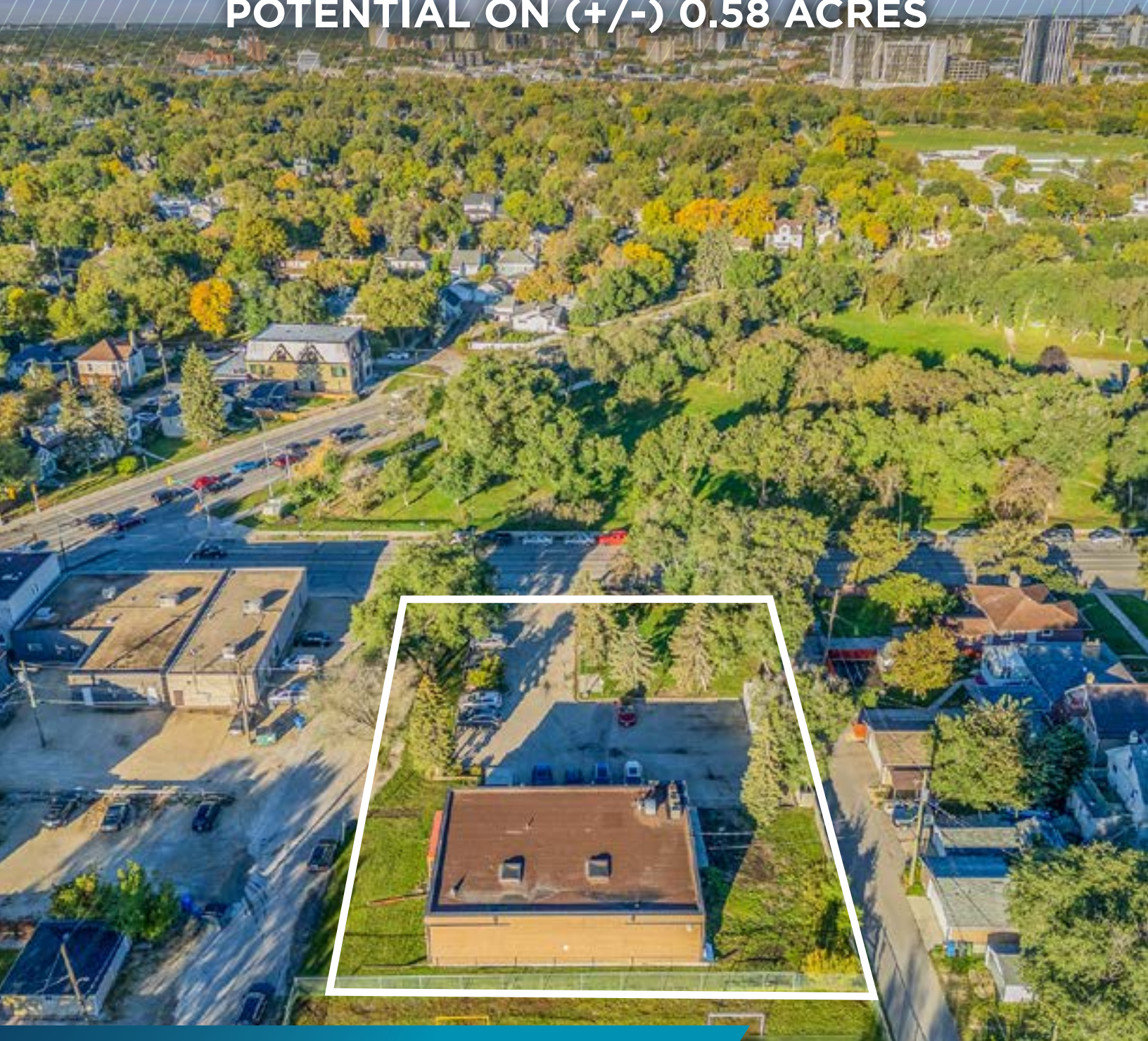


# FREESTANDING OFFICE WITH DEVELOPMENT POTENTIAL ON (+/-) 0.58 ACRES



OFFICE FOR SALE  
**200 TACHE AVENUE**

**BID DATE: JANUARY 23, 2025**

**Brandi Eloquence  
Associate**

T 204 934 6246  
C 204 996 3425  
brandi.eloquence@cwstevenson.ca



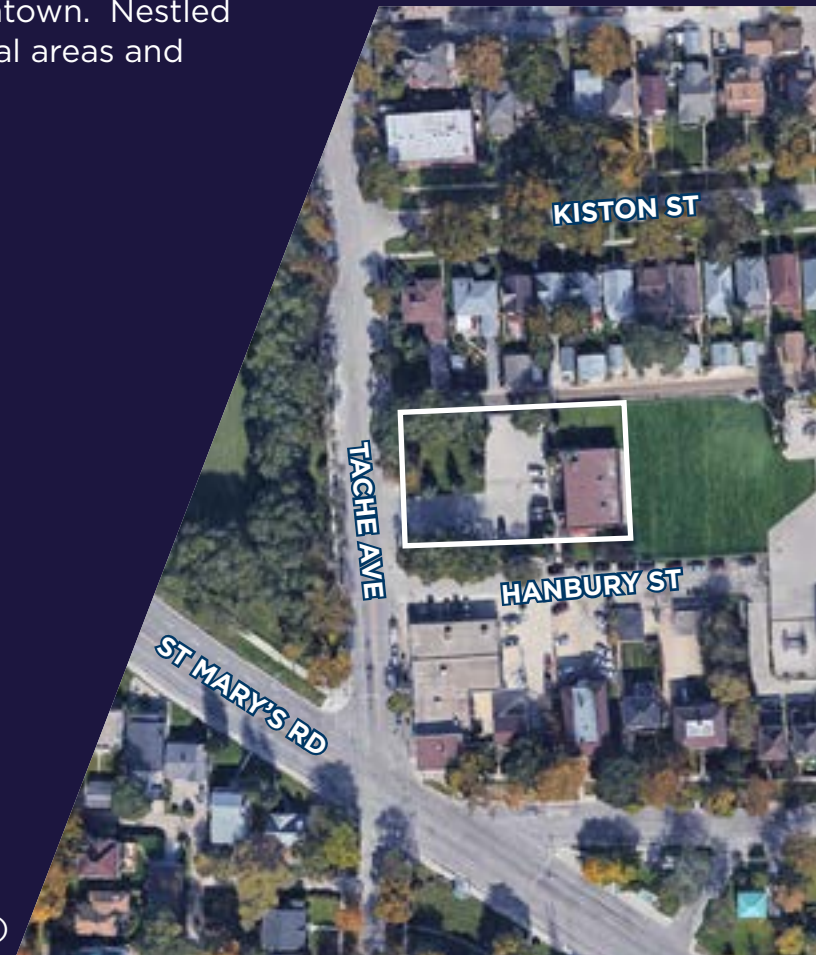


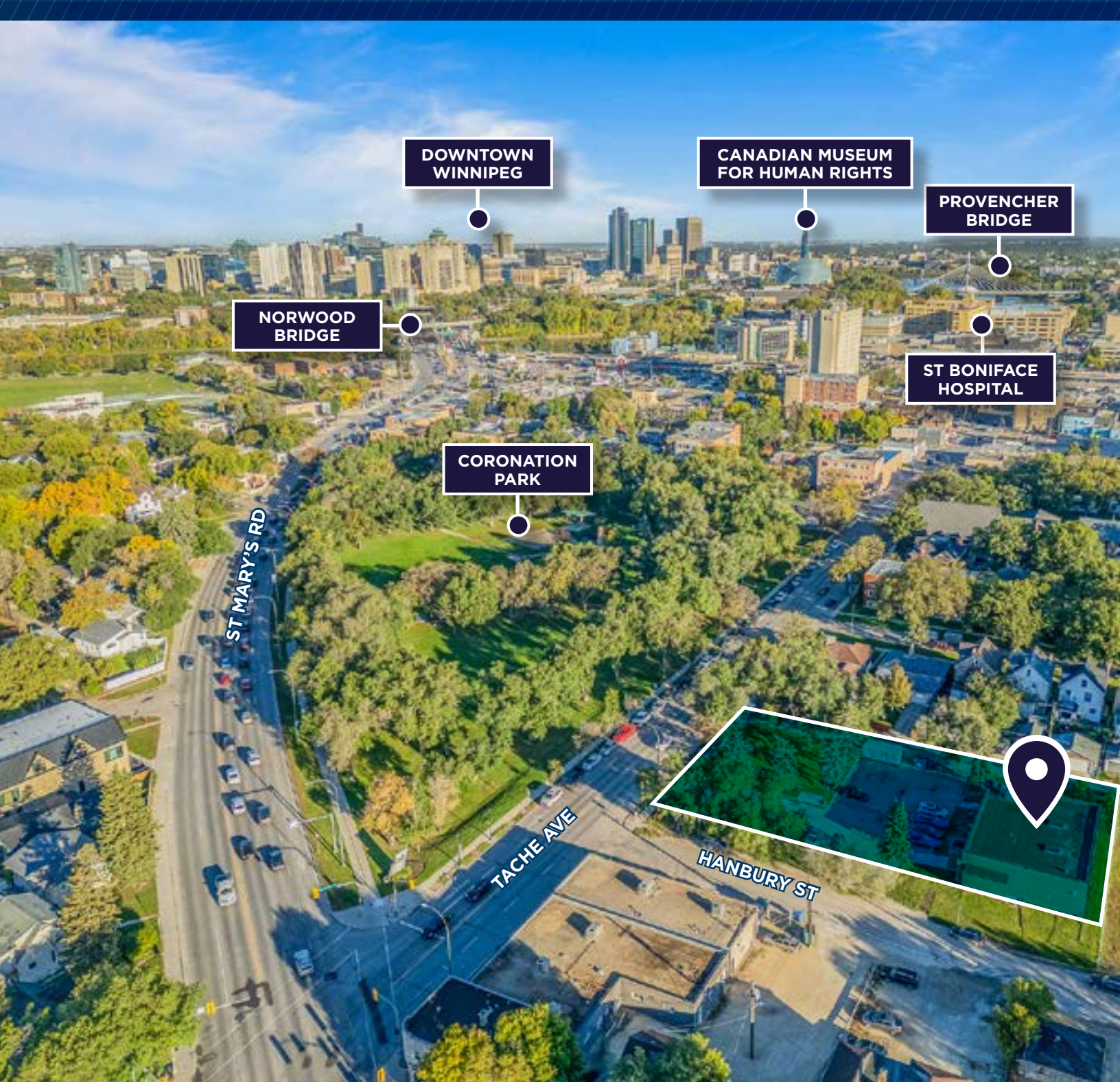
## PROPERTY HIGHLIGHTS

(+/-) 3,686 SF MAIN FLOOR WITH  
(+/-) 3,622 SF FULLY FINISHED LOWER LEVEL

- Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods
- Opportunity for mixed use redevelopment
- Built in 1965, refreshed in 2012
- Fully finished lower level
- Recent improvements include:
  - New air exchanger
  - Foundation repair and waterproofing
  - Weeping tile installation
  - New sump pumps
  - Fencing
- On-site parking for 24 vehicles with 18 electrified stalls
- Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes

**SALE PRICE:** \$1,745,000.00  
**PROPERTY TAX:** \$30,929.81 (EST. 2024)



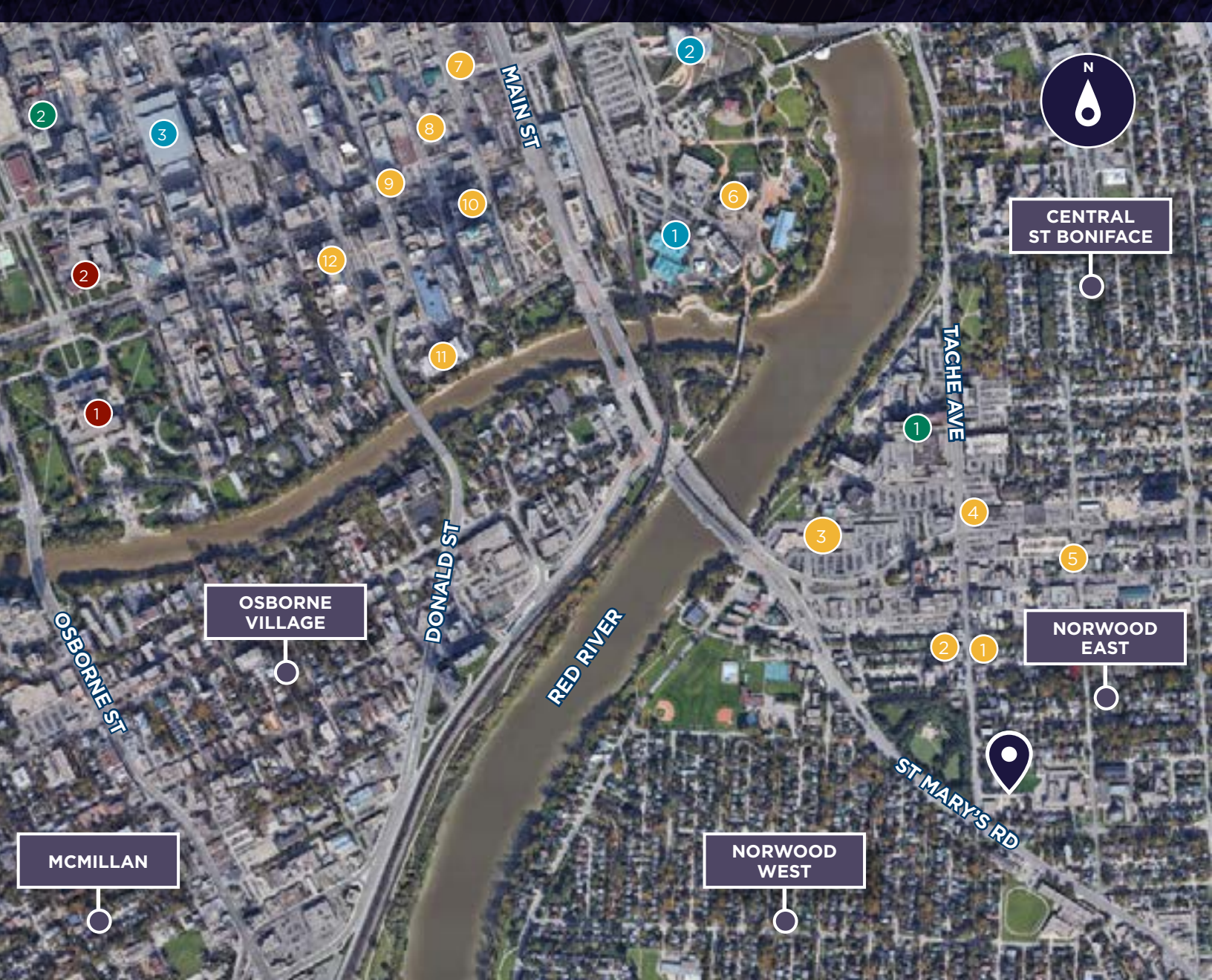


## DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	9,754	84,714	220,902
MEDIAN AGE	42	41	40
AVG HOUSEHOLD INCOME	\$78,481	\$73,975	\$81,652
TOTAL HOUSEHOLDS	4,969	44,102	100,050

## SCORES

WALK	91
TRANSIT	63
BIKE	88



## ATTRACTIONS

- 1 THE FORKS MARKET
- 2 CANADIAN MUSEUM FOR HUMAN RIGHTS
- 3 RBC CONVENTION CENTRE

## HEALTH CARE

- 1 ST BONIFACE HOSPITAL
- 2 WINNIPEG CLINIC

## GOVERNMENT

- 1 MANITOBA LEGISLATIVE
- 2 COURT OF KING'S BENCH OF MANITOBA

## SERVICES/RESTURANTS

- 1 LE CROISSANT
- 2 NORWOOD HOTEL
- 3 DOMINION CENTRE
- 4 RBC
- 5 7-ELEVEN
- 6 INN AT THE FORKS
- 7 DEVIL MAY CARE BREWING COMPANY
- 8 THE KEG STEAKHOUSE & BAR
- 9 CAPITAL GRILL & BAR
- 10 THE FORT GARRY HOTEL
- 11 FETE ICE CREAM & COFFEE
- 12 OH DOUGHNUTS



[CLICK HERE FOR VIRTUAL TOUR](#)

# FLOOR PLAN

## MAIN LEVEL



\* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE

# FLOOR PLAN

## LOWER LEVEL



\* FLOOR PLAN DRAWN FOR REFERENCE. MAY NOT BE TO SCALE



## CONTACT

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