



Colliers

230 Main Street, Winnipeg MB

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

Troy Buchanan

*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

Vice President
+1 204 926 3849
troy.buchanan@colliers.com

Jordan Bergmann

Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

Accelerating success.

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.

Building Name	The Fortune Block
Civic Address	230 Main Street, Winnipeg Manitoba
Suites Available	1st and 3rd floor units
Net Rent	To be negotiated
Operating Costs	\$10.54/SF
Management Fee	5% of basic and additional rent
Total Available Space	±372 SF - ±1,163 SF
Available	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



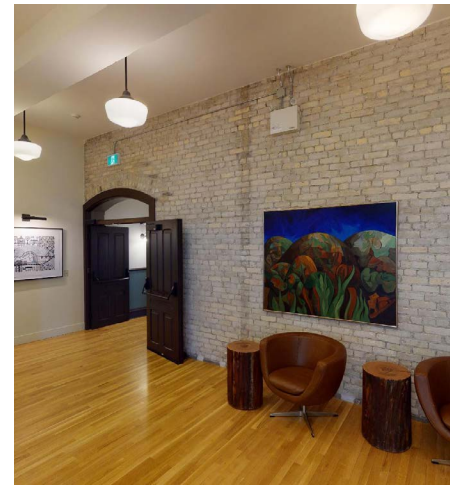
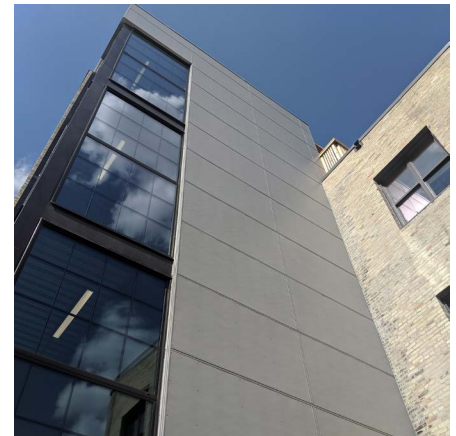
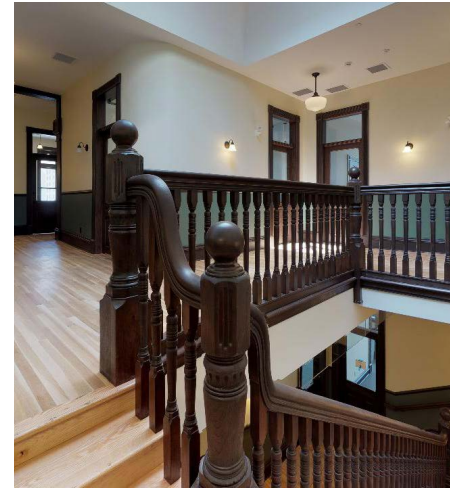
Close to restaurants and amenities



Blocks from Portage and Main

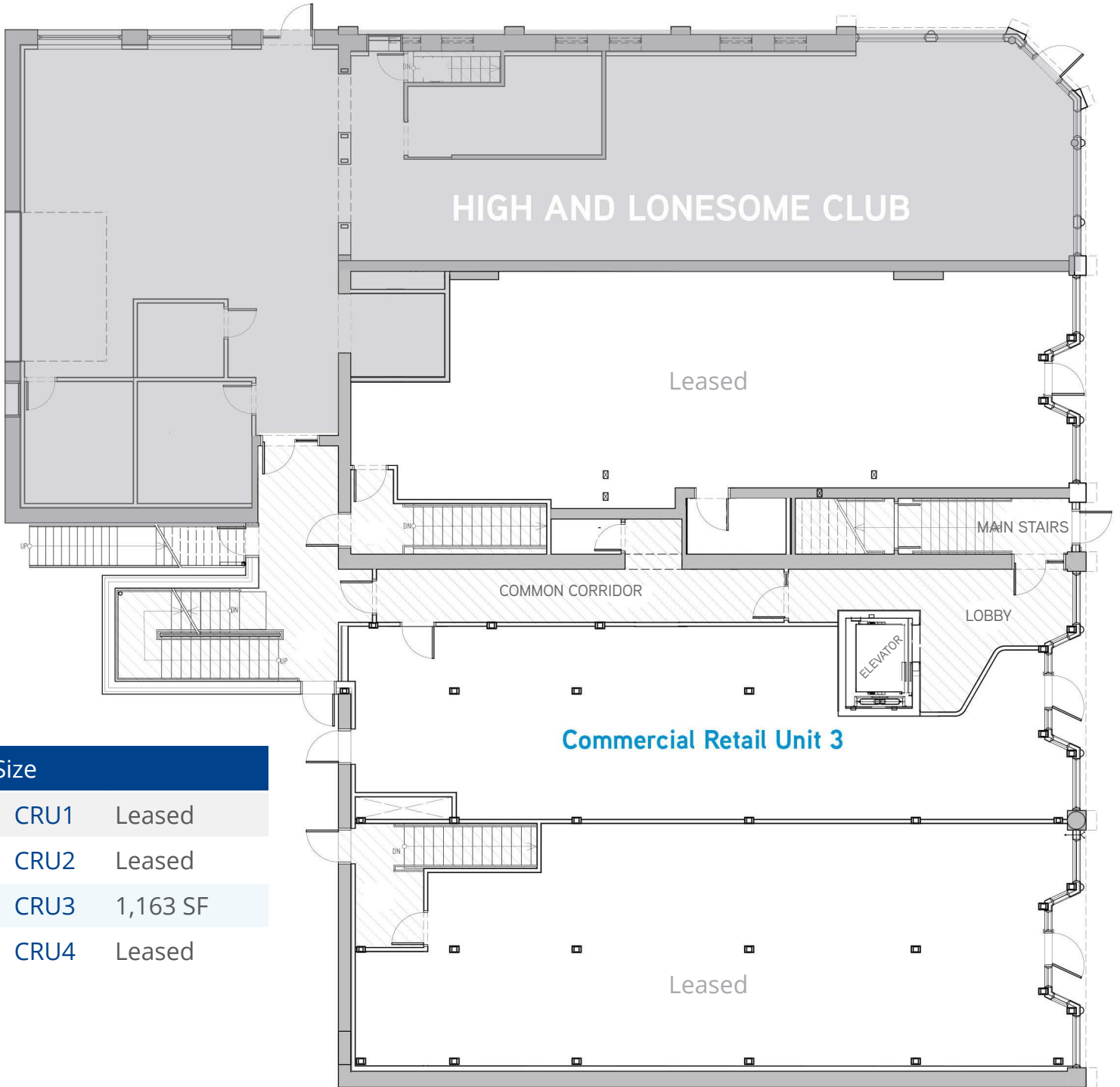


Rooftop patio



Floor Plans

Main Floor

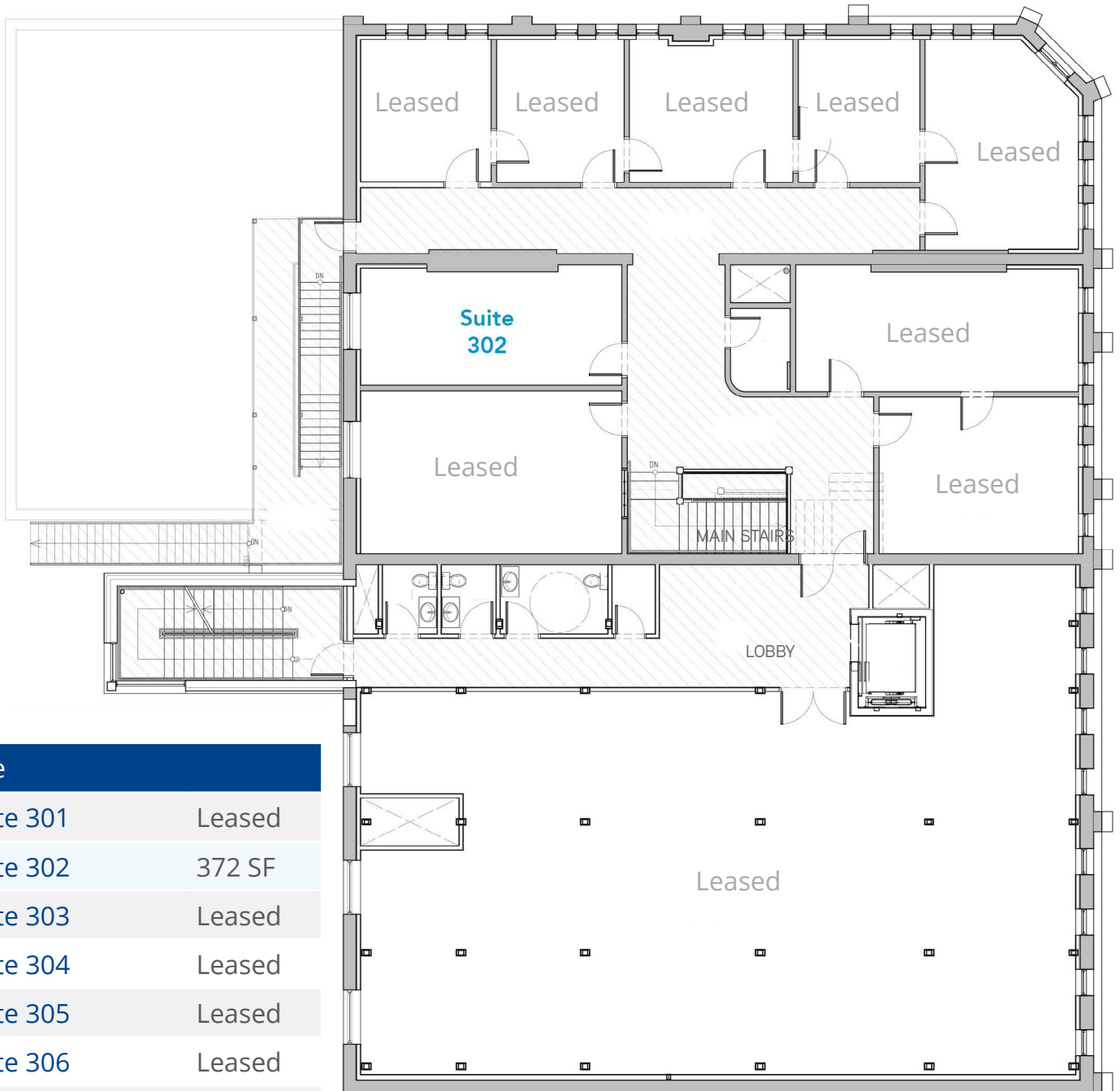


Size

CRU1	Leased
CRU2	Leased
CRU3	1,163 SF
CRU4	Leased

Floor Plans

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	Leased
Suites 310	Leased

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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