

FOR SALE

Freestanding Building with Ample Parking

108 Bond Street, Winnipeg, Manitoba



**AMPLE ON-SITE
& STREET PARKING**



**FENCED
COMPOUND**



**GREAT
ACCESS**



**CONVENIENT
ACCESS TO TRANSIT**

www.shindico.com

Shindico

FOR SALE

108 Bond Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Building Size	3,240 SF
Unit 1 - Mad Science	1,545 SF
Unit 2 - Vacant	1,628 SF
Land Area	13,016 SF
Sale Price	\$1,175,000
Property Taxes (2025)	\$12,168.20
Zoning	C2
Parking	Opportunity for up to +/- 30 stalls
Electrical	Two x 200-A, 208V, 3-phase Meters
Access	6 separate access doors/entries (including overhead garage door)

LOCATION

- Situated in east-Winnipeg, in the neighborhood of Transcona
- Located east of Plessis Road, near Regent Avenue, with quick access to the Perimeter Highway
- Excellent transit connectivity: well, served by Winnipeg Transit bus routes
- Easy access to multiple amenities along Regent Avenue and Lagimodiere Boulevard

TRAFFIC

15,200 vehicles per day on Regent Avenue W between Plessis Road and Day Street.

City of Winnipeg Public Works Department 2023

FEATURES

- Owner-occupier/investor hybrid
- Existing long-term tenancy provides immediate cash flow while a new owner can occupy the remaining unit.
- Free-standing brick masonry building
- C2 zoning allows for a variety of commercial, office, retail, and medical uses
- Recent capital improvements including roof in 2018
- Excellent parking with fenced compound and 20 electrified parking stalls.
- Good visibility and frontage on Bond Street
- Grade-loading door included for deliveries or service access with a small warehouse
- Heating provided by three high-efficiency gas furnaces
- Cooling via two central air conditioning units

PARKING AREA



204.474.2000

Shindico

FOR SALE

108 Bond Street, Winnipeg, Manitoba

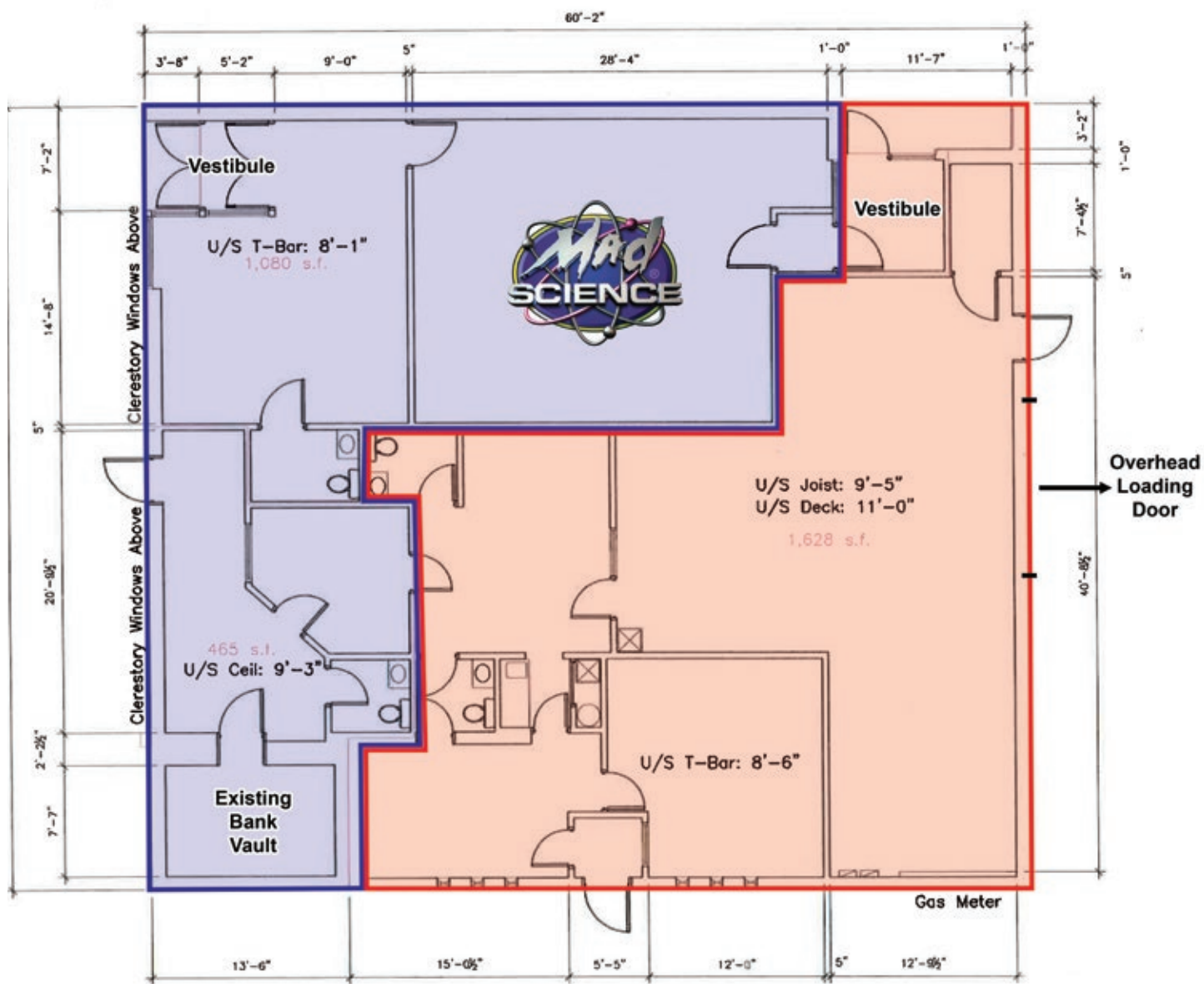
SITE PLAN



FOR SALE

108 Bond Street, Winnipeg, Manitoba

FLOOR PLAN



Unit 1 - Mad Science

Unit 2 - Vacant



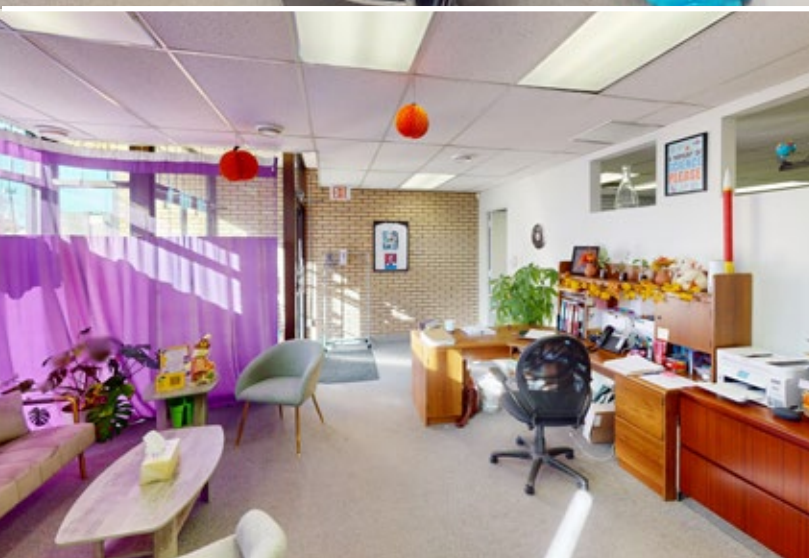
CLICK HERE TO TAKE A VIRTUAL TOUR

204.474.2000

Shindico

FOR SALE

108 Bond Street, Winnipeg, Manitoba



FOR SALE

108 Bond Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Kalvine Zinzombe
Leasing and Sales Associate
P (204) 306-9183
C (204) 805-1053
kzinzombe@shindico.com

Dino Alevizos*
*Services provided by Dino Alevizos Personal Real Estate Corporation
P (204) 928-8209
C (204) 781-9717
dalevizos@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico
Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 101025