

# PARTIAL 3.24% FINANCING



## FACT SHEET

### FOR SALE INVESTMENT OFFERING

185 PROVENCHER BOULEVARD  
WINNIPEG, MANITOBA



Located in the heart of St. Boniface, close to Tache Avenue. Within walking distance to the Forks and many other amenities along Provencher Boulevard.

**AVISON  
YOUNG**



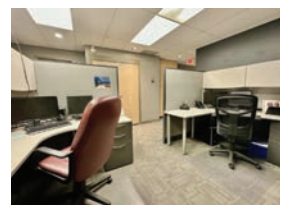
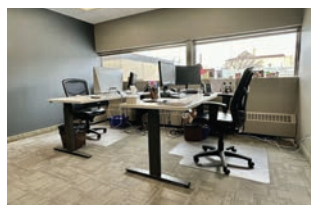
Platinum member

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| CONSTRUCTED      | 1974                                                            |
| TYPE OF PROPERTY | Two storey, plus basement office building                       |
| ROLL NUMBER      | 06060345000                                                     |
| TITLE            | 2557012/1                                                       |
| TOTAL SITE AREA  | 7,474 SF                                                        |
| BUILDING AREA    | 8,968 SF (1st & 2nd floor)<br>4,268 SF (basement)               |
| ZONING           | C2                                                              |
| LEGAL DESC.      | SP LOT 110 PLAN 22236<br>WLTO IN RL 76 PARISH<br>OF ST BONIFACE |
| 2023 ASSESSMENT  | \$1,812,000                                                     |
| 2023 TAXES       | \$39,526.87                                                     |
| FRONTAGE         | 61 FT along Provencher                                          |
| DEPTH            | 123 FT                                                          |
| PARKING          | Paved for 8 stalls +<br>building leased lots                    |
| OFFERED AT       | <b>\$2,350,000</b>                                              |

**OFFERS AS RECEIVED**



2ND FLOOR



Get more  
information

**Wes Schollenberg**  
Managing Director, Broker  
204 560 1501

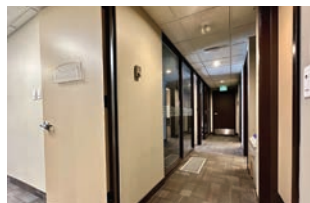
[avisonyoung.com](http://avisonyoung.com)



185 PROVENCHER BOULEVARD, WINNIPEG, MB

FACT SHEET

MAIN FLOOR



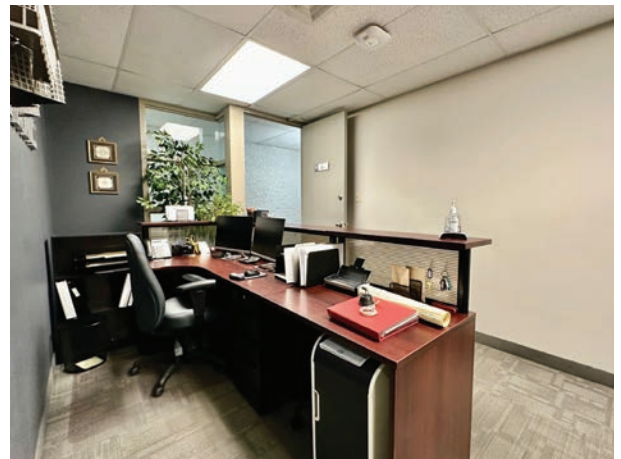
Get more  
information

**Wes Schollenberg**  
Managing Director, Broker  
204 560 1501

[avisonyoung.com](http://avisonyoung.com)



LOWER LEVEL



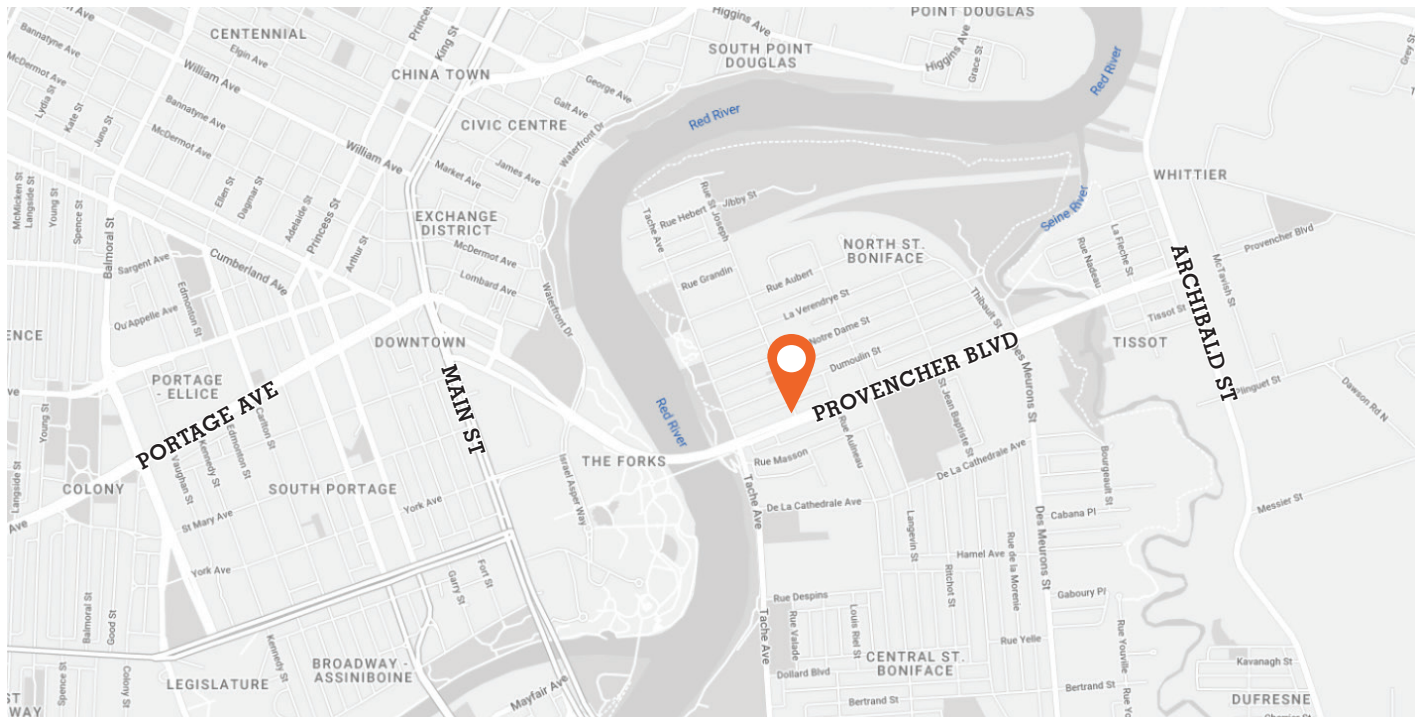
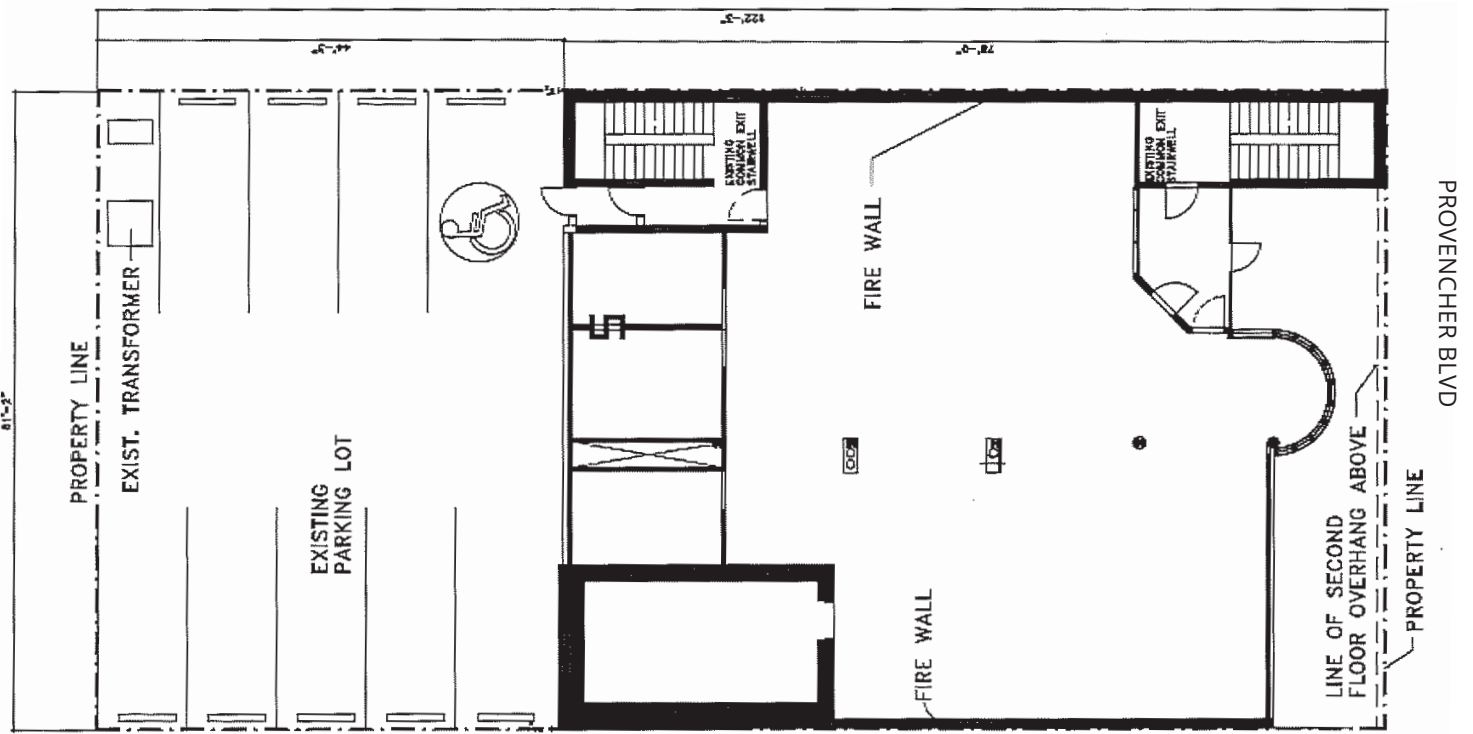
Get more  
information

**Wes Schollenberg**  
Managing Director, Broker  
204 560 1501

[avisonyoung.com](http://avisonyoung.com)

# 185 PROVENCHER BOULEVARD, WINNIPEG, MB

## FACT SHEET



\*Information provided for informational purpose only.

**Get more  
information**

**Wes Schollenberg**  
Managing Director, Broker  
204 560 1501

[avisonyoung.com](http://avisonyoung.com)