



LUXURY OFFICE BUILDING WITH LOFT PENTHOUSE FOR SALE

52 ADELAIDE STREET

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Property Breakdown

Lower level	(+/-) 2,246 sf
Main level	(+/-) 2,150 sf
Second level	(+/-) 2,246 sf
Third level	(+/-) 2,418 sf
Additional spaces	Loft, Rooftop Patio
Total SF	9,060 sf

* (+/-) 6,738 sf as per City of Winnipeg Records - 3 levels plus a full lower level

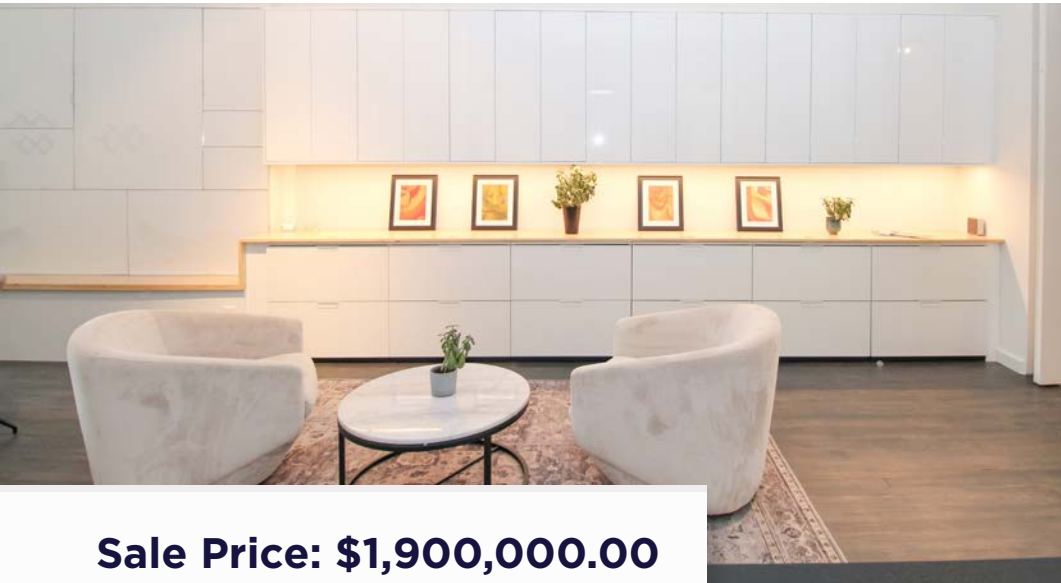
Highlights

Unique 3-storey building with a fully developed lower-level that offers mixed commercial uses as well as a rare owner-occupier investment opportunity.

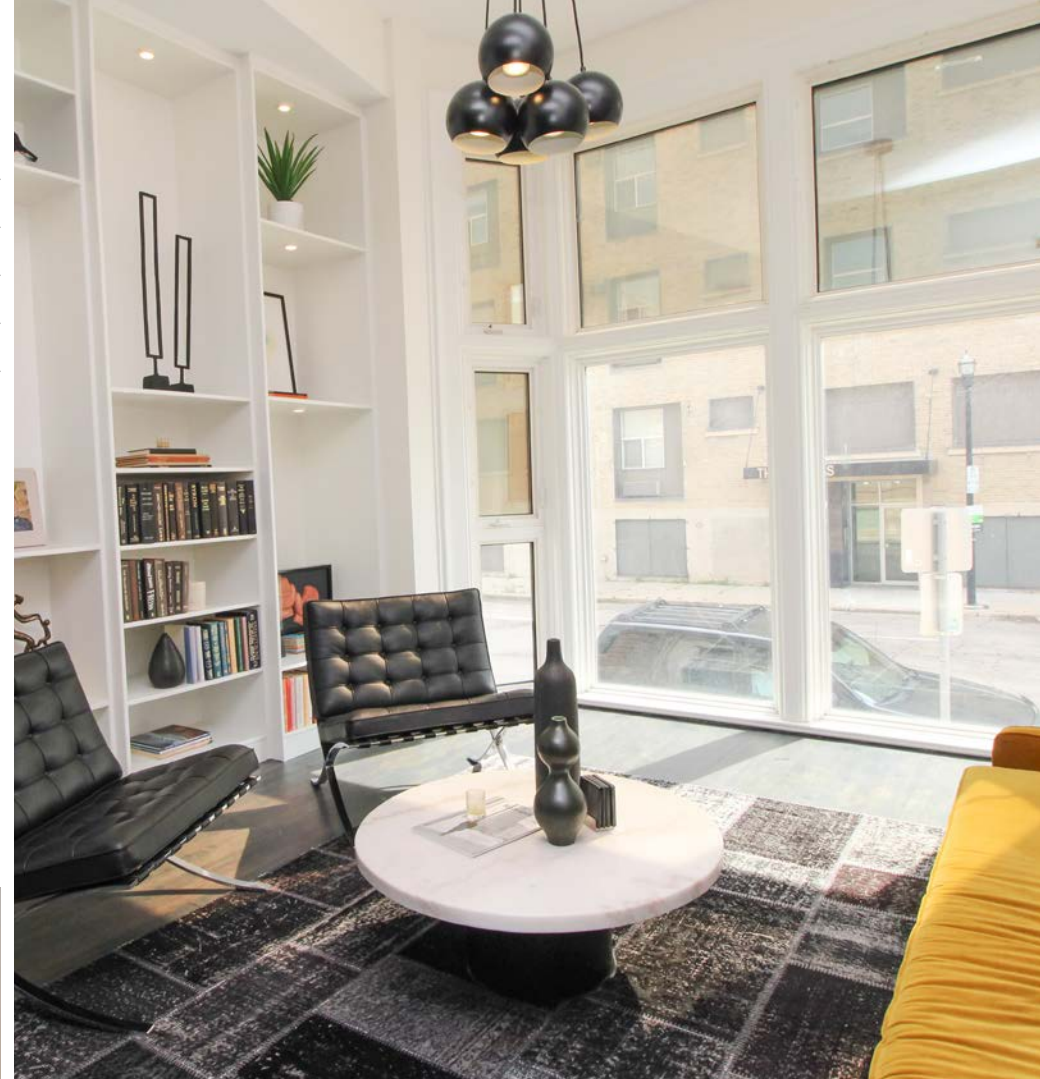
Immaculately maintained, heritage building, specially-built in 1910 for Douglas & Co.'s expansion of their exclusive fur manufacturing business complete with original vintage-style elevator.

Significant recent capital investment including the full redevelopment of the second and third level living spaces and rooftop patio.

Nestled in the heart of the Exchange District within walking distance from Downtown Winnipeg's amenities.



Sale Price: \$1,900,000.00



Lower Level: Fully developed space complete with a kitchen, recreation area, half bathroom, storage area and laundry facilities.

Main Level: Features a side lane with secured gate and outdoor patio with access to the modern open office area complete with a kitchenette, washroom and front meeting area ideal for client meetings and events.

Second Level: Large open area, kitchenette, two meeting rooms and a well-lit boardroom that doubles as a master bedroom.

Third Level: Modern residential loft penthouse complete with two bedrooms, three full bathrooms, large kitchen, and a functioning wood-burning fireplace. Includes access to a private rooftop patio with panoramic views.

Local Amenities

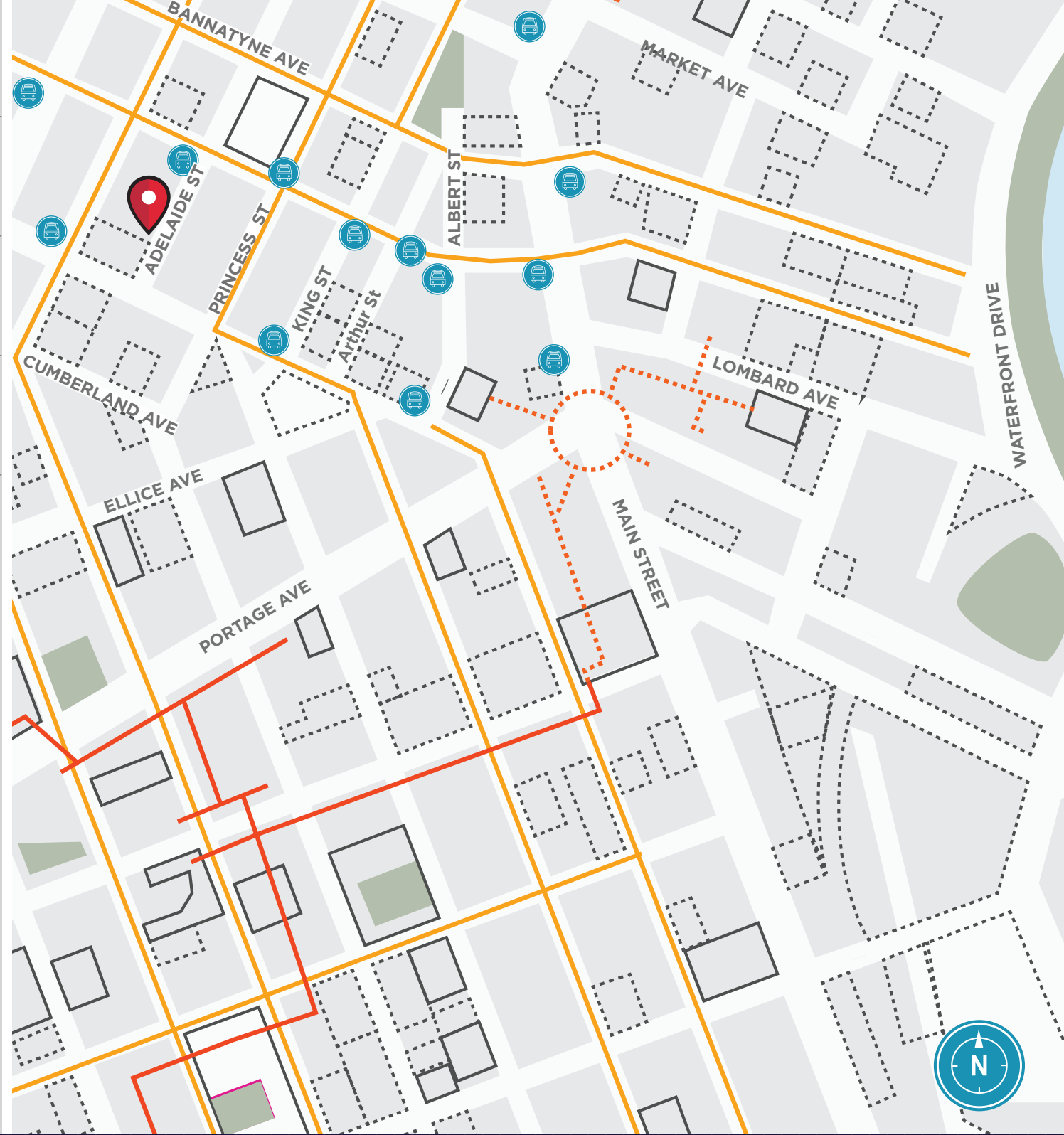
- 1 DEER + ALMOND
- 2 PEASANT COOKERY
- 3 KING'S HEAD PUB
- 4 AMSTERDAM TEA ROOM & BAR
- 5 ACROSS THE BOARD GAME CAFE
- 6 SUBWAY
- 7 LITTLE BROWN JUG
- 8 TIM HORTONS
- 9 TOAD HALL TOYS
- 10 BURTON CUMMINGS THEATRE
- 11 YELLOW DOG TAVERN
- 12 ALDO FORMAL WEAR
- 13 CENTENNIAL CONCERT HALL
- 14 HERMANOS RESTAURANT
- 15 MANITOBA MUSEUM
- 16 PLANETARIUM
- 17 SCIENCE MUSEUM
- 18 CLEMENTINE
- 19 RED RIVER COLLEGE
- 20 NORTH FORGE
- 21 CINEMATHEQUE



WALK SCORE	100
BIKE SCORE	89
TRANSIT SCORE	87

Parking Guide

-  PARKADES
-  SURFACE LOTS
-  WALKWAYS
-  UNDERGROUND WALKWAY
-  BIKE LANES



Main Level



Second Level



Third Level
Loft Penthouse



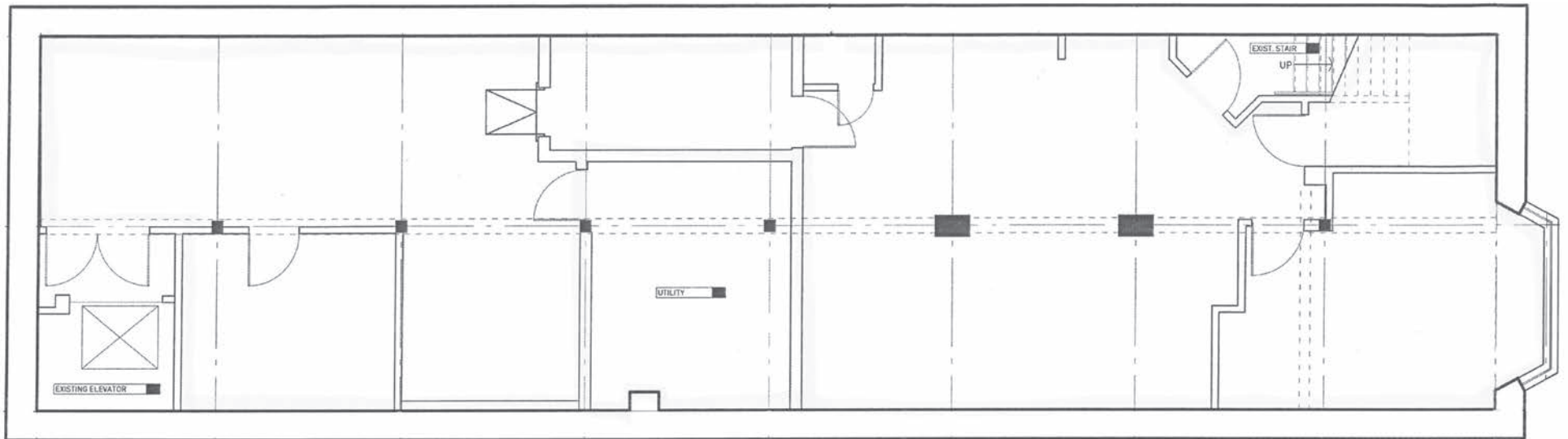
Rooftop Patio



* Private access from third level loft penthouse

Floor Plans

Lower Level



**Floorplans are approximate and may not reflect the actual layout or dimensions.*

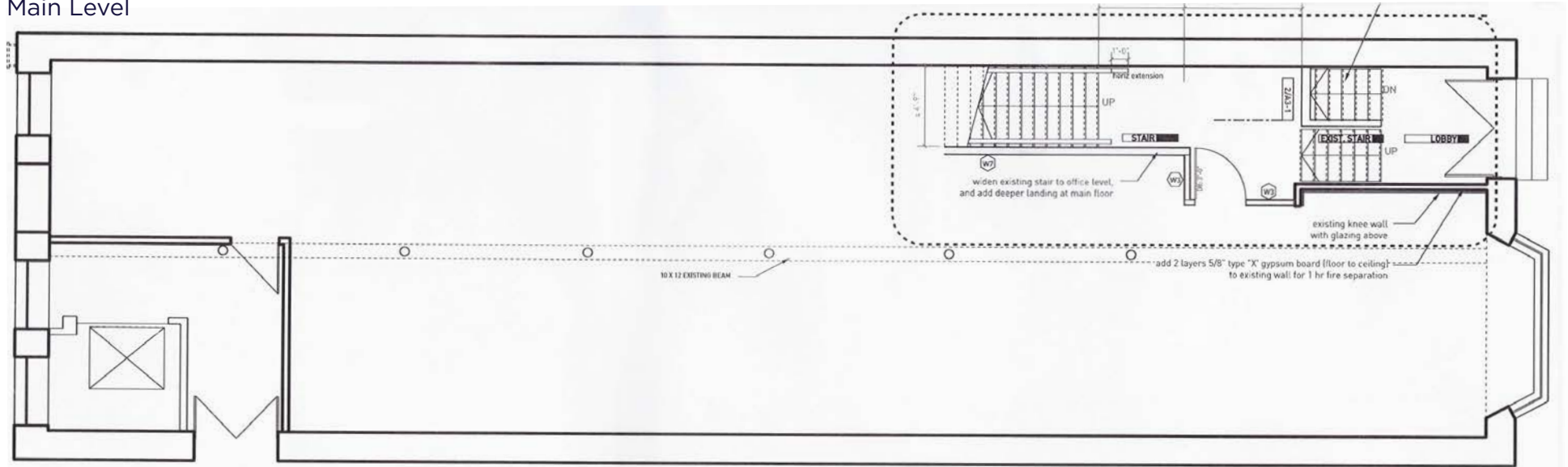


Floor Plans

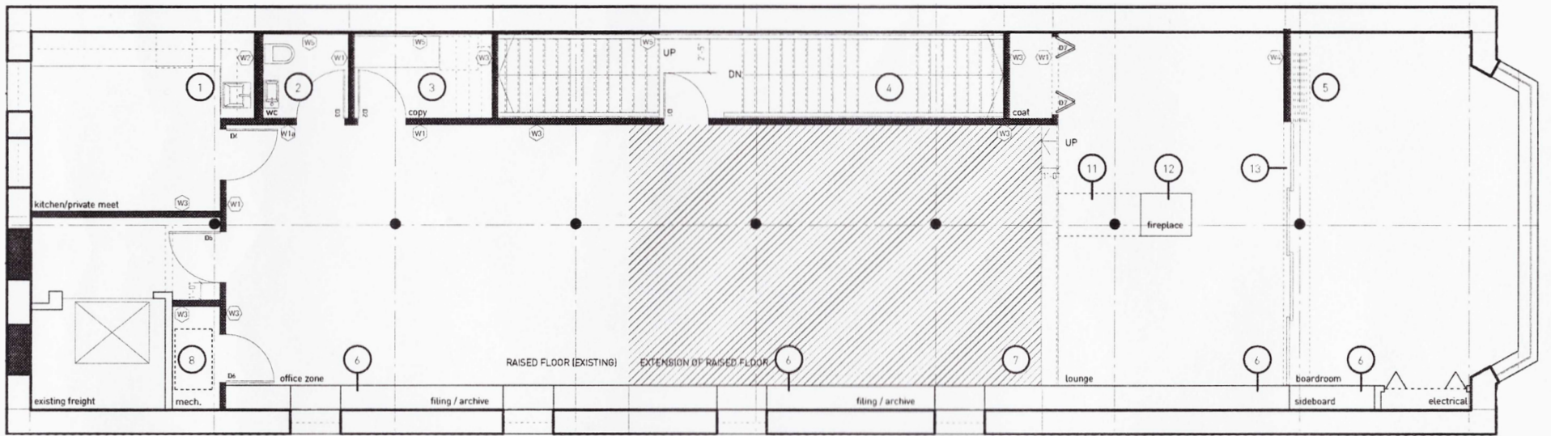
Main & Second Level



Main Level



Second Level



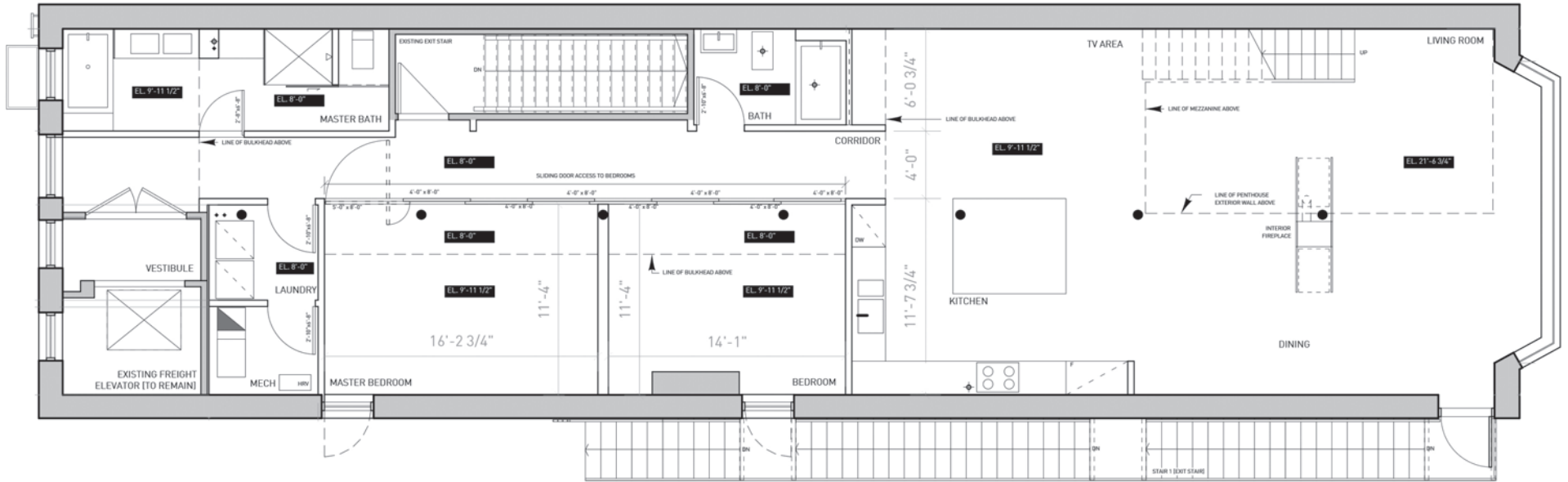
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Floor Plans

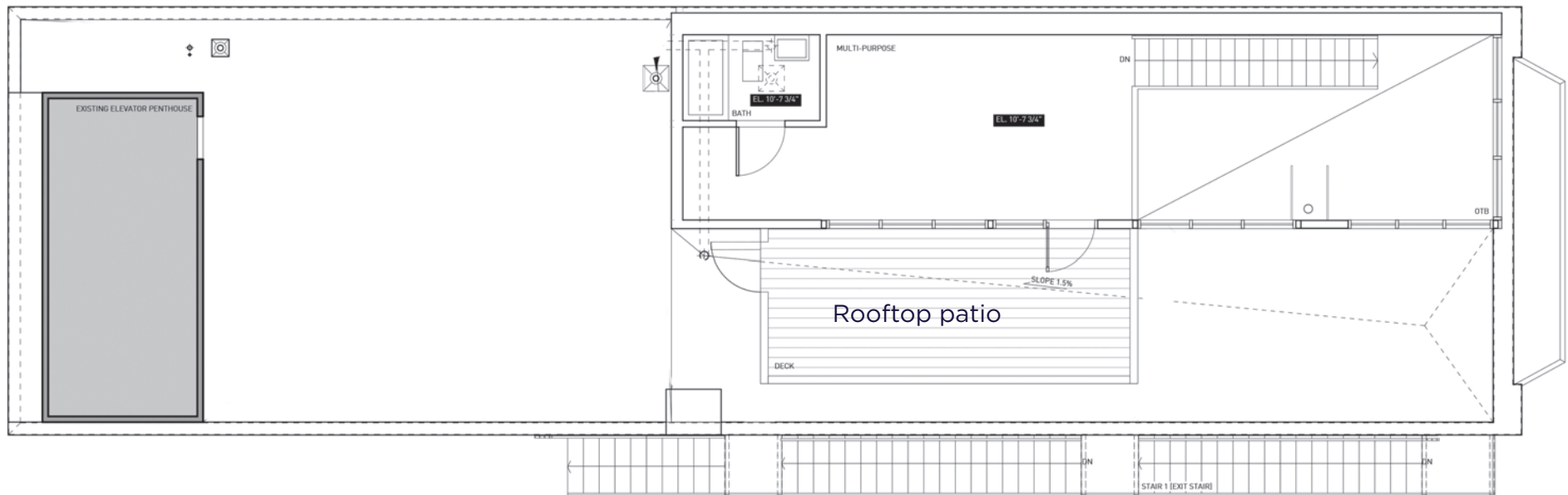
Third Level Loft Penthouse



Third Level



Rooftop Patio



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