

**AVISON
YOUNG**



Click to view 360 Property Tour

280

SMITH STREET
WINNIPEG, MANITOBA

Office for Sale or Lease

Excellent User / Investment
Opportunity



Platinum member



280

SMITH STREET WINNIPEG, MANITOBA

Space available

- Unit 100: 4,483+/- sf
- Unit 200: 4,748+/- sf
- Unit 400: 4,812+/- sf
- Mezzanine: 1,784+/- sf

Size

Land: 6,145+/- sf / Building: 29,590+/- sf

District

SHED District

Highlights

- Priced well below replacement costs
- Title to be treated as clear of mortgage financing
- Rockport Investment Group development of the St. Regis Hotel site across the street (retail, office, parking and multifamily)
- Quality office finishing
- Main floor has high ceilings and large windows allowing for an abundance of natural light
- Mezzanine space is comprised of minimal office build out, has access with a private entrance
- 2 elevators
- Great natural light – floors 2-5 have windows on three sides
- Significant gentrification in surrounding area
- Walkway system half a block away
- Close proximity to parkades

Zoning

M-Multiple-Use

Asking price

\$2,950,000

Property tax

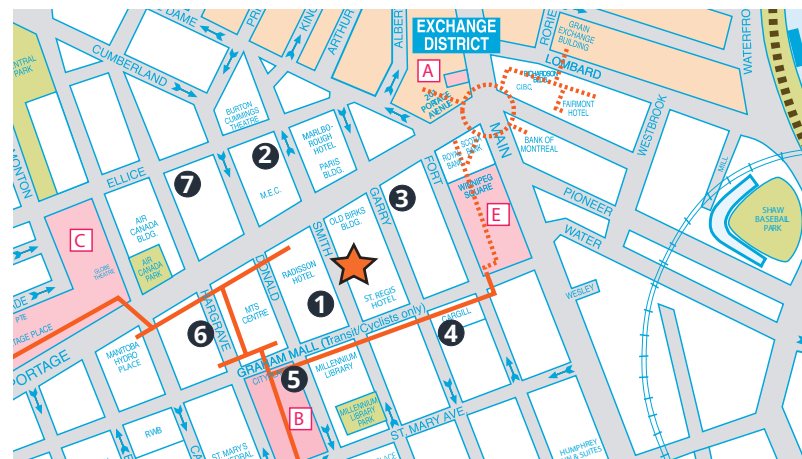
\$37,888.05 (2021)

Rent / CAM Tax

\$10.00 net psf / \$7.19 psf

Cost for Monthly Parking In Immediate

#	Address	Cost	Type	Stalls
1	266 Smith St	\$200	Random 7-6	64
2	330 Smith St	\$200	Reserved 24/7	430
3	295 Garry St	\$230	Random 24/7	376
4	208 Fort St	\$215	Random 24/7	159
5	215 Hargrave St	\$205	Random	327
6	266 Hargrave St	\$180	Random 6-6	548
7	365 Hargrave St	\$180	Random 24/7	39



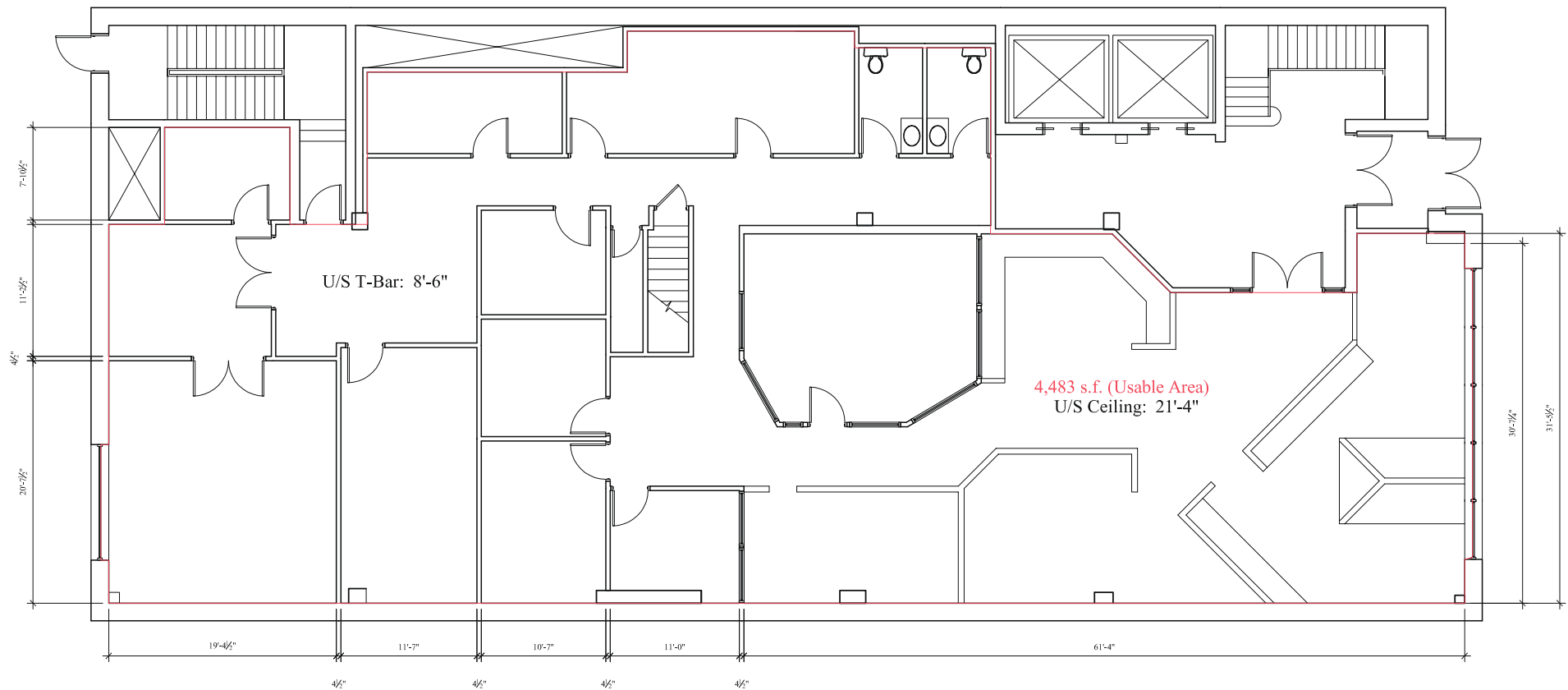
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SMITH STREET WINNIPEG, MANITOBA

Main Floor



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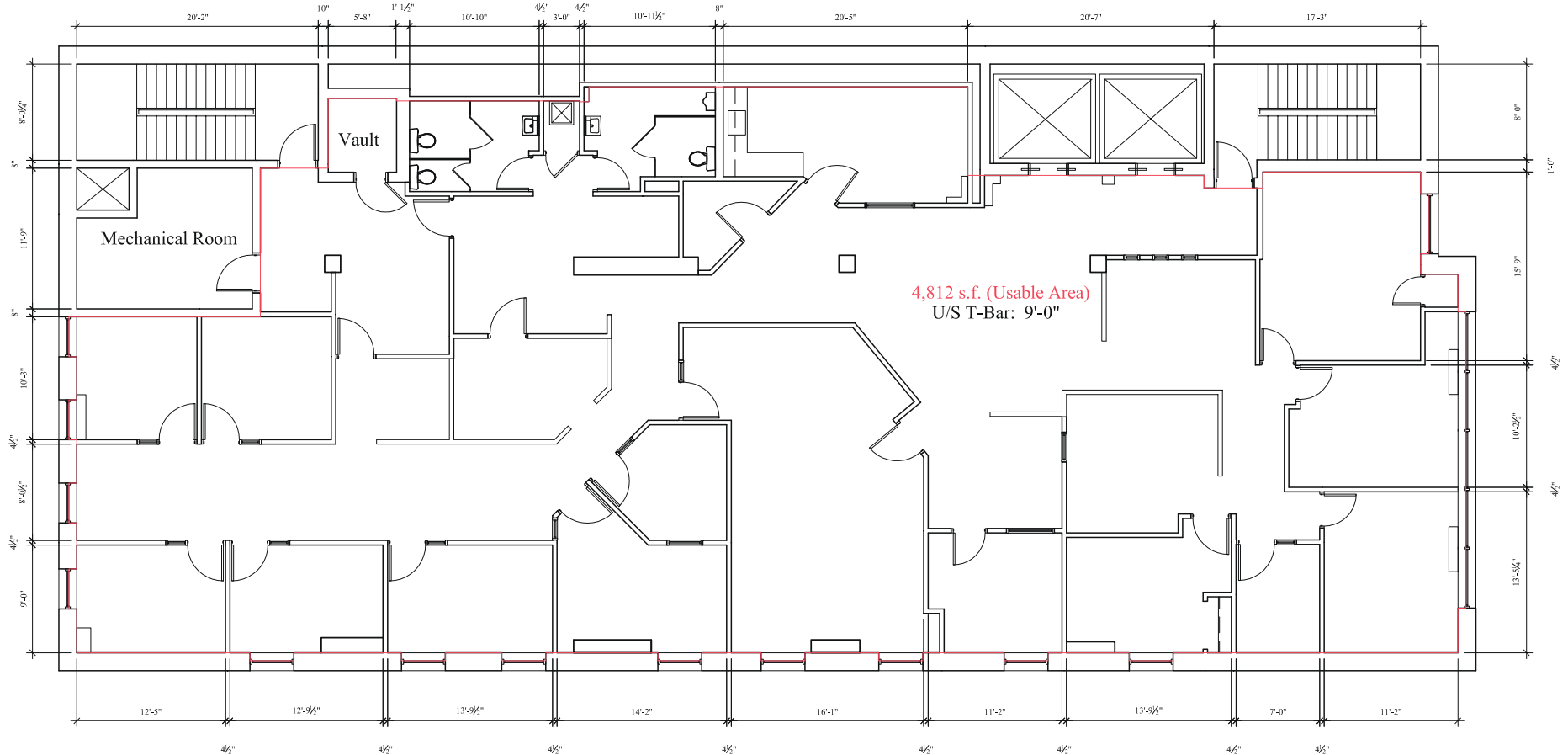
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SMITH STREET WINNIPEG, MANITOBA

4th Floor



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4TH FLOOR





Manitoba Hydro

Portage Place

Winnipeg Ballet

Sutton Place Hotel (Under Construction)

Wawanesa Insurance HQ (Proposed)

True North Square

Cityplace

The Canada Life Centre

PORTAGE AVE

GRAHAM AVE

Millennium Library

SMITH ST

Police HQ

280 Smith

280

SMITH STREET
WINNIPEG, MANITOBA

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