

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



OFFICE FOR SALE
200 TACHE AVENUE

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 **CUSHMAN & WAKEFIELD**
Winnipeg

 **Stevenson**

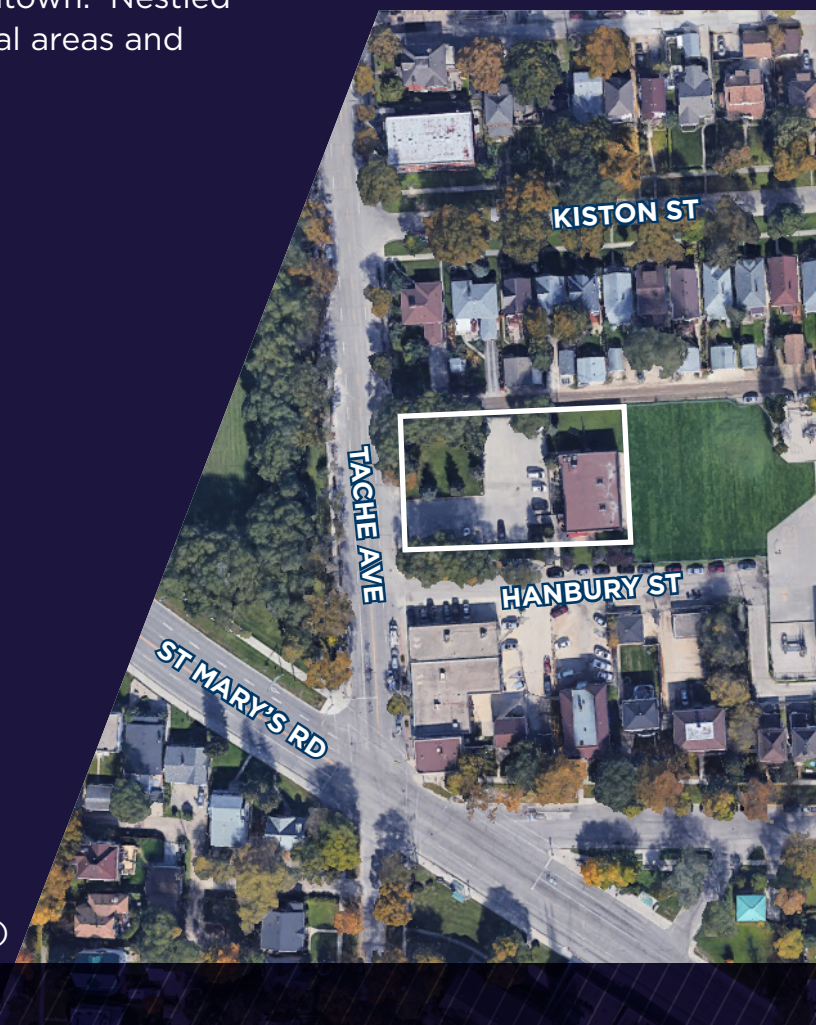


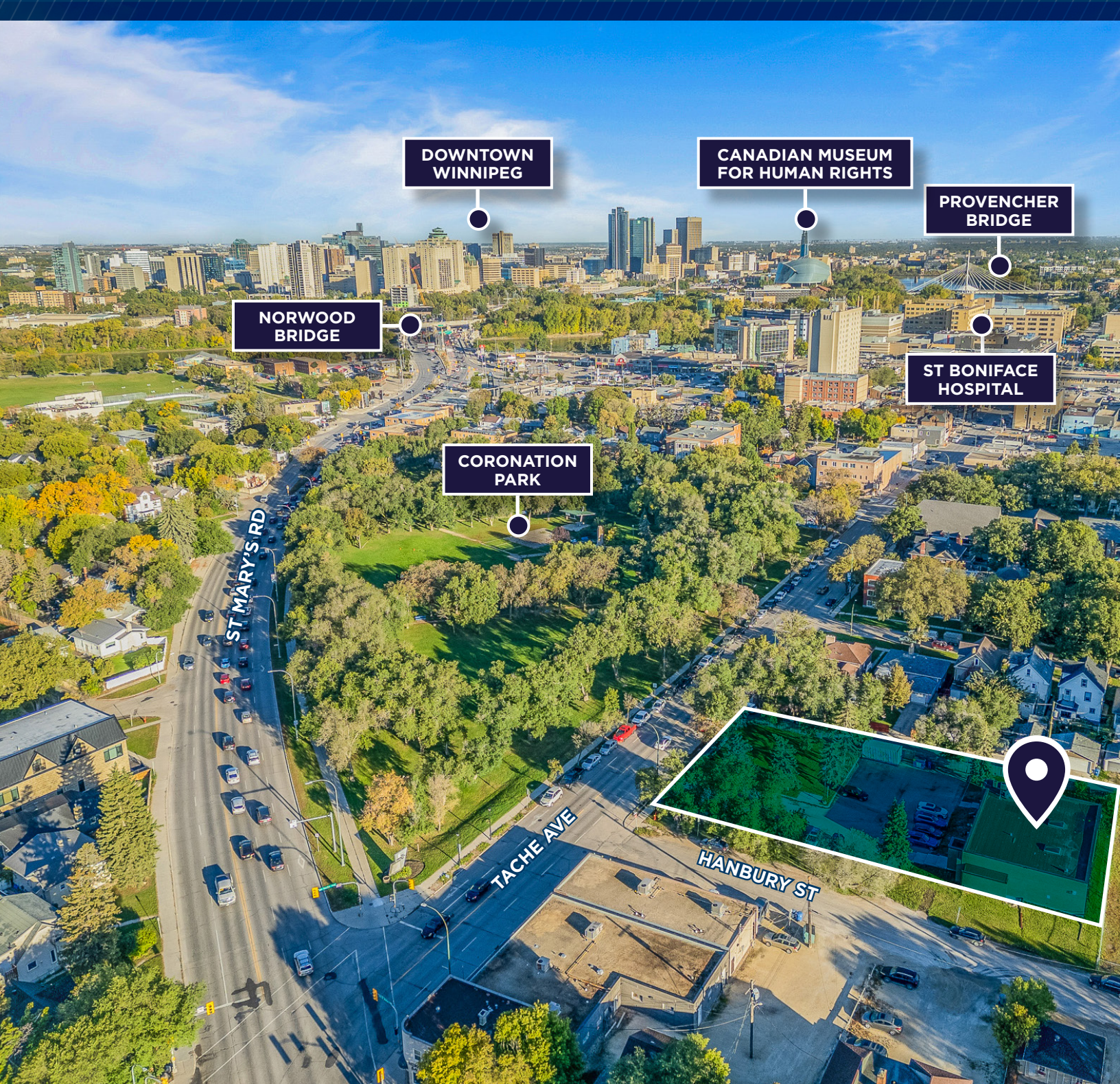
PROPERTY HIGHLIGHTS

(+/-) 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 electrified parking for 24 vehicles
- 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)





**DOWNTOWN
WINNIPEG**

**CANADIAN MUSEUM
FOR HUMAN RIGHTS**

**PROVENCHER
BRIDGE**

**NORWOOD
BRIDGE**

**ST BONIFACE
HOSPITAL**

**CORONATION
PARK**

ST MARY'S RD

TACHE AVE

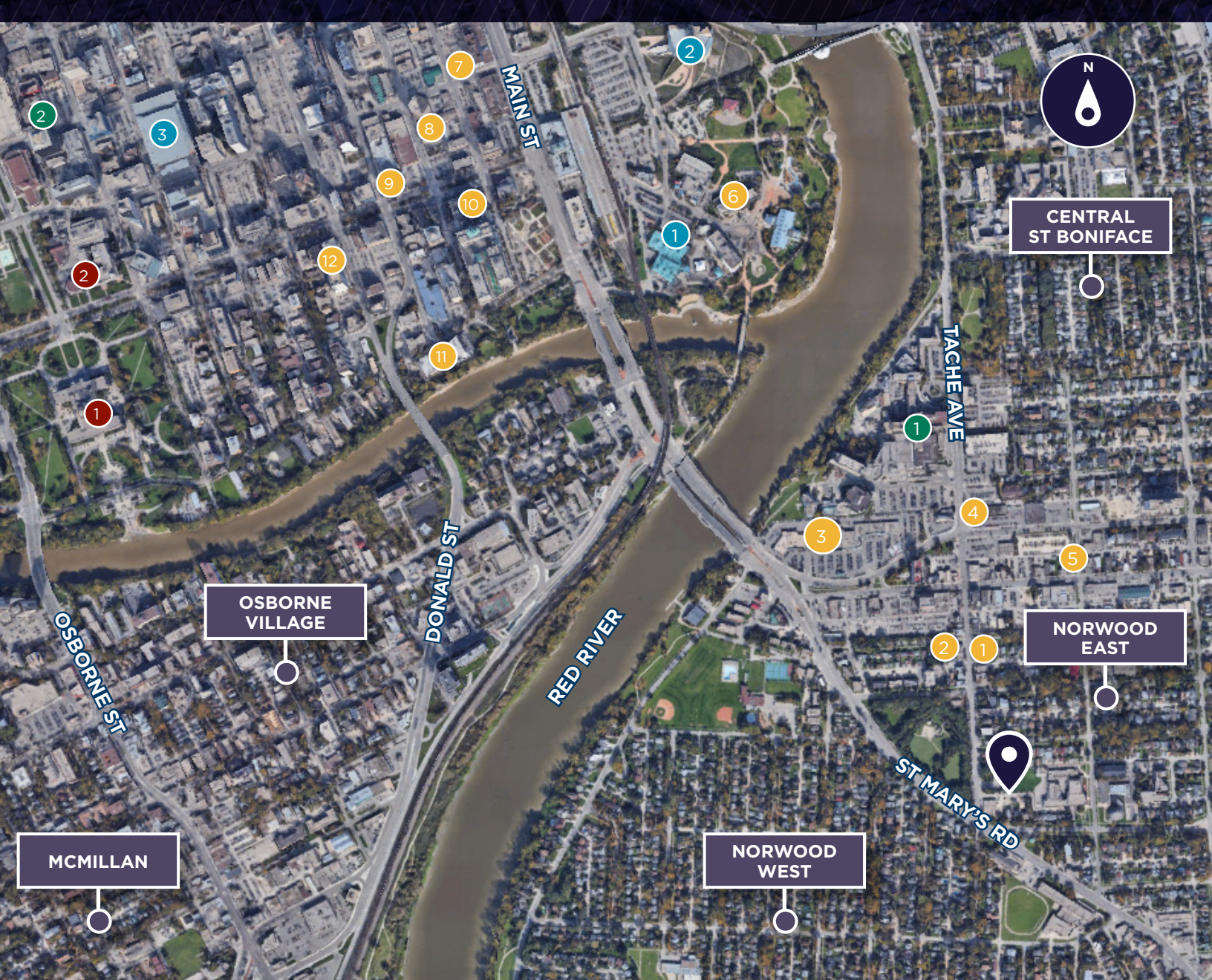
HANBURY ST

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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