

## Office space for Sale



# 667 Ellice Avenue | Winnipeg, MB

### Office Space for Sale

**Total Size:** 9,800 SF Above grade, plus full basement of 4,900 SF

**Zoning:** C2 (Main Building)  
R2 (Parking Lot)

**Location Description:** Located in the West End just minutes from downtown.

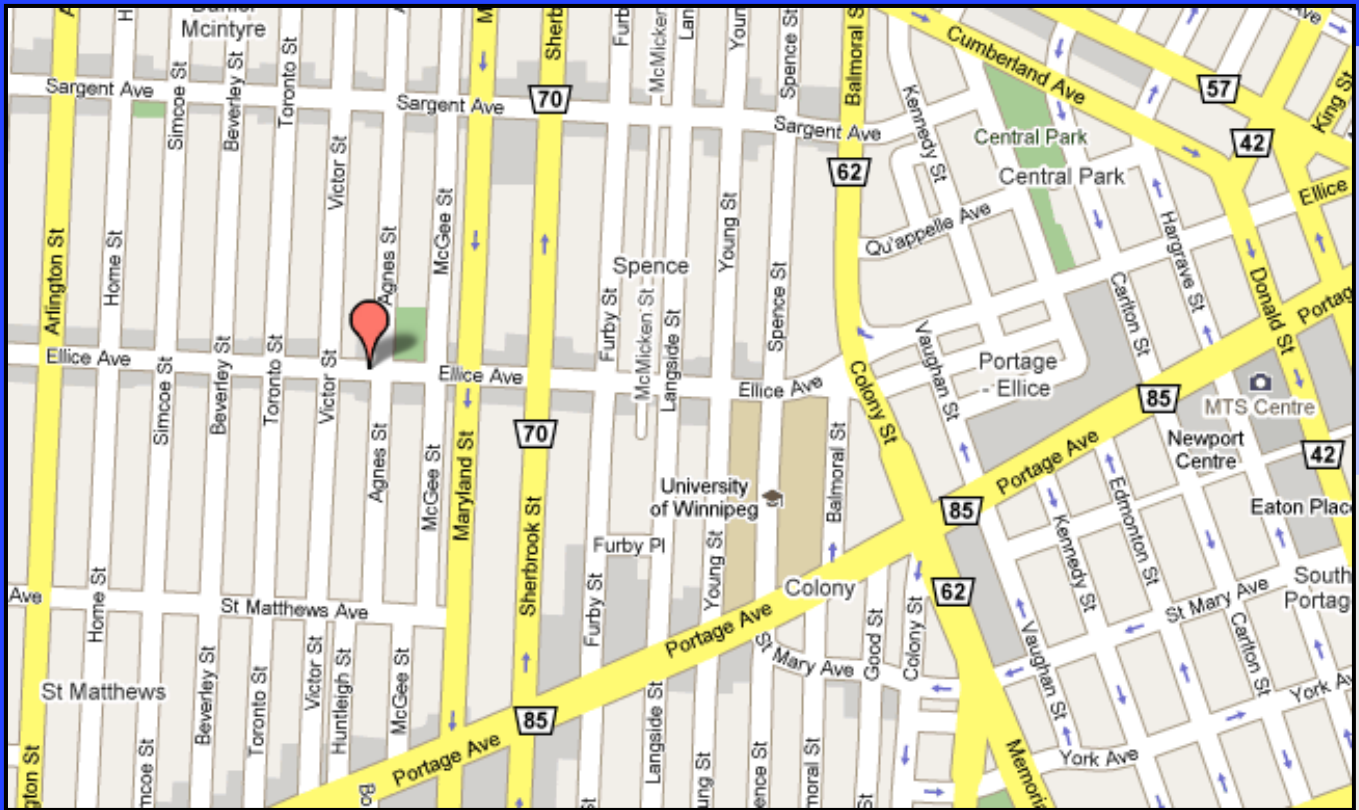
**Sale Price:** \$550,000 plus applicable taxes

**Property Taxes:** \$14,538.28 (2009)

**Property Description:** – Extremely stout construction having been built originally by the YMCA.

- Property is suitable for the addition of another two floors and was built with a roughed-in elevator shaft.
- Includes large parking lot.
- This West End property is perfect for the growing business and is well located in the heart of the emerging Ellice Avenue.
- Offered well below replacement cost.





For more information, please contact:

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