

Office Building for Sale / Lease



505 / 509 Pandora Avenue West / Winnipeg, MB

Office Building for Sale / Lease

Total Size: 3,860 SF (Building)
9,000 SF (Lot)

Zoning: C2

Location Description: East side of Winnipeg with easy access to all parts of the City.

Sale Price: \$425,000 Plus applicable taxes

Property Taxes: \$11,418.74 (2009)

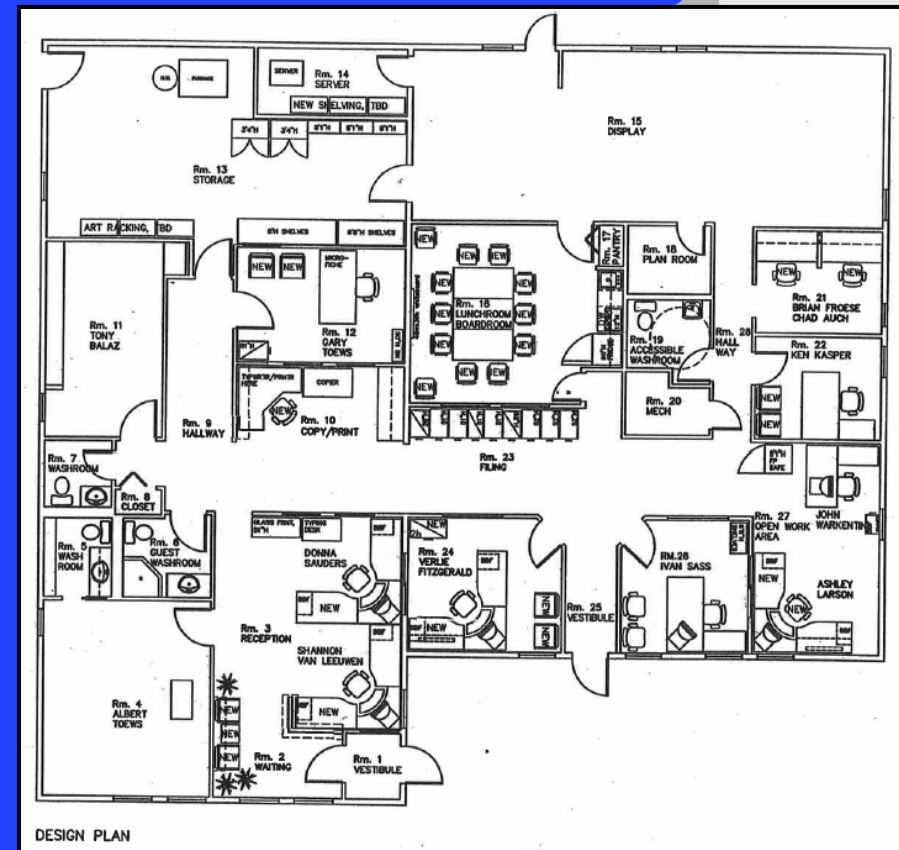
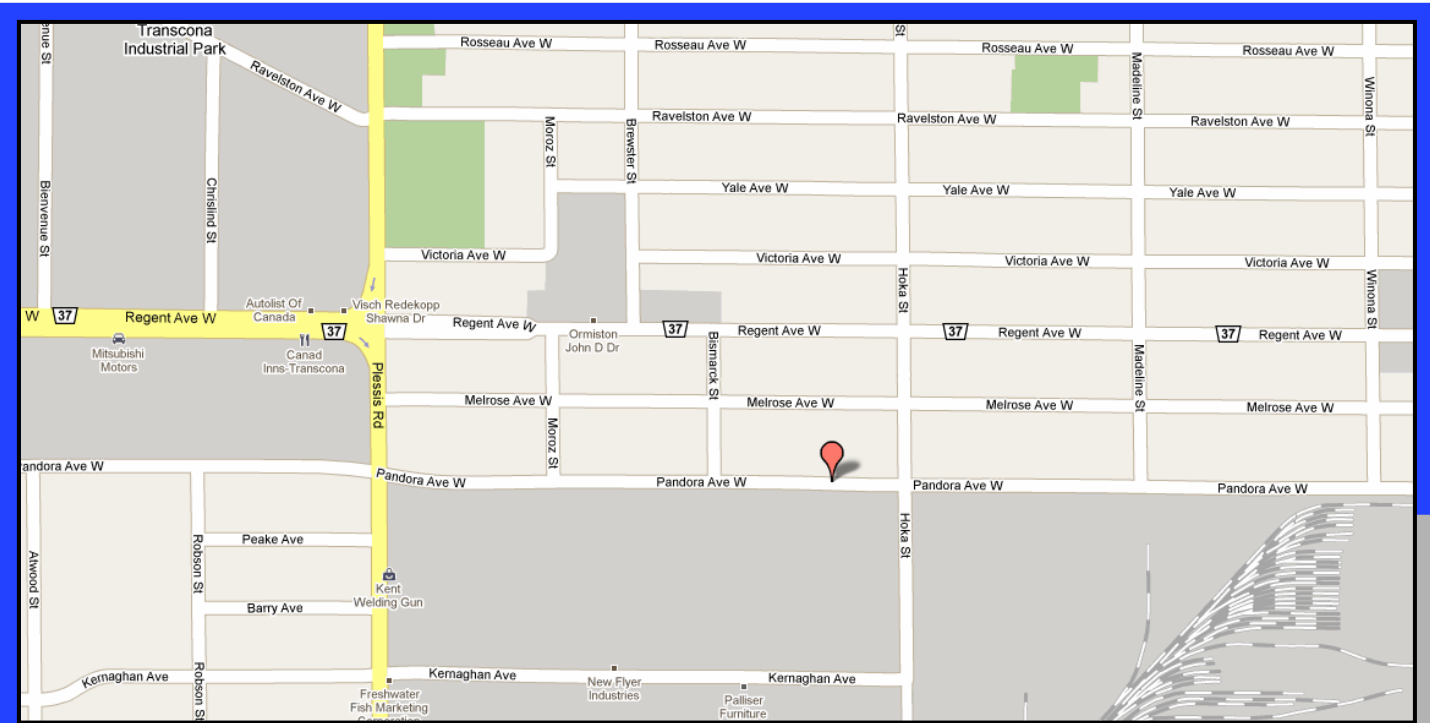
Net Rental Rate: \$10.00 per SF per annum

Common Area: \$5.00 per SF per annum (estimated)
(Incl. taxes)

Property Description:

- Convenient parking is a plus at this location.
- 14 parking stalls.
- Building sub-divides naturally into 2 units, one of 2,000 SF and another of 1,860 SF.
- High Quality finish throughout, in virtual move-in condition.





For more information, please contact:

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