

1335 PORTAGE AVENUE



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PROPERTY FOR SALE

the
opportunity

Address	1335 Portage Ave, Winnipeg, MB R3G 0V7
List Price	\$369,000
Building Area	1,656 sq. ft. (Main Floor) 350 sq. ft. (Basement)
Property Tax	\$7,129.53
Assessed Value	\$275,000
Property Zoning	C2
Parking	• Parking lot located in rear for 7 Cars • Includes 1 Stall Electrified



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Property Features

- **Zoning:** C2
- **Title:** Freehold
- **Lot Size:** 38' x 120' - 4560 sq. ft.
- **Traffic:**
67,500 cars/day - Portage & Arlington
61,500 cars/day - Portage & Empress

General Info

Appraised in 2012 at \$414,000

(Available to purchasers)

Significant recent upgrades include:

- New roof (2014)
- New H.W.T (2014)
- Newer Windows
- Newer mechanical equipment
- Newer Plumbing
- Newer Electrical - 200 Amp
- Newer site drainage

Beautiful improvements throughout including:

- Newer T-bar ceiling & florescent lighting throughout
- 2 Generous offices
- 1x Boardroom
- 1x Coffee counter & staff seating
- 1x Storage Room
- 1x Bathroom c/w shower



Site Plan

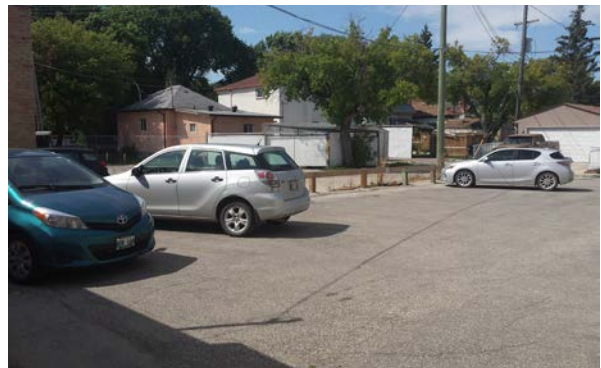


Zoning Map



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