



574 Ellice Avenue, Winnipeg, Manitoba

# Flexible Commercial Space in the Heart of Winnipeg

For Sale



## Property Details

**+/- 1,920 sq. ft.**

BUILDING SIZE

**+/- 2,314 sq. ft.**

LOT SIZE

**\$325,000**

SALE PRICE

**\$3,474.26**

2025 PROPERTY TAXES

**C2 - Commercial**

ZONING

**Space for 2-3 Vehicles**

PARKING

## Demographics\*

**248,151**

POPULATION

**106,695**

TOTAL HOUSEHOLDS

**348,266**

DAYTIME POPULATION

**\$90,124**

AVG. HOUSEHOLD INCOME

**37.1**

MEDIAN AGE

**\$91,352**

AVG. HOUSEHOLD EXPEND.

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

## Features

- Lower and upper level commercial/office space with multiple finished rooms and flexible layout potential
- On-site kitchen area with full-size stove, microwave, dishwasher, and modern cabinetry
- Basement level provides additional usable space for storage, studio, or workspace configurations
- Dedicated laundry area equipped with washer and dryer
- Updated mechanical systems including hot water tank (installed February 2023)
- HVAC and utility infrastructure located on-site with forced-air furnace and serviceable mechanical room
- Rear exit access and functional secondary egress points throughout the lower level
- Excellent location just steps from the University of Winnipeg and surrounded by nearby amenities, transit, and services
- Surrounded by a diverse mix of amenities, including restaurants, coffee shops, breweries, and boutique retailers, creating a dynamic community atmosphere
- Convenient access to downtown landmarks and destinations via key connectors like Provencher Bridge, linking residents directly to The Forks and St. Boniface
- Rare chance to acquire two adjacent commercial-zoned properties at 574 & 576 Ellice Avenue

## Highlights



### Located

IN THE WEST BROADWAY  
NEIGHBOURHOOD



### Short walk

TO SHOPS, PARKS &  
CULTURAL ATTRACTIONS



### Great access

TO PUBLIC TRANSIT



### Parking

AVAILABLE

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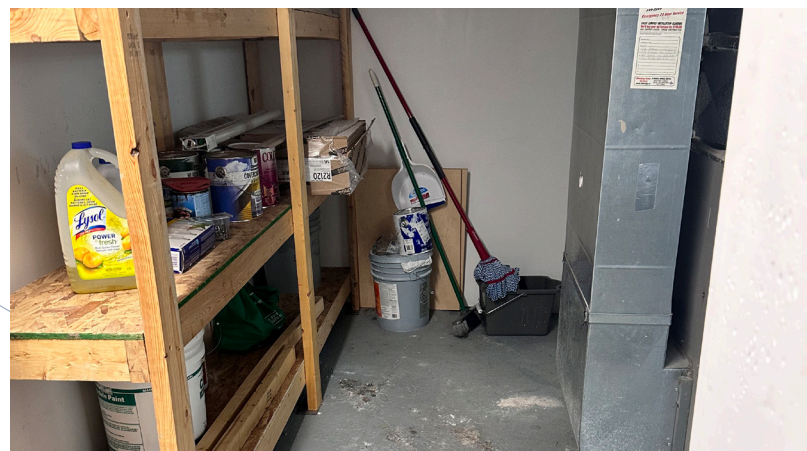
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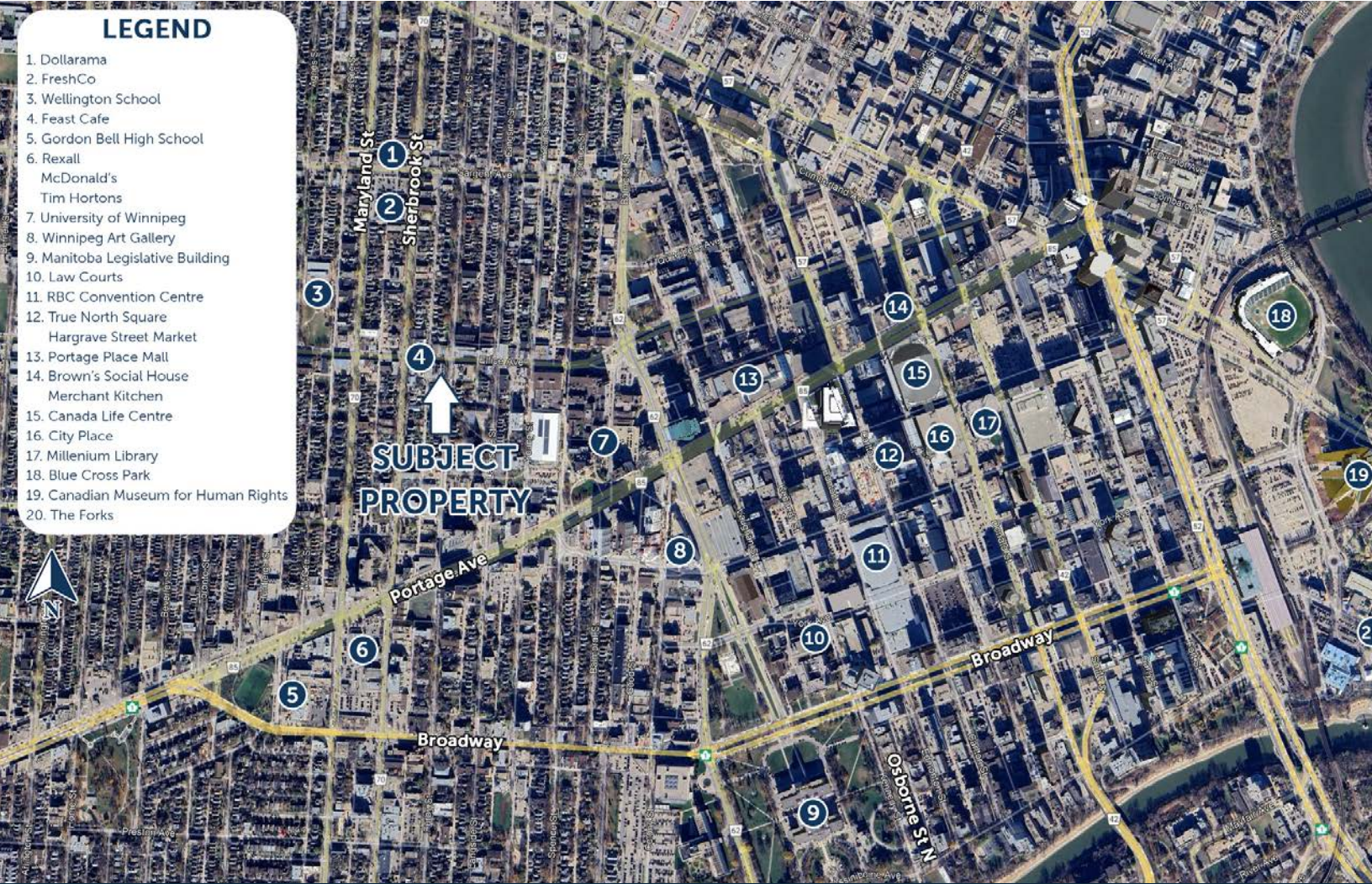


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- LEGEND**
1. Dollarama
  2. FreshCo
  3. Wellington School
  4. Feast Cafe
  5. Gordon Bell High School
  6. Rexall  
McDonald's  
Tim Hortons
  7. University of Winnipeg
  8. Winnipeg Art Gallery
  9. Manitoba Legislative Building
  10. Law Courts
  11. RBC Convention Centre
  12. True North Square  
Hargrave Street Market
  13. Portage Place Mall
  14. Brown's Social House  
Merchant Kitchen
  15. Canada Life Centre
  16. City Place
  17. Millenium Library
  18. Blue Cross Park
  19. Canadian Museum for Human Rights
  20. The Forks

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**Jane Arnot\***

VICE PRESIDENT

[jarnot@icproperties.com](mailto:jarnot@icproperties.com)

204-471-1248

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