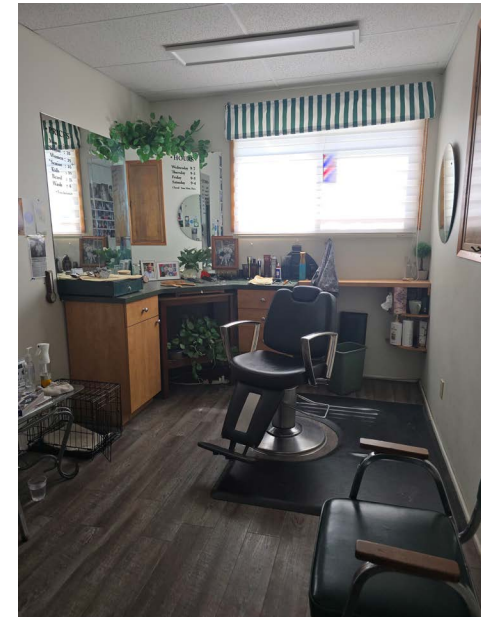
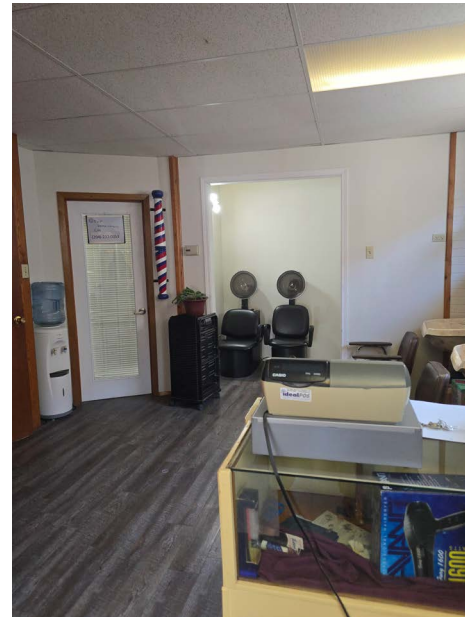
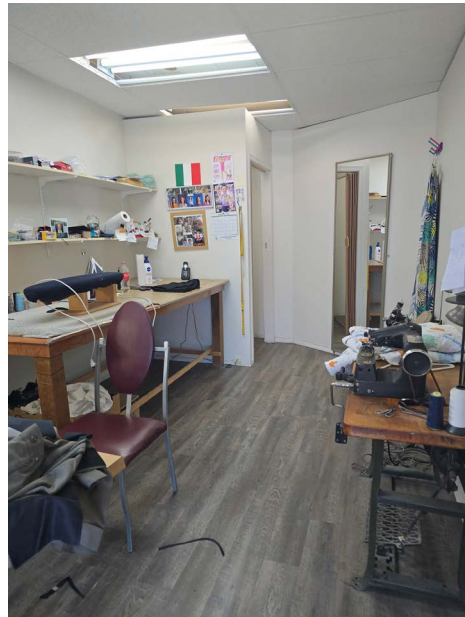
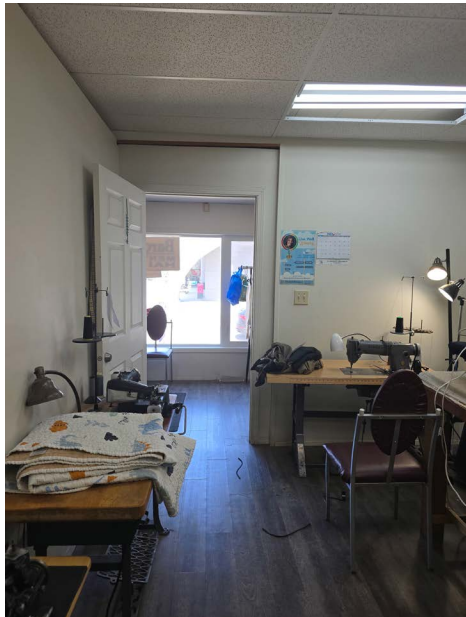
With strong street presence, outstanding visibility, and exposure along one of the area's main commercial corridors, this property presents an excellent opportunity to secure a small-format commercial asset in a highly desirable Winnipeg neighbourhood.

SALE PRICE: \$364,900

PROPERTY TAX: \$5,097.58 (2025)



PROPERTY IMAGES



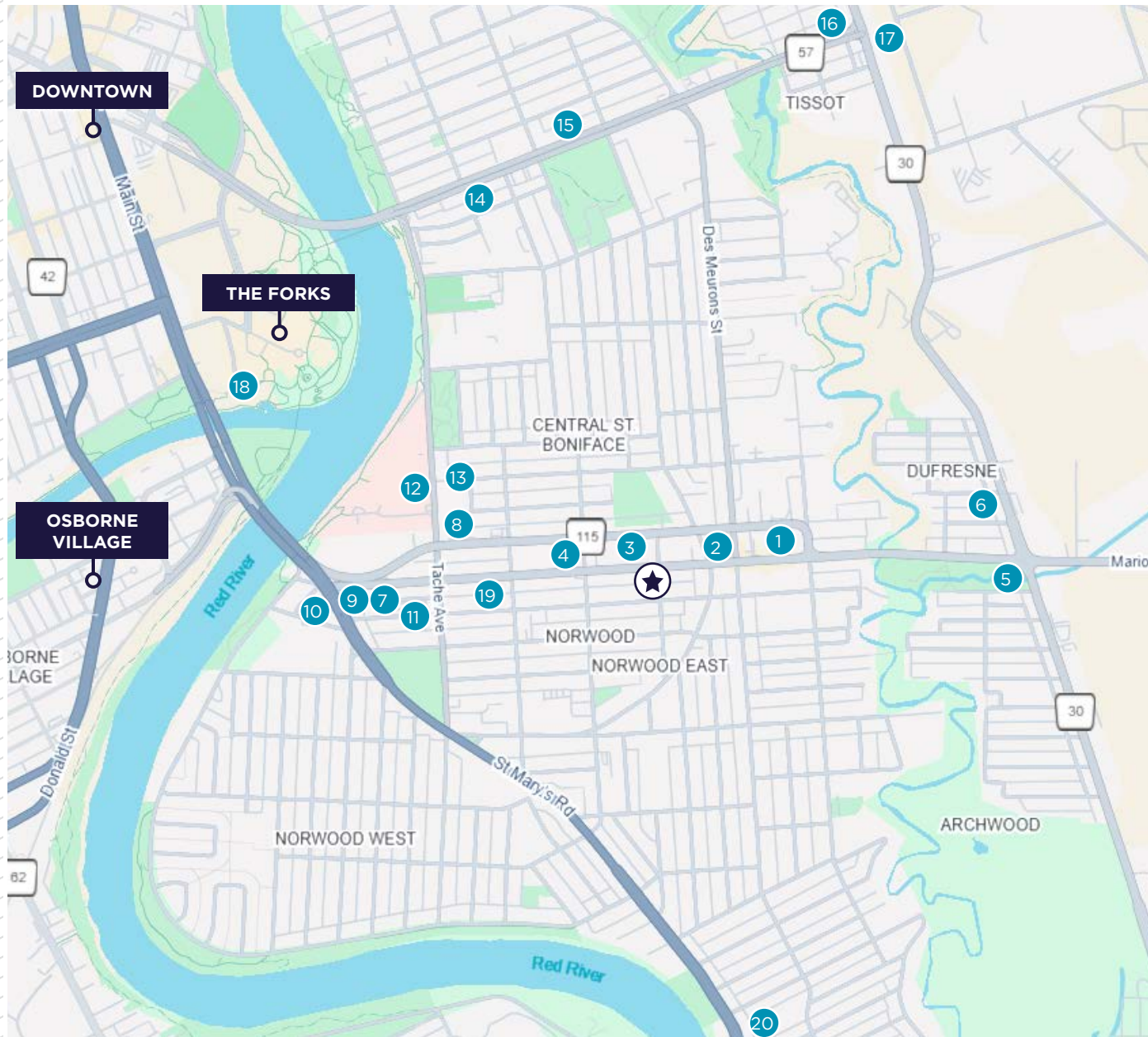
AMENITIES MAP

8 MINS
THE FORKS

11 MINS
DOWNTOWN

13 MINS
LAGIMODIERE

16 MINS
EAST PERIMETER HWY



- 1 DAIRI-WIP DRIVE IN
- 2 DUG & BETTY'S ICE CREAMERY
- 3 SAFEWAY
- 4 DOLLARAMA
- 5 TIM HORTONS
- 6 KID CITY
- 7 MCDONALD'S
- 8 NOFRILLS
- 9 DOMINION CENTRE
- 10 SANTA LUCIA PIZZA
- 11 LE CROISSANT
- 12 ST. BONIFACE HOSPITAL
- 13 STARBUCKS
- 14 CAFE POSTAL
- 15 CHAIRE CAFE & LOUNGE
- 16 SUBWAY
- 17 DAIRY QUEEN
- 18 THE FORKS
- 19 NORWOOD HOTEL
- 20 JUNE BERRY



CONTACT

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