

**AVISON
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Office / Retail / Residential Building For Sale

**306-310 Ross Avenue
Winnipeg, MB**



Wes Schollenberg

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**BEST
MANAGED
COMPANIES**

Platinum
member

Property overview

306-310 Ross Avenue, Winnipeg, MB



Property overview

Total land size	6,046 sf
Total building size	27,520 sf
Floor area	5,504 sf per floor (5 floors)
Basement area	5,940 sf
Zoning	C-Character
Wall height	15 ft
Roll number	13071826000
Title number	2233580
Legal description	Parcel One: SP Lot 5 Plan 32336 WLTO in RL 8 and 9 Parish of St. John Parcel Two: Lot 8 Plan 1537 WLTO in RL 9 Parish of St. John.
2025 Realty taxes	\$14,031

Highlights

- Located just off Princess Avenue, around the corner from the Red River Downtown Campus
- A 5-storey warehouse building located in the East Exchange was a clothing manufacturer and wholesaler since its construction in 1905
- Vendor will consider joint venture or financing
- Capital improvements: roof and boiler removal (2018), electrical (2020), sprinkler, internal stairwell, windows, brick and beam work (2021) – **see next page for list of completed projects**
- Potential uses can include residential apartment conversion, industrial chic condo loft conversion for the technology sector or local businesses who need loft space in the exchange

Offered at: \$2,450,000

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Projects completed

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- ✓ **ROOFING** - removed water tank and structure; installed new sloped deck; New SBS membrane roof. replaced missing brick on parapet wall, replaced mortar joints and cap
- ✓ **DEMOLITION** of all floors; removed plaster and lath over bricks; removed boards and slats of ceilings; removed subfloor and tile layers; removed all ceiling materials, removed all electrical and plumbing fixtures and piping, disposal of all
- ✓ **NEW BUILD LOCATION SURVEY**
- ✓ **MASONRY** - repaired missing bricks on all floors; sealed doorway opening on third floor, filled in 4th floor doorway opening; repointed and secured East basement wall; repaired cracks and repointed masonry on all floors; filled in loading dock doorway in basement, repaired rear entrance masonry
- ✓ **REMOVED EXTERIOR STAIRCASE** - removed condensing units and brackets; removed lower level of fire escape and water supply piping; removed exterior fire escape
- ✓ **SANDBLASTING** - sandblasting complete of all brick walls, all floors to remove paint and dirt, sandblasting complete of all exposed beams and wood columns
- ✓ **PLUMBING** - cut off old plumbing and installed a new water meter
- ✓ **ELEVATOR (PASSENGER)** - clean out shaft and relays; install new ground fault.
- ✓ **ELEVATOR (FREIGHT)** - clean rewind motor
- ✓ **WINDOWS** - replaced all windows with triple pane fiberglass; replaced glass in front heritage windows
- ✓ **SPRINKLER SYSTEM** - replaced with all new
- ✓ **NEW INTERNAL STAIRCASE** - footing/piles, metal, and concrete staircase with birch panels; drywall and prime all internal walls
- ✓ **REAR ENTRANCE** - new doorway and door. Reduced loading dock and provided new exterior staircase
- ✓ **FLOORING** - salvaged pulled flooring for future repairs, cleaned cut ends, pulled nails and stacked on each floor
- ✓ **ELECTRICAL** - new base electrical system
- ✓ **TIN CEILING** - removed, marked and piled for future restoration
- ✓ **FRONT EXTERIOR** - removed wooden covering; replaced Tyndall at old doorway; secured stones at entrance; cleaned Tyndall stone
- ✓ **ROOF CAPS** - installed bricks to roof chase openings to accommodate bespoke tin caps
- ✓ **HEATING** - installed exhaust venting and furnaces on floors for winter heating

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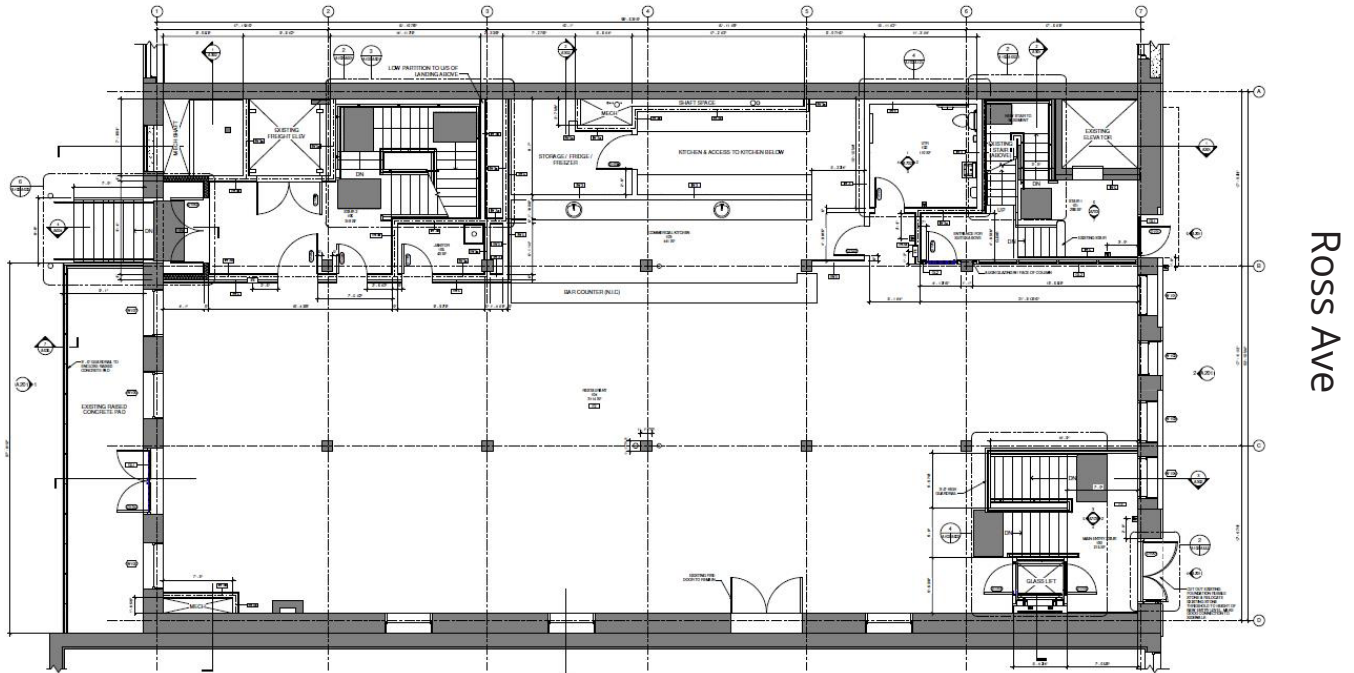
This aerial map illustrates a proposed industrial development site in Dallas, Texas. The site is highlighted in red and is located at the intersection of Paulin St, Ross Ave, and Princess St. The site is divided into several lots, with the central lot (3233) being the largest. The map includes street names, lot numbers, and area measurements in square feet. The site is adjacent to RRC Polytech and Impark.

Lot Number	Area (sq. ft.)
3233	32,333
306	16,612
310	13,701
312	13,701
314	13,701
316	13,701
300	43,221
200	15,46
186	18,288
188	22,86
18	22,876
9	18,288
7	20,361
6	8,748
5	33,775
8	33,775
9	15,37
10	33,796
13	13,807
15	77,395
24	30,45
41	30,45
42	30,45
43	30,45
45	45,263
6	6,096
65	65,272
66	66,096
67	67,096
68	68,096
69	69,096
70	70,096
71	71,096
72	72,096
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99	99,096
100	100,096

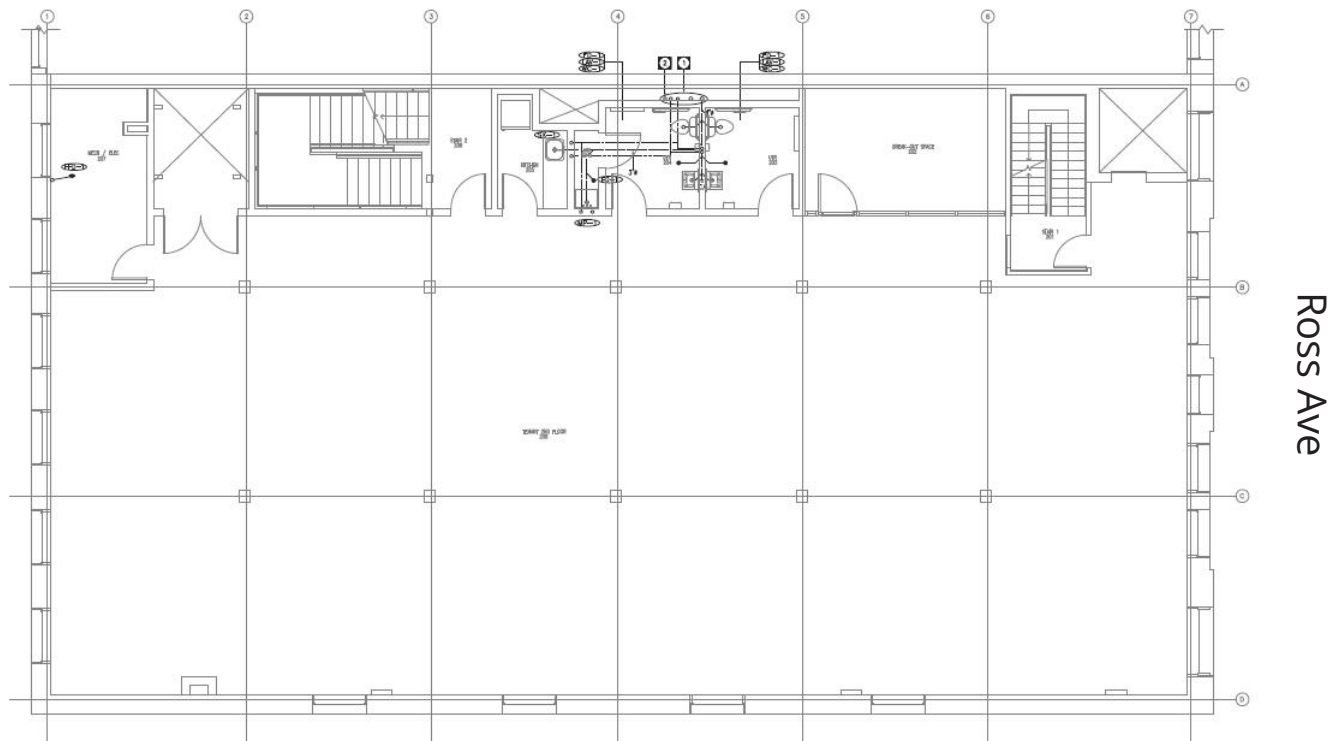
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Floor plan

306-310 Ross Avenue, Winnipeg, MB



Main floor – architect rendering



Floors 2 to 5 – architect rendering

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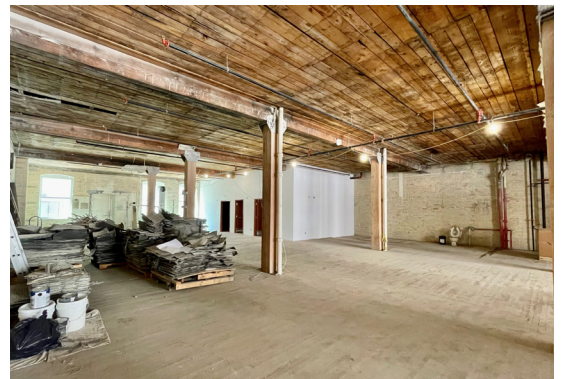
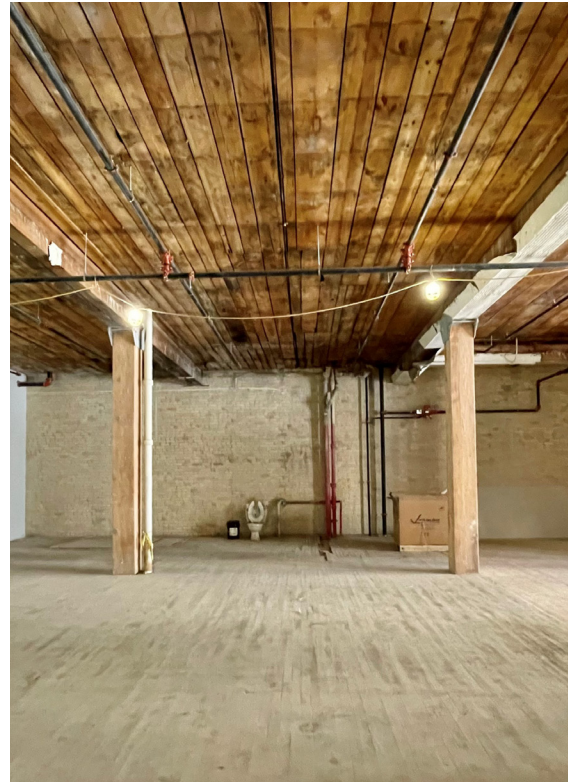
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Images



Click to view 360 Property Tour

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Market Lands

The Market Lands will provide a unique 2.4 acre development opportunity at the centre of Winnipeg's most innovative and creative neighbourhoods.

At the heart of the Market Lands project is a new seamless "Creative Hub" that will fill nearly an acre on the southern parcel of the site. The Creative Hub will provide creators with access to shared space, equipment and other resources to advance the skills needed to thrive in, and contribute to, the creative economy. These spaces will provide venues to collaborate, innovate, exhibit, and sell creative products.

Fully interactive and accessible to the public, the Creative Hub will build awareness, appreciation, and markets for Manitoba's creative talent and products.

The Market Lands Creative Hub is the focal point of a much broader revitalization project for downtown Winnipeg, replacing the derelict public safety building and civic parkade. It will be the largest infill opportunity in the Exchange District since the development of Waterfront Drive, generating economic spin-offs for the entire northwest Exchange District/Chinatown area.



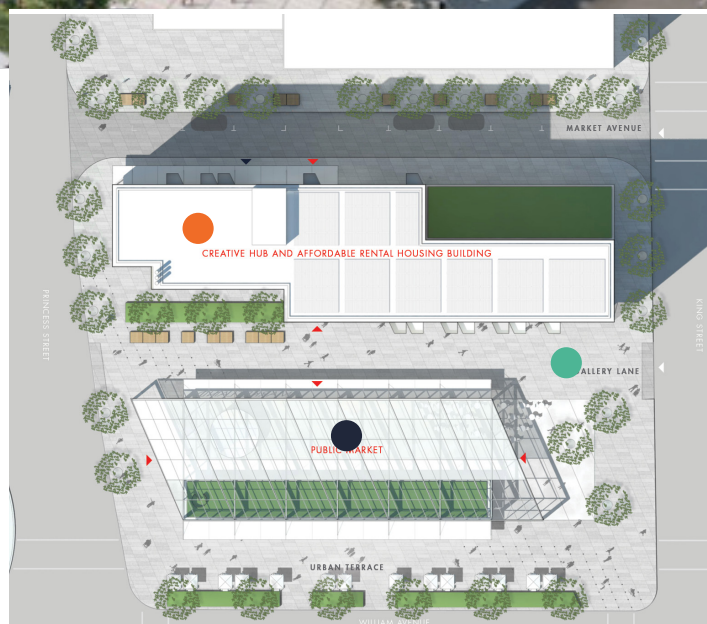
97%



90%



97%



- The public market incubator model was based on some of the best small-scale markets in the world
- The centre for art and design and the public market realm are connected through an open floor design, with integrated outdoor public plazas, specifically designed with the technical requirements for the showcase of public digital and sound art
- The centre for art and design is 9,000 sf of main floor space housing Urban Shaman and a new Manitoba Design Centre, both providing flexible creation and exhibit space for design, media, and arts organizations, with common shared-services

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Location

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Public Transit
Easy access to many public transit routes



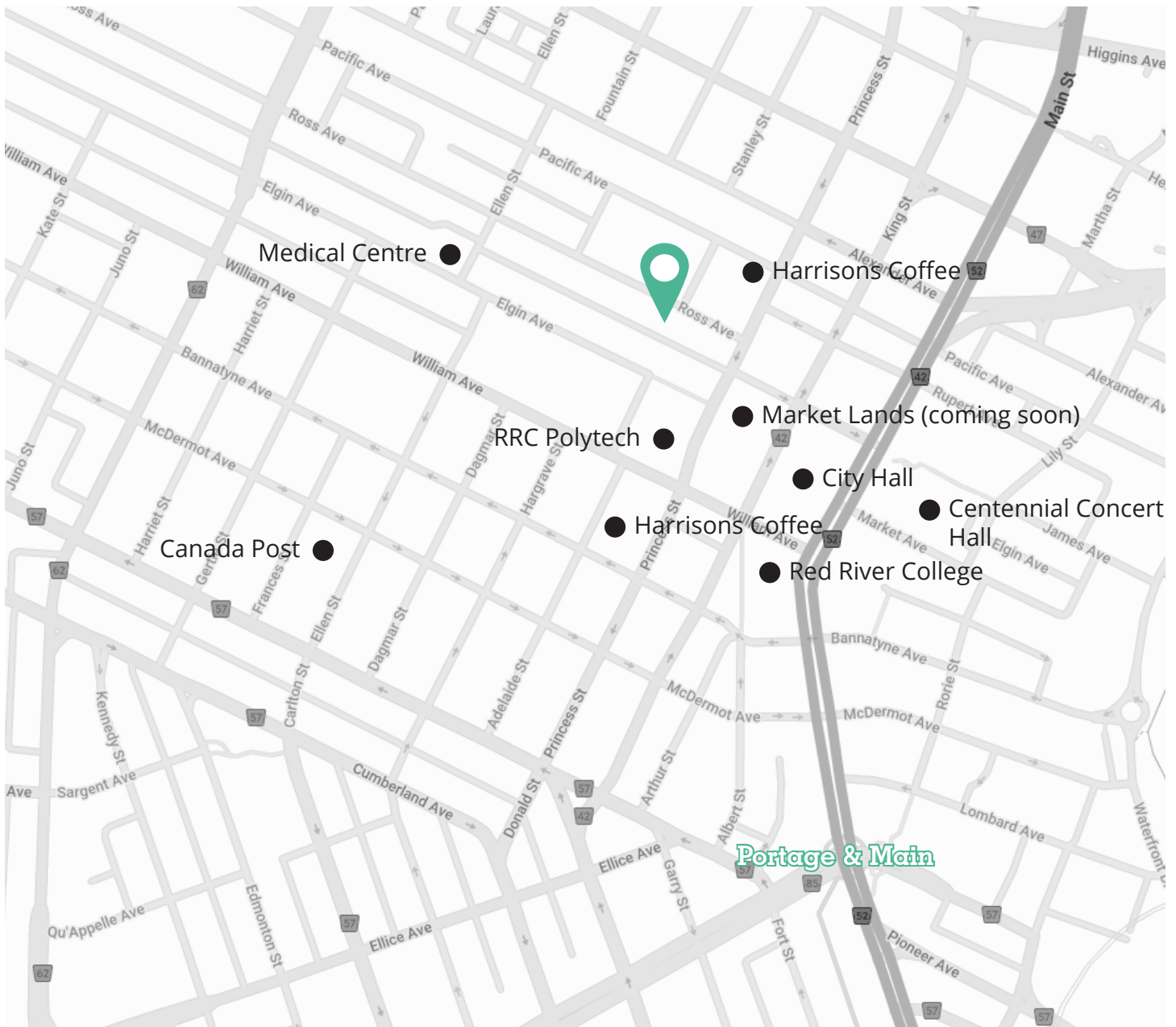
Amenities
Minutes to shops, restaurants and services



Location
In the East Exchange District



Accessibility
Excellent access to major thoroughfares



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