

INVESTMENT OFFERING

Prime Investment Property on High Traffic Corner

1750 Ellice Avenue, Winnipeg, Manitoba

DUFRESNE REMAINING AS LONG TERM TENANT



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ONSITE
PARKING**



**ACCESS TO
TRANSIT**

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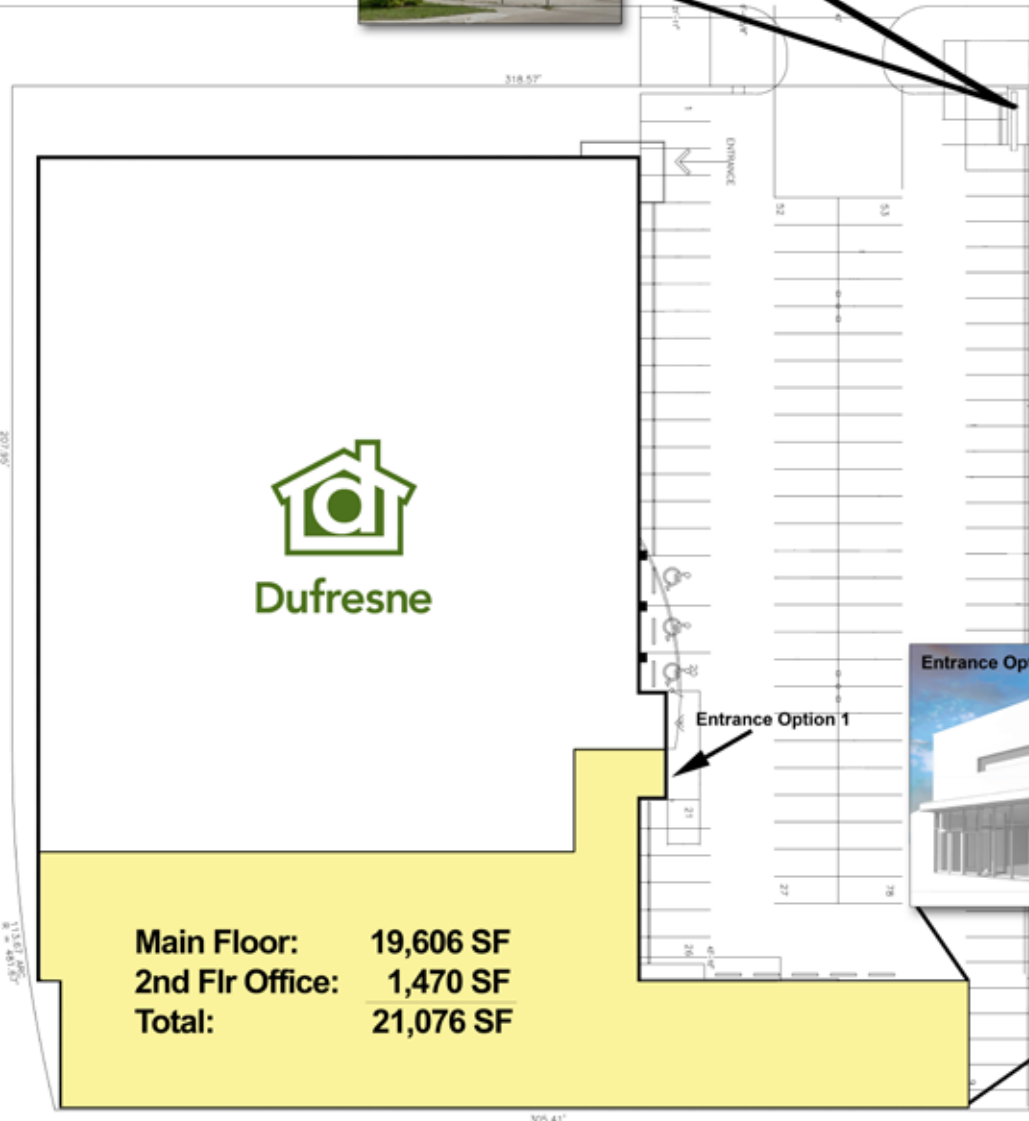
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ELLICE AVENUE

KING EDWARD STREET



Main Floor:	19,606 SF
2nd Flr Office:	1,470 SF
Total:	21,076 SF



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PROPERTY SUMMARY

Building Size	61,903 SF (+/-) Dufresne Tenancy - 40,827 SF Available Space - 21,076 SF
Lot Size	101,652 SF (2.33 Acres) (+/-)
Sale Price	TBD
Property Taxes (2020)	\$172,324.47
Ceiling Height (approx.)	13 - 18'
Parking	108 +/- Stalls
Zoning	C2 - Commercial District

FEATURES

- Perfect for owner-occupier with built-in Dufresne tenancy.
- New 10-year Dufresne tenancy upon closing provides stable national tenant occupying over 70% of the building.
- Available Q1-Q2 2022.
- Suitable for retail and office uses.
- Building in excellent condition.
- Great exposure with signage on three sides.
- Pylon signage opportunity.
- Ample on-site parking.

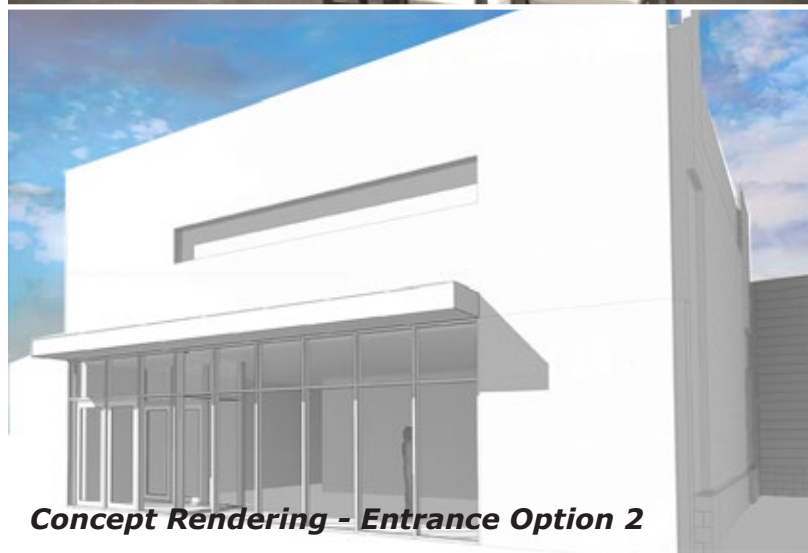
LOCATION

- Freestanding building at the southeast corner of Ellice Avenue and King Edward Street.
- Centered in Winnipeg's most dominant retail shopping node, Polo Park. The area is dominated by large national retailers and serves shoppers from all over Manitoba.

TRAFFIC

23,700 vehicles per day at Ellice Avenue and King Edward Street.

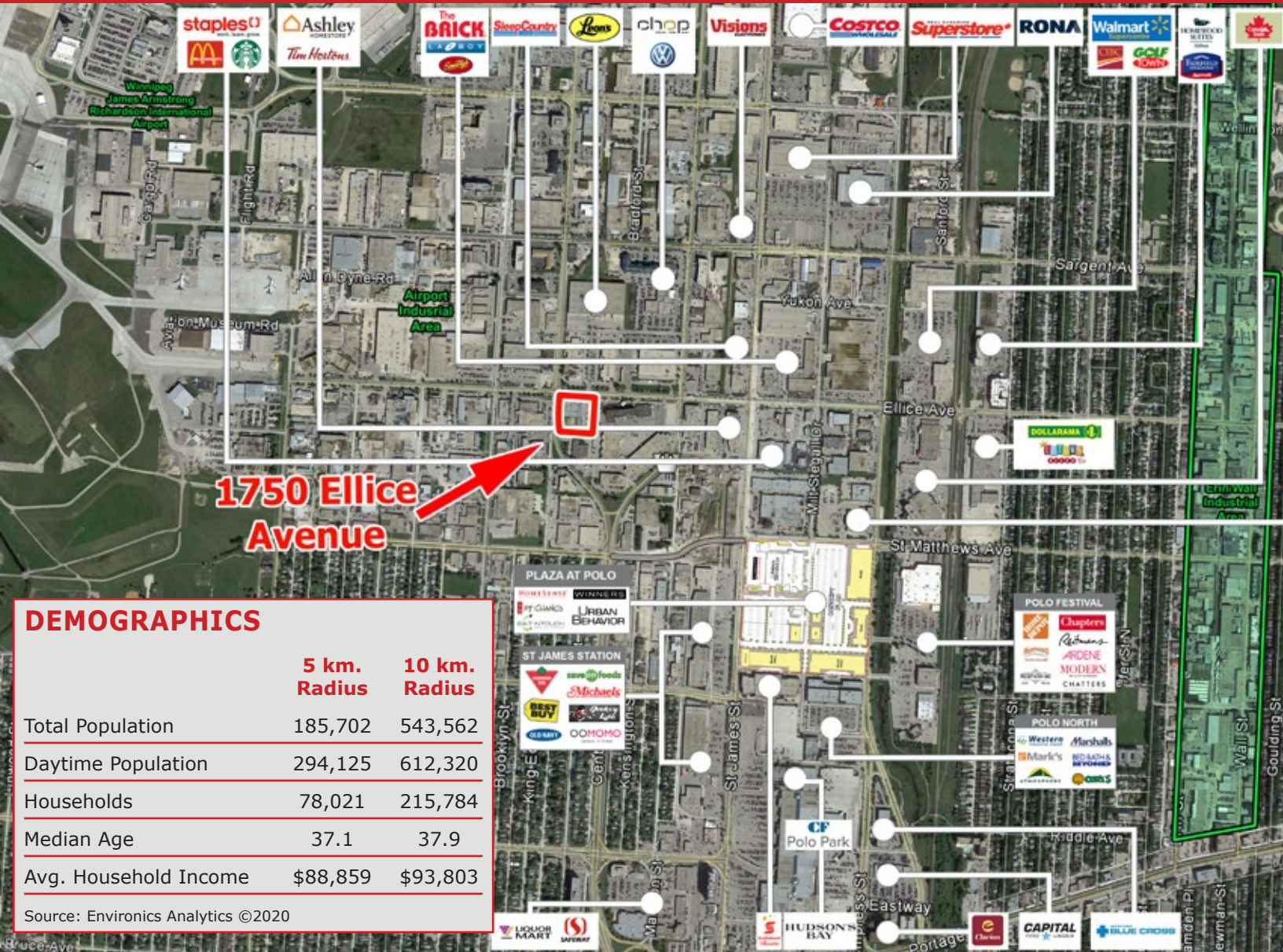
City of Winnipeg Public Works Department 2018



Concept Rendering - Entrance Option 2

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FOR MORE INFORMATION, PLEASE CONTACT:

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