

AVISON
YOUNG

250

MCDERMOT AVENUE
MERCHANTS BUILDING



250

MCDERMOT AVENUE
WINNIPEG, MANITOBA

THE BUILDING

This character building located at the corner of McDermot Avenue and Arthur Street is an important part of the Exchange District. Completed in 1898, it was the original home of the hardware dealer George D. Wood – later the Wood Vallance Company. Beginning in the 1920's, smaller tenants started to occupy the building which is now a Designated Historic Site. The Manitoba Historical Society was located in the building from 2004 – 2007.

THE AREA

With a great mix of character buildings and modern architecture, The Exchange District is one of Winnipeg's trendiest neighbourhoods. A short stroll from 250 McDermot are local restaurants, boutique shops, live music venues, art galleries, as well Old Market Square.

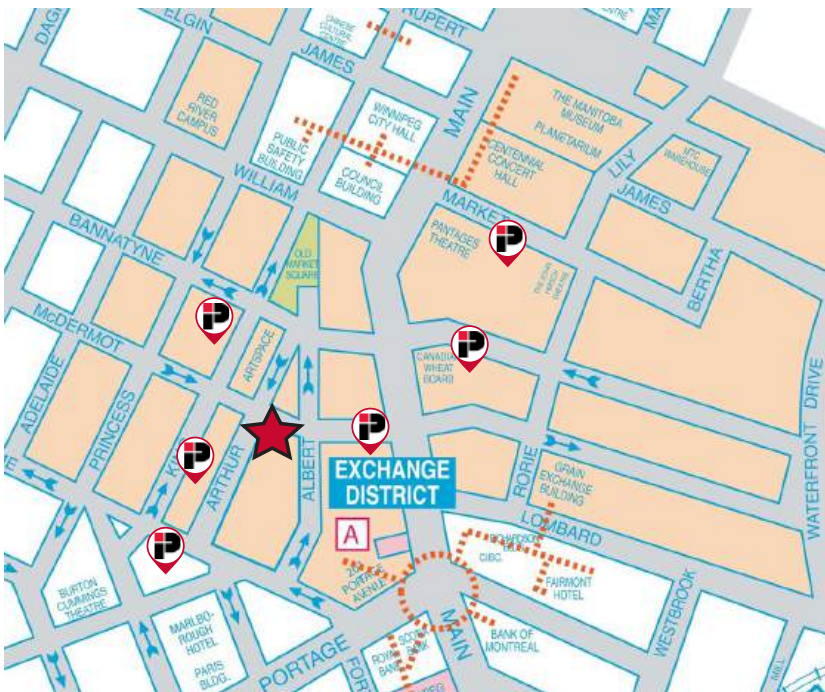
An area like no where else – surrounded by chefs, musicians, artists designers and entrepreneurs, visited by tourists and locals alike, the Exchange District has been the home to many creative and inspiring Winnipeggers.



250

MCDERMOT AVENUE
WINNIPEG, MANITOBA

- Character building in Winnipeg's Exchange District
- Numerous restaurants and amenities in the area
- Just two short blocks to Portage & Main and the underground concourse
- Monthly parking and Winnipeg Transit both readily available in close proximity to the property
- Polished hardwood floors, tin ceiling and operational windows
- Tenant improvements available for qualified tenants
- Flexible lease terms and various unit sizes available
- Professional on-site landlord
- Storage available upon request
- Unit 103: Main floor space with entry from lobby



Unit	SF	Gross Rent / Month
410	3,549	\$4,732
404	2,044	\$2,725
402	1,122	\$1,590
400	3,327	\$4,436
306	1,697	\$2,265
305	1,909	\$2,705
303/304	2,039	\$2,720
301	2,780	\$3,710
103	1,845	\$2,925

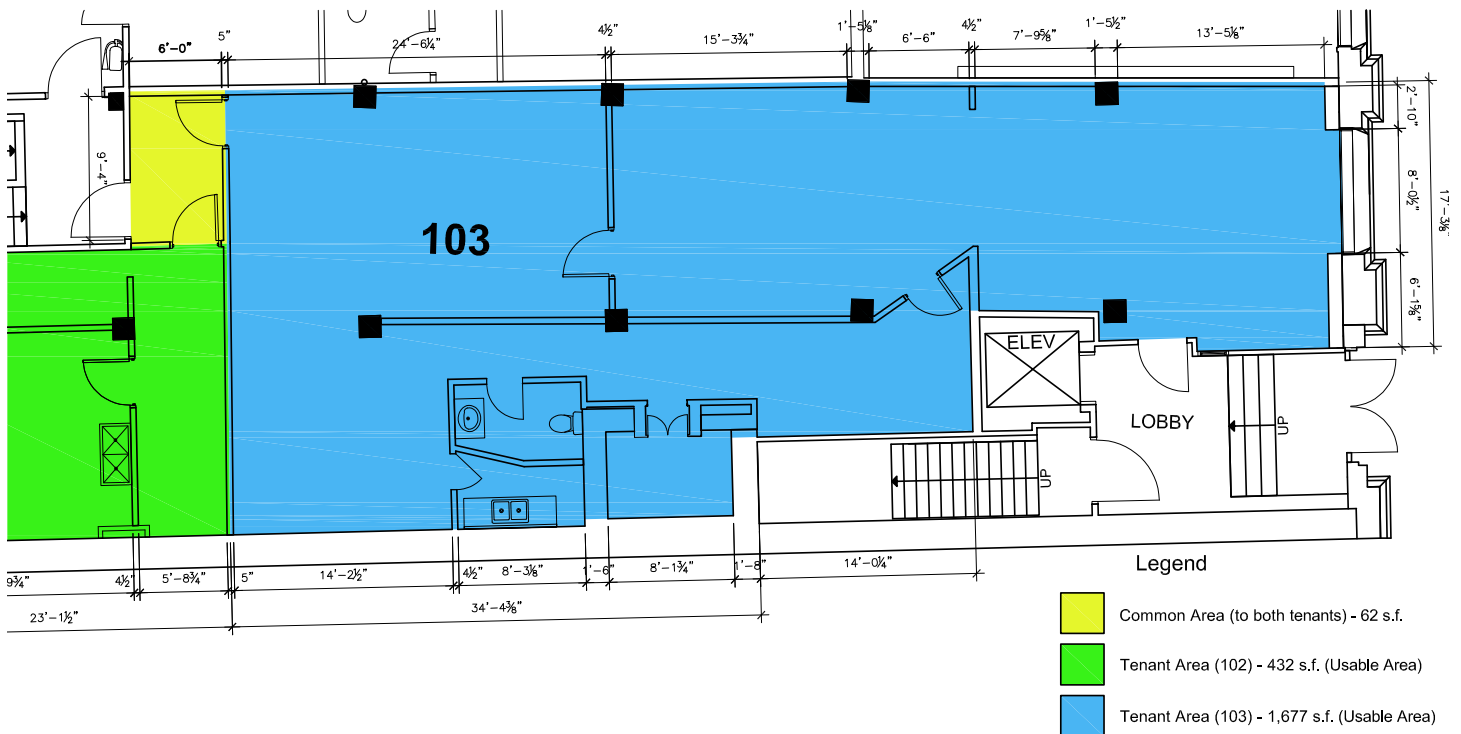


ARTHUR

MCDERMOT



PLANS & PHOTOS MAIN FLOOR



INTERIOR VIEW OF LOBBY ACCESS



UNIT 103



PLANS & PHOTOS

3RD FLOOR



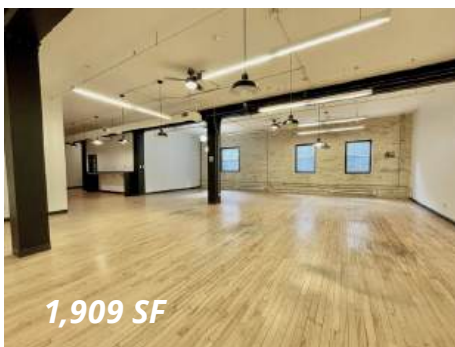
UNIT 301



UNIT 306



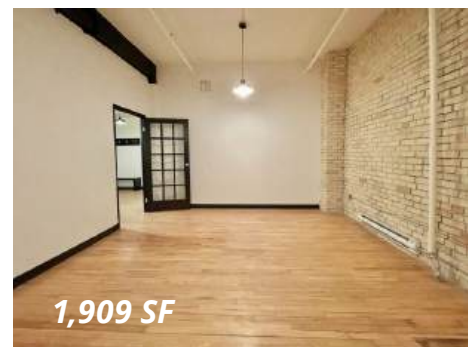
UNIT 306



UNIT 305



UNIT 305



UNIT 305



PLANS & PHOTOS

4TH FLOOR



UNIT 404



UNIT 404



UNIT 411



UNIT 410



UNIT 410



UNIT 402

AVISON YOUNG

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