

# Property for Lease or Sale



## 177 McDermot Avenue / Winnipeg, MB

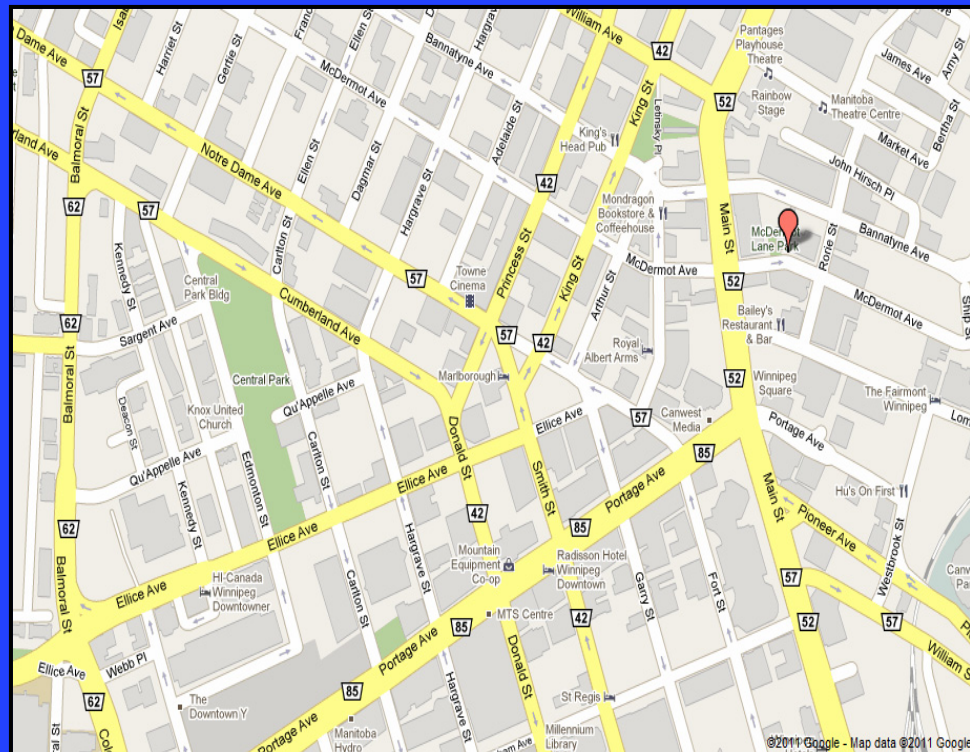
### Property for Lease or Sale

<b>Total Size:</b>	11,700 SF Building (3,900 SF per floor)
<b>Zoning:</b>	Downtown
<b>Location Description:</b>	East Exchange area just East of Main Street, one block from Portage & Main
<b>Sale price:</b>	\$895,000
<b>Property Taxes:</b>	\$11,487.96 (2009)
<b>Basic Rent:</b> (1 <sup>st</sup> and 2 <sup>nd</sup> levels)	\$8.00 net per SF per annum

### Property Description:

- Beautiful grade 3 heritage building.
- Incredible location just East of Main Street just steps from Portage and Main.
- Very well maintained with recent upgrades throughout the building .
- Fully equipped restaurant and night club on the first 2 levels with recently renovated offices on the 3rd level
- 1st and 2nd levels can be **leased separately or together at \$8 net per SF per annum.**
- Business assets are negotiable.





**Nearby attractions include:**

- The Forks Market
- CanWest Global Park



For more information, please contact:

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