

REDUCED PRICE

290 GARRY STREET



290 GARRY STREET

FOR SALE - VACANT POSSESSION AVAILABLE NOW

the
opportunity

Purchase Price	REDUCED \$1,699,000.00 (\$106.19/sq ft)
Rentable Area	16,000 sq ft +/- over 4 floors above grade (plus 4,000 sq ft full basement including secure storage)
Hip Location	Next to LOCAL Public Eatery, a new law firm, Metric Marketing and newly redeveloped Two-Eight-Nine Garry, Garry Street Parkade and Nadi Group.
Parking	Acres of surface parking within 100 meters and heated underground across the street.
Title	Treat as clear title
High Power	800 AMPS



Joe Banfield jbanfield@joebanfield.com | office 204.831.3927 | cell 204.955.6831 | toll free 1.800.361.0500
www.joebanfield.com | 1601 Buffalo Pl Winnipeg, MB R3T 3K7



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290 GARRY STREET



building operational features

Hydro

- Electrical Service is 800 amps
- Each floor, (4 floors), separately metered
- 1 house meter for common areas
- Building relamped to LED lighting (7 watt), throughout
- Newer Fluorescent Fixtures
- New exterior LED building lighting being installed- see pictures - *Fall 2015*

HVAC

- 3 Slant Fin Boilers in parallel, all computer controlled
- 3 circulation pumps
- Air handling unit – c/w make up heating & cooling coil
- Rebuilt roof top chiller - 2019
- HVAC maintained by Honeywell
- Computer controlled system with perimeter radiation & forced air VAV

Roof – replaced by Oakwood Roofing - *Installed 2006*

- Coping/parapits repointed at same time

Windows – dual pane



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building operational features continued

Conveyance

- 1 x 4 passenger elevator
- 1 - ornate stairwell
- 1 - concrete and steel fire escape (constructed +/- 1988)
- 1 - wheelchair ramp at rear of building

Fire

- Min 2 cabinets per floor c/w extinguishers

Bathrooms

- 9 private, 2 piece bathrooms throughout building, i.e. non-shared, 1 person at a time

Parking

- 2 stalls [+ room for Bin] owned by Landlord at rear of building
- Multitude of lots in immediate area

Security

- 16 zone security pass card system, includes:
- 7 CCT internal & external views
- Remote accessible
- Elevator is pass card controlled
- Exterior doors are pass card controlled



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building operational features continued

Easement Agreement

- There is a "skywalk" connecting the 3rd floor of 290 Garry to the neighboring building, which skywalk is heated & maintained by 290 Garry St.
- Controlled access is by both buildings having a locking door system [like adjoining hotel rooms].

Land

- Legal Description – Lot 10 Plan 34485 WLTO with an easement of light and air as appurtenant to said Lot 10 over and upon Lot 11 Plan 34485 WLTO in RL1 Parish of St. John
- Lot Size – 5,136 sq. ft.
- Zoning, Downtown — Bylaw No. 100/2004



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290 Garry St. was designed by the Winnipeg Architectural firm of Pratt & Ross and was originally owned/built in 1911 for the Mortgage Company of Canada. It is constructed of masonry & concrete. Mortgage Company of Canada remained at this address until 1955. Included in the past tenant rosters of 290 Garry have been the Belgian Consulate, financial institutions, real estate companies, insurance companies and several law firms. A significant upgrade was completed in 1988, a few years prior to the current owners taking possession.

An environmental report was undertaken in 1999 & the building & property complied with the standards set out at that time, and as such no remediation work was required.

290 Garry St. is also located on the boundary of Winnipeg's Commercial District, making it an ideal location for any business needing quick access to the transit system, parking & all commercial services & businesses, AND the SHED District which is a strategic area, identified by the City Of Winnipeg's development authority, CentreVenture, for development of Sports, Hospitality and Entertainment related projects, [SHED]. Visit <http://www.shedwinnipeg.com> for more information.

A new exterior building lighting scheme (featured in the photographs) was installed in 2015 along with safety lighting on the South facade. Neighbouring buildings also have similar lighting schemes. The result is a more vibrant and attractive block that invites pedestrian traffic at all times of the day and night. Lighting is operated by timers currently set to illuminate from Dusk – 1 am, & from 5 am – 7:30am daily.

Recent developments in the immediate area include:

- Metric Marketing's redevelopment of 291 Garry St.
- The newly opened LOCAL Public Eatery right next door.
- The redevelopment of "Two-Eight-Nine" Garry St. directly across the street.
- The redevelopment of the Garry St. Parkade which features underground, covered and surface parking options.
- The proposed redevelopment of the former St. Regis site also next door.
- And numerous condo and purpose built apartments including Artis' 300 Main St. development opening in 2021.



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Exterior Front & South Elevations



Beautifully Upgraded Building Lobby



1 x Electrical Meters/floor



Modern Mechanical



Air Conditioned Computer Room



Ornate Stairwells



Well Appointed Reception Area



Bright Open Work Station Areas



Executive Floor Centre Hall



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290 GARRY STREET



Fabulously Appointed Executive Offices



Glass Block & Birch Trim Throughout



Rooftop Patio



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NEW LED EXTERIOR LIGHTING (2016)



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