



Colliers

230 Main Street, Winnipeg MB

# The Fortune Block: updated heritage building **for lease**

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# Property Overview

The Fortune Building is located at 230 Main Street, a historic site in downtown Winnipeg. A beautiful, restored brick building that maintains the area's character but only a block away from Portage and Main, Winnipeg's central business hub. Ownership and Management have shown commitment to raising the bar for heritage buildings in the area and have completed a very thorough and accurate restoration.

<b>Building Name</b>	The Fortune Block
<b>Civic Address</b>	230 Main Street, Winnipeg Manitoba
<b>Suites Available</b>	1st, 2nd, and 3rd floor units
<b>Net Rent</b>	To be negotiated
<b>Operating Costs</b>	\$10.54/SF
<b>Management Fee</b>	5% of basic and additional rent
<b>Total Available Space</b>	±365 SF - ±1,163 SF
<b>Available</b>	Immediately

## Features

- New windows and insulation
- New HVAC throughout the building
- New plumbing and electrical systems
- Opportunity to lease a combination of adjoining suites on second and third floors
- Modern Electric Lunch café
- Elevator access

## Key Highlights



Downtown location



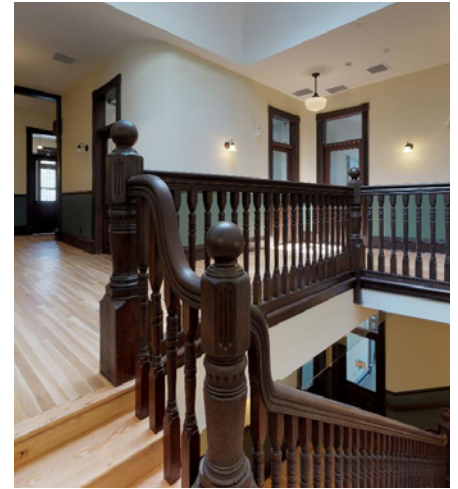
Close to restaurants and amenities



Blocks from Portage and Main

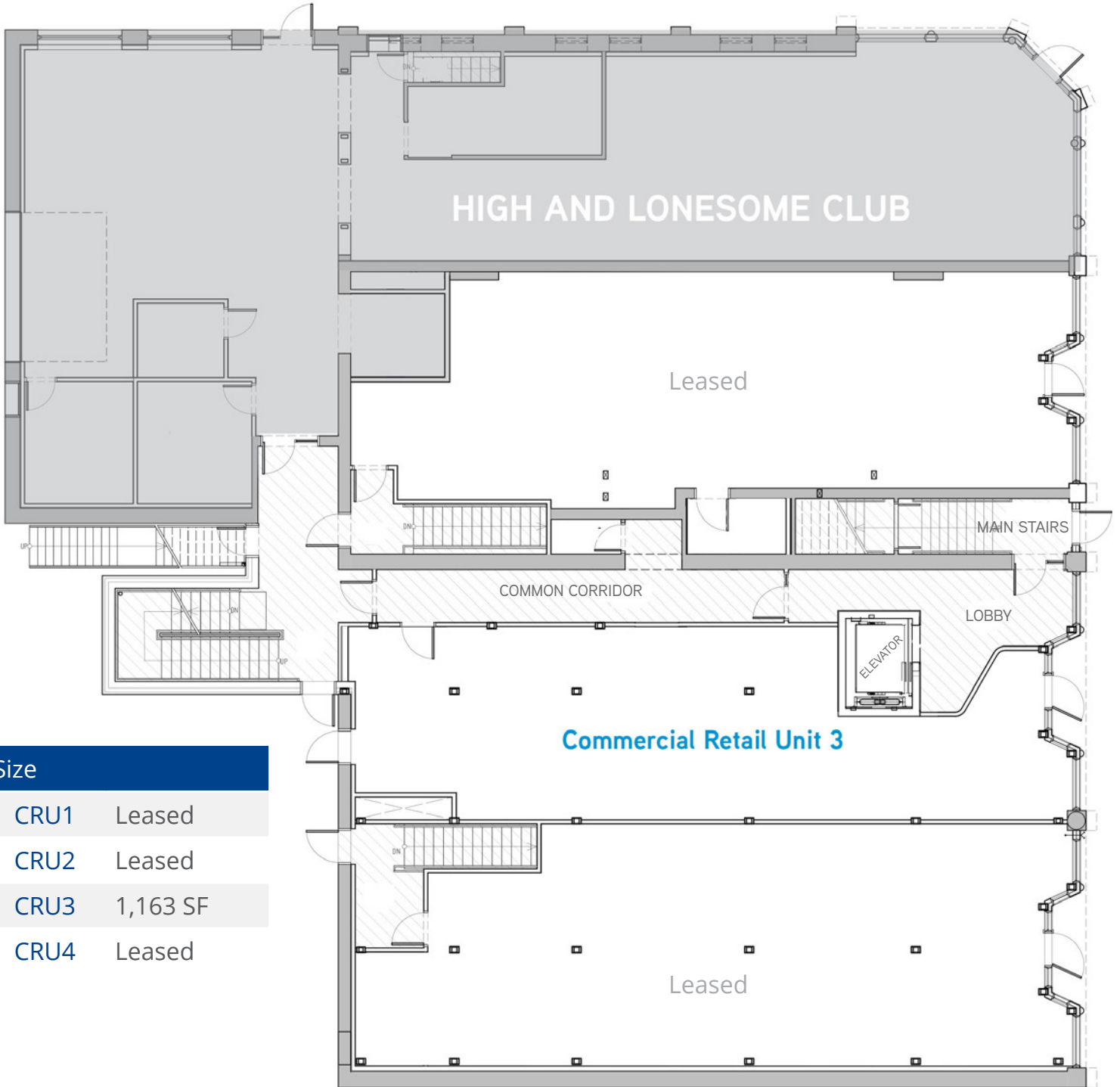


Rooftop patio



# Floor Plans

## Main Floor

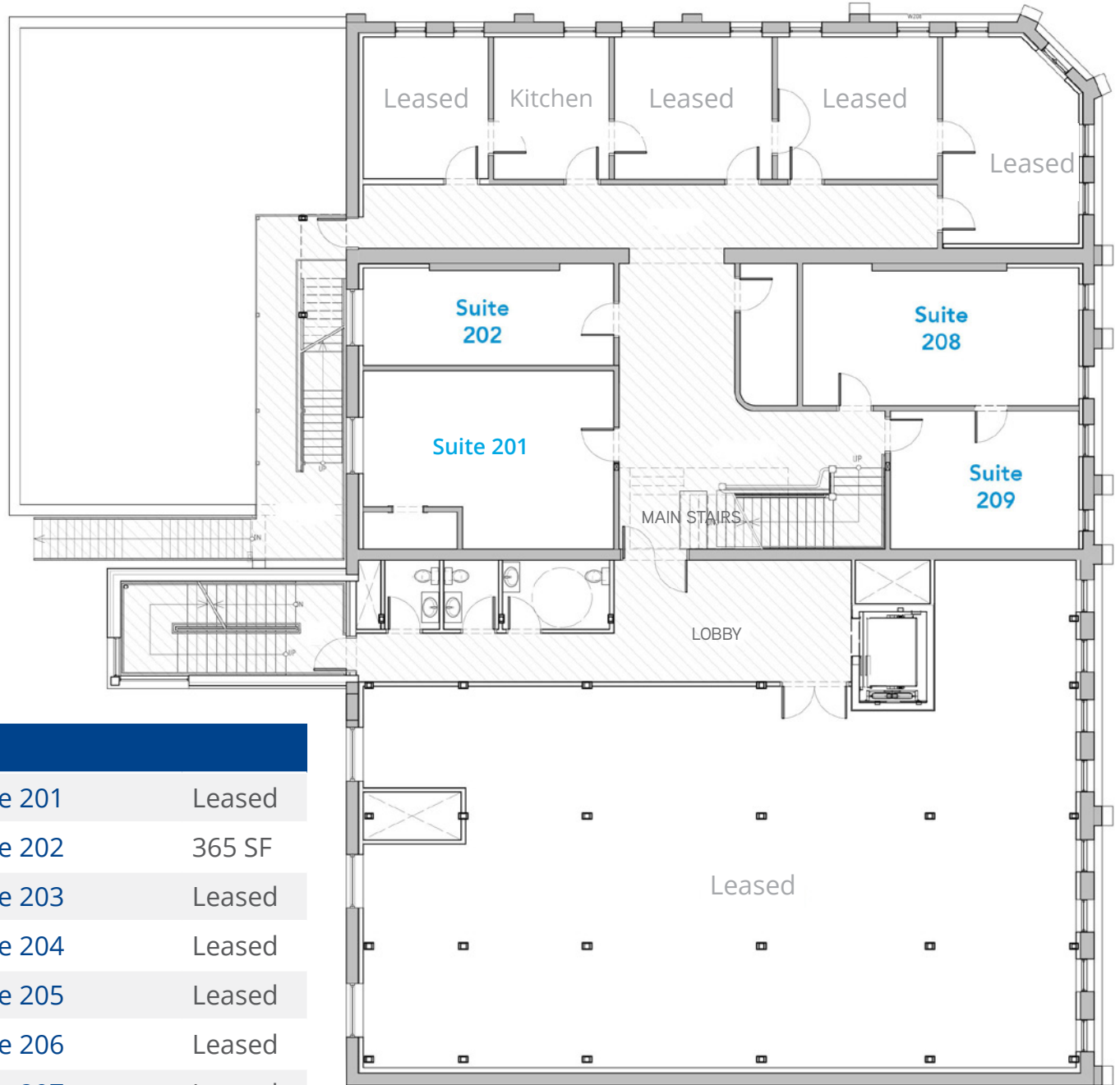


### Size

CRU1	Leased
CRU2	Leased
CRU3	1,163 SF
CRU4	Leased

# Floor Plans

## 2nd Floor

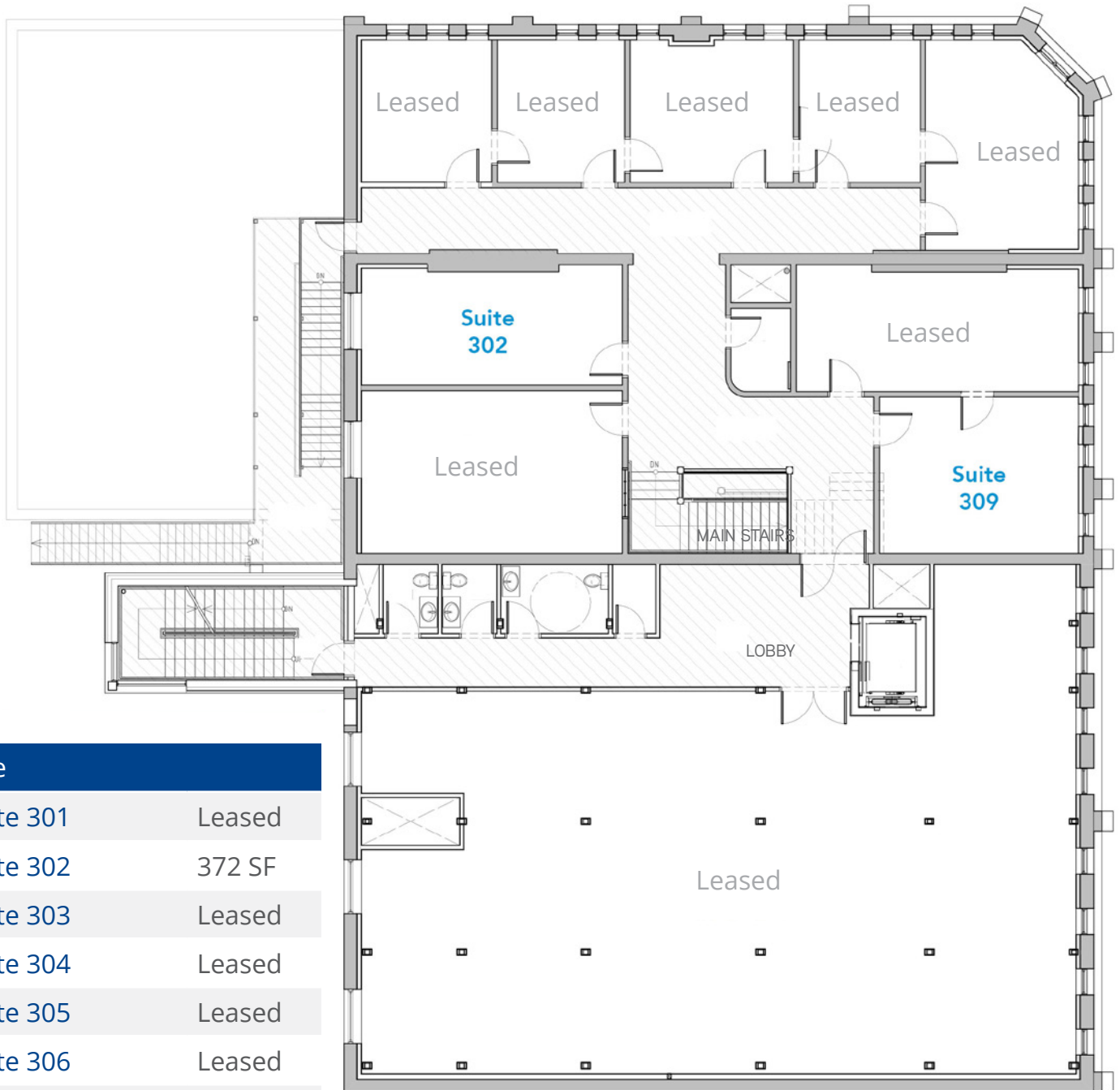


### Size

Suite 201	Leased
Suite 202	365 SF
Suite 203	Leased
Suite 204	Leased
Suite 205	Leased
Suite 206	Leased
Suite 207	Leased
Suite 208	491 SF
Suite 209	405 SF
Suite 210	Leased

# Floor Plans

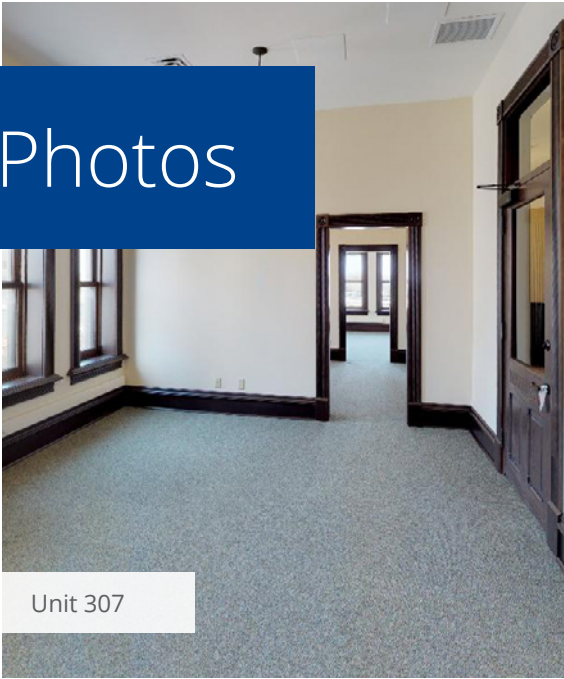
## 3rd Floor



### Size

Suite 301	Leased
Suite 302	372 SF
Suite 303	Leased
Suite 304	Leased
Suite 305	Leased
Suite 306	Leased
Suite 307	Leased
Suite 308	Leased
Suite 309	405 SF
Suites 310	Leased

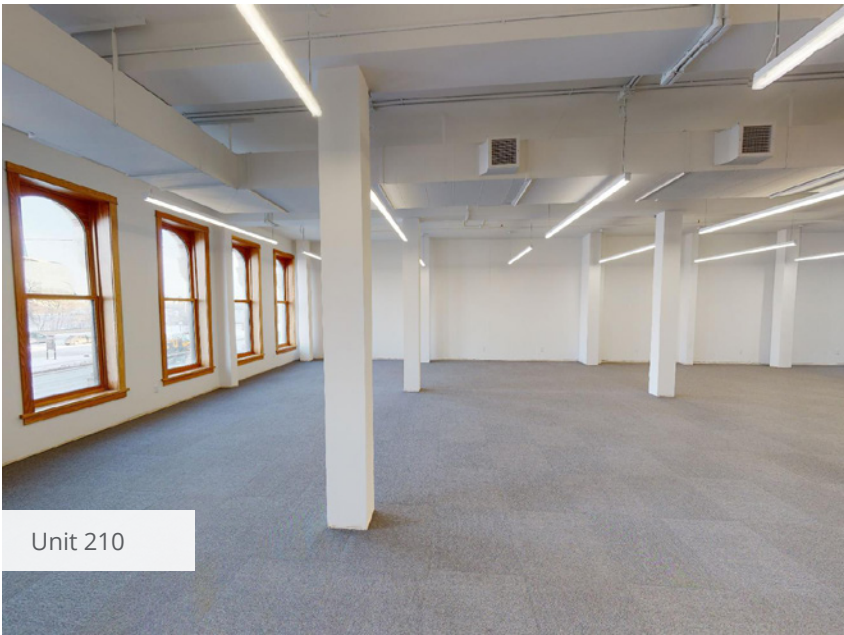
# Photos



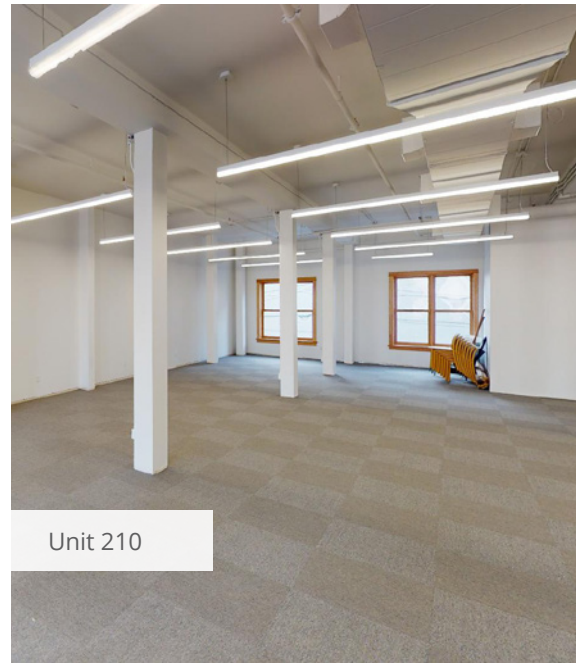
Unit 307



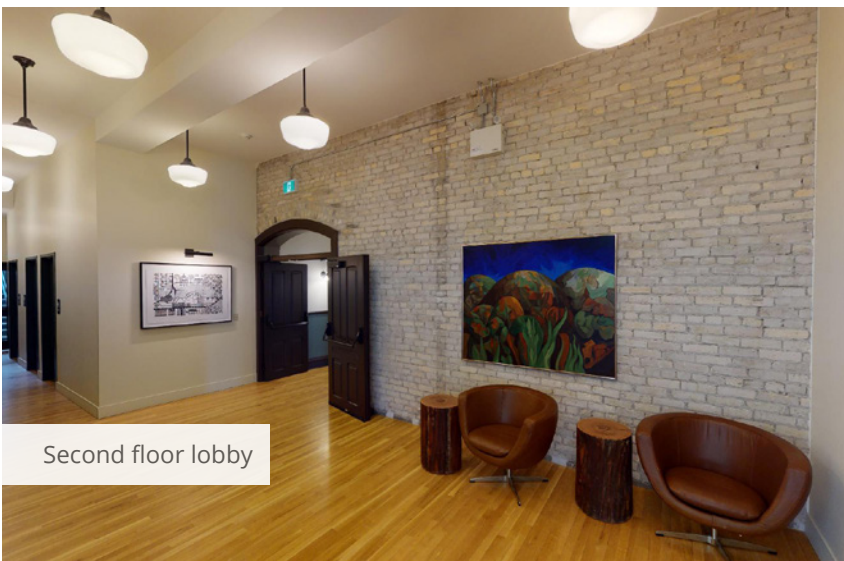
Unit 307



Unit 210



Unit 210



Second floor lobby



3rd floor stairwell

# Fortune Block



## The History

**The Fortune Block was a mixed-use building with four retail stores on the main floor and offices above.**

Winnipeg real estate developer Mark Fortune financed the construction of the Fortune Block. Construction began in 1882 but by the time it opened in January 1883, he had already sold it to local businessman Alexander "Sandy" Macdonald. MacDonald had the near twin Macdonald Block constructed immediately to the south, from which he ran his wholesale grocery business. He left the neighboring Fortune Block intact, even retaining its original name.



# Surrounding Amenities



 Subject property

1	Shaw Park
2	Canadian Museum of Human Rights
3	The Forks
4	Canadian Railway Museum
5	Fort Garry Hotel
6	Manitoba Legislative Building
7	RBC Convention Centre
8	Cityplace
9	BellMTS Place
10	Millennium Library
11	Portage & Main
12	Fairmont Winnipeg
13	The Exchange District



1	219 Main Street	30 stalls
2	170 William Stephenson Way	141 stalls
3	269 Main Street	37 stalls
4	245 Main Street	71 stalls
5	208 Fort Street	159 stalls
6	225 Fort Street	42 stalls





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