

**AVISON
YOUNG**

Energy Efficient Building For Sale / For Lease

**309 Youville Street
Winnipeg, MB**



Wes Schollenberg

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Platinum
member

Property overview

309 Youville Street, Winnipeg, MB



Property overview

Address	309 Youville Street
Total building area	3,837 sf
Total land area	45 ft x 122 ft / 5,414 sf
Date built	2010 / 2015 on piles
Roll number	06093260100
Title number	2670912
Realty taxes (2025)	\$29,063.26
Zoning	C2-Commercial Community
Construction type	Masonry wall / wood

Highlights

- Great high profile location with lots of ancillary parking options
- Neutral light grey decor throughout
- Ideal set up for medical, financial, accounting, law and general administration
- 5 outdoor electrified parking spaces
- Additional stalls in the area
- Spotless condition
- Over 10 offices
- R40 ceilings / R20 walls
- Maintenance free exterior
- Fully accessible

Offered at: \$999,900

Gross rent: \$19.95 psf / annum with base year (+ proportionate utilities)

**Get more
information**

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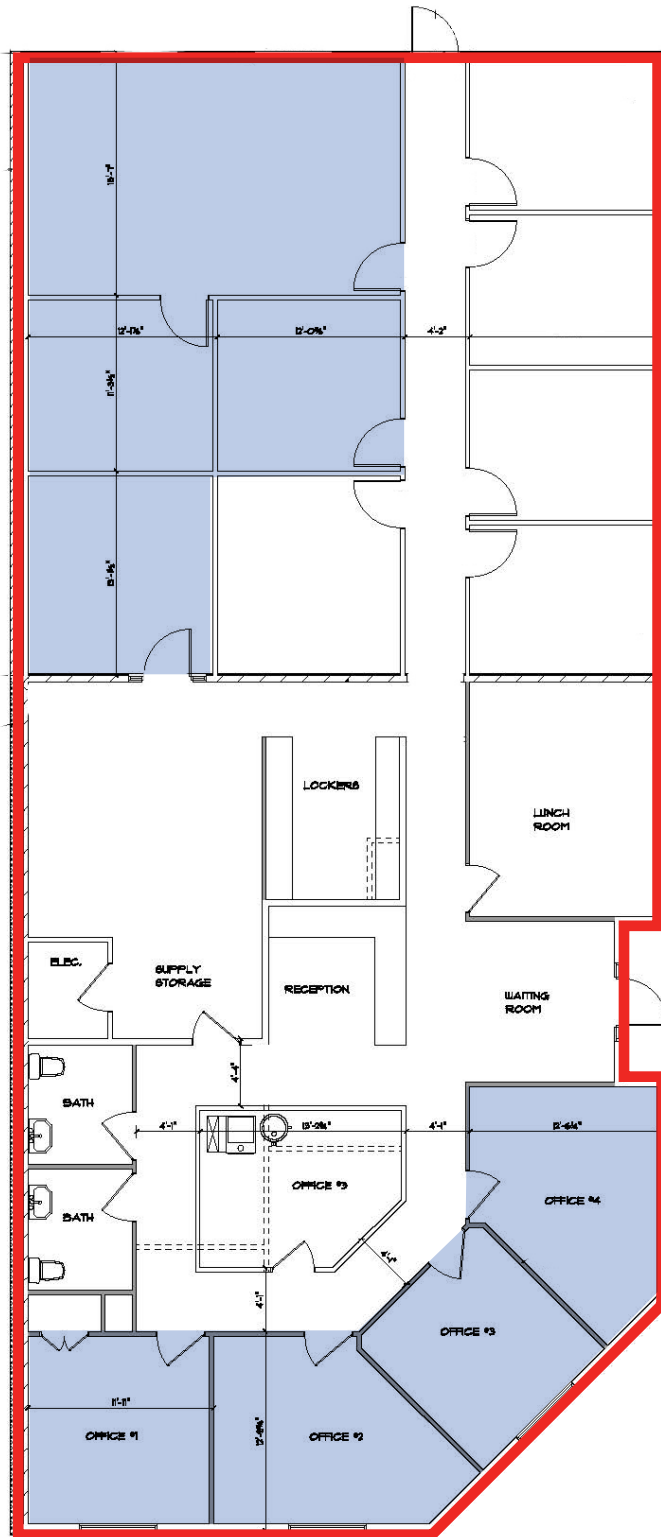
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Floor plan

309 Youville Street, Winnipeg, MB



Option 1



Option 2

- 2 options available for lease:
 - Option 1 - 2,550 sf
 - Option 2 - 3,837 sf (entire building)
- Shared lunchroom and washroom

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Images

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Location

309 Youville Street, Winnipeg, MB



Public Transit
Easy access to many public transit routes



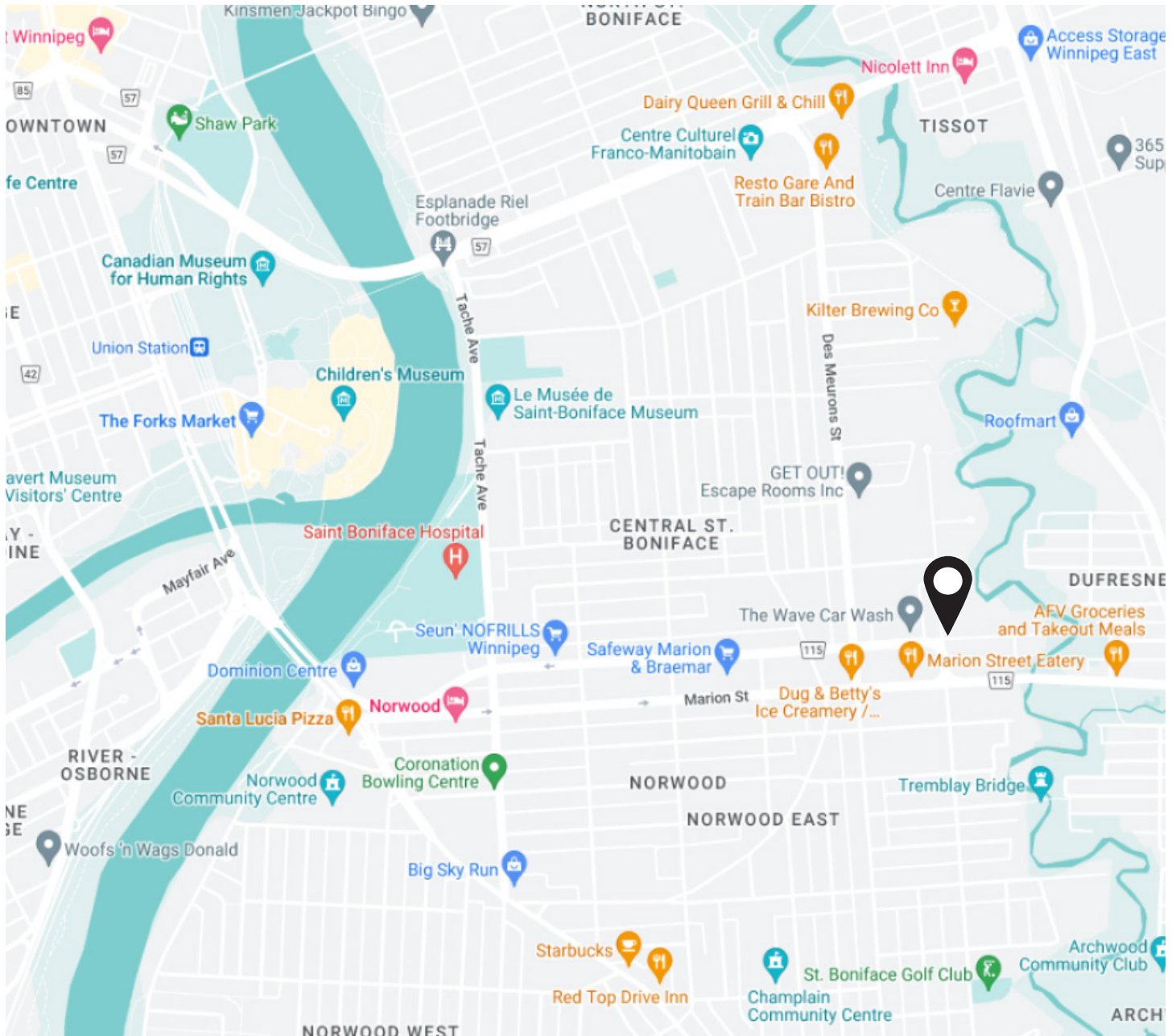
Amenities
Minutes to shops, restaurants and services



Location
Close to downtown and St. Boniface



Accessibility
Excellent access to major thoroughfares



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