

FOR SALE

Downtown Parking Lot For Sale

248 Sherbrook Street, Winnipeg, MB



+/- 40
PARKING STALLS



GREAT
ACCESS



126,000+
POPULATION

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SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Available	+/- 12,319 SF
Sale Price	\$1,795,000
Property Taxes (2026 est.)	\$16,697.71
Zoning	C2
Parking*	+/- 40 Stalls

*Additional charge for parking

LOCATION

- Minutes from Canada Life Centre & RBC Convention Centre.
- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Just minutes from downtown Winnipeg, providing convenient access to the city's core.

DEMOGRAPHICS

	3 km. Radius
Total Population	126,516
Daytime Population	221,796
Households	58,414
Median Age	36.4
Avg. Household Income	\$89,181

Environics Analytics ©2025

TRAFFIC

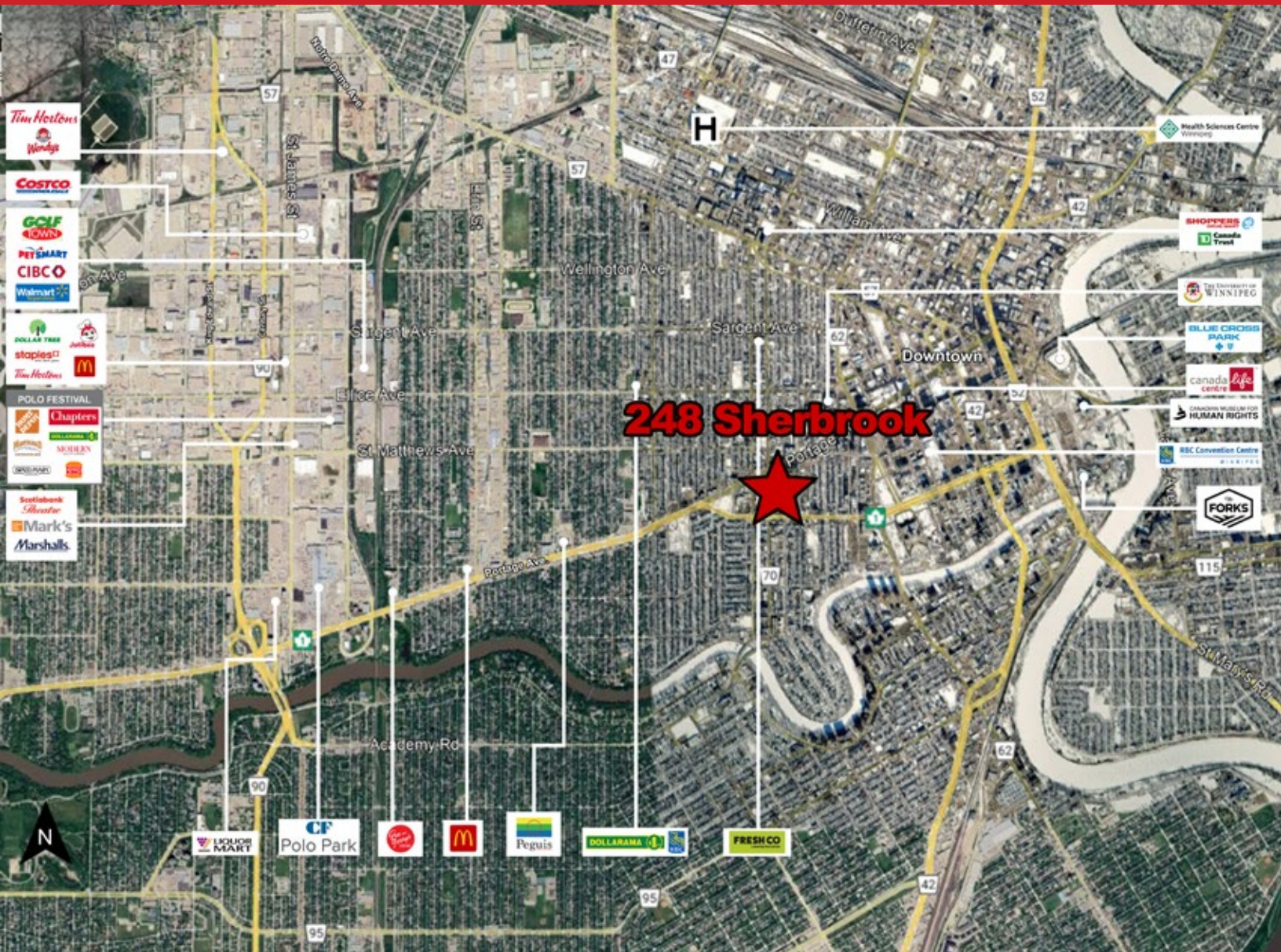
16,400 vehicles per day on Sherbrook Street between Broadway and Portage Avenue.

City of Winnipeg Public Works Department 2024



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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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