

# FOR SALE/LEASE

Investment Opportunity with Office and Parking Lot

255 & 248 Sherbrook Street, Winnipeg, MB



**8+ BUS ROUTES**  
NEARBY



**+/- 65**  
PARKING STALLS



**GREAT**  
ACCESS



**126,000+**  
POPULATION

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## SITE PLAN



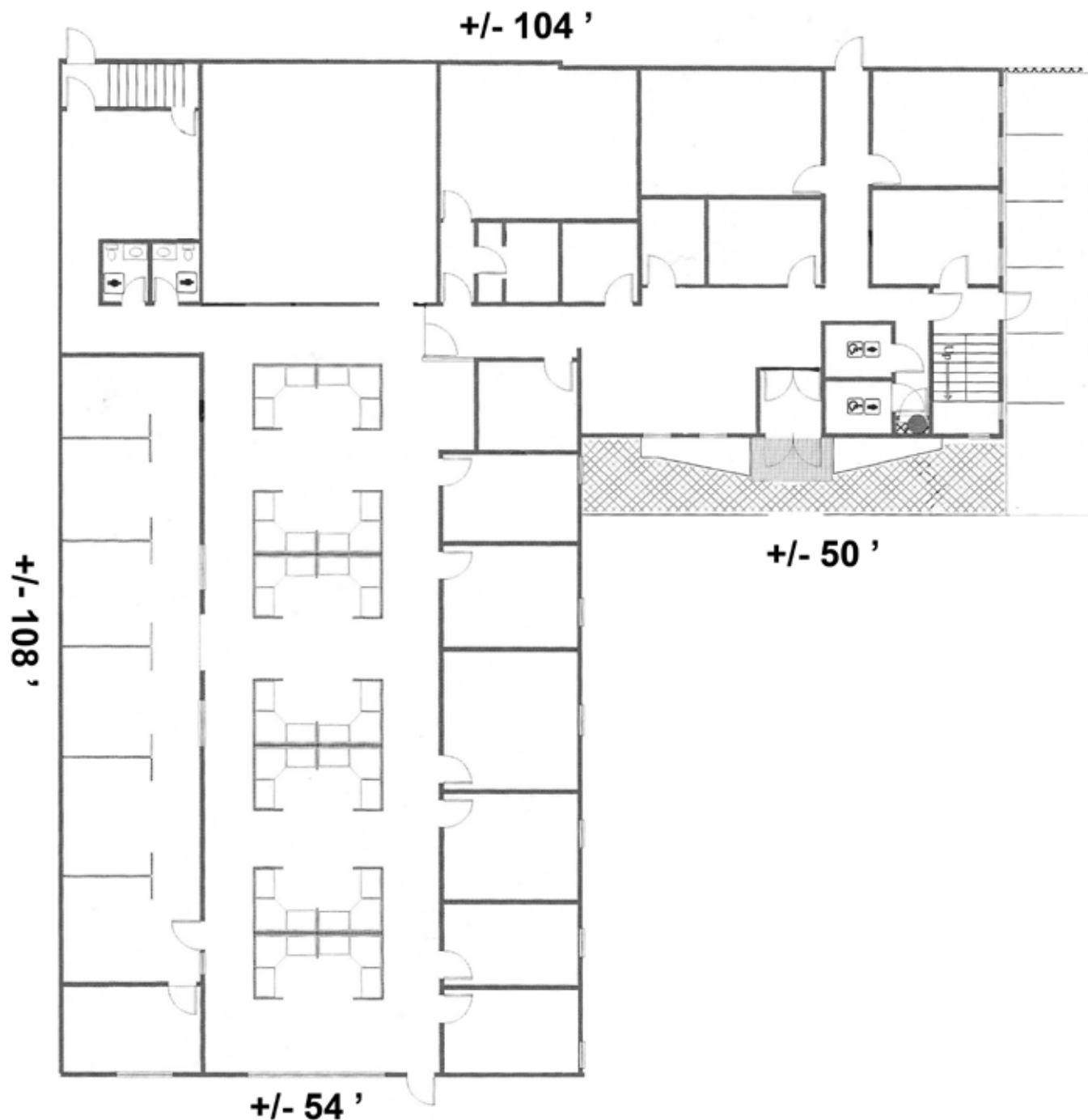
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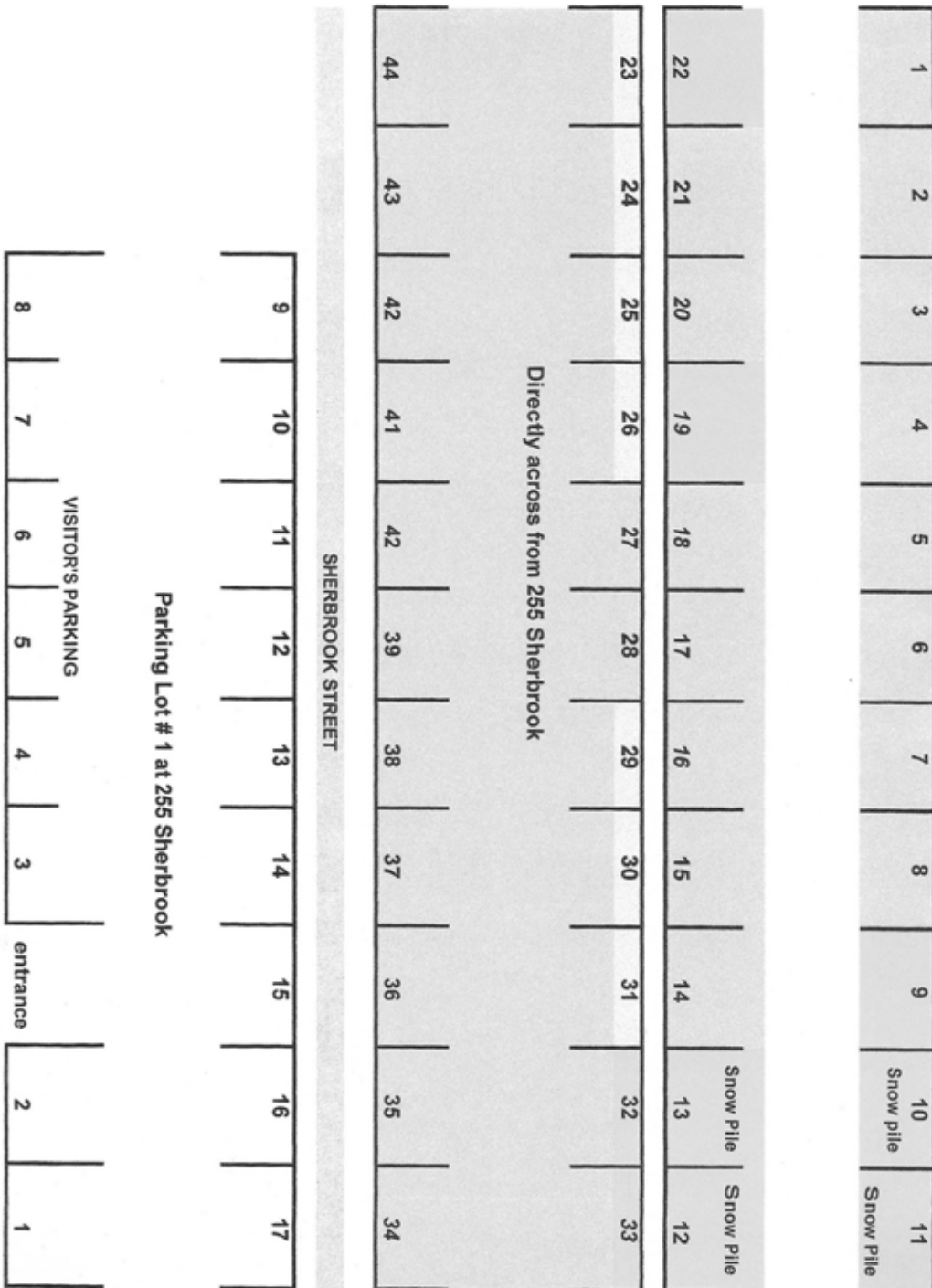
## 255 SHERBROOK FLOOR PLAN



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## PARKING PLAN



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## PROPERTY SUMMARY

Building Size	+/- 12,475 SF
Land Area	
255 Sherbrook	+/- 16,327 SF
248 Sherbrook	+/- 12,319 SF
Sale Price	\$4,500,000.00
Net Rent	\$12.95/SF
Additional Rent	TBD
Property Taxes (2024 est.)	
255 Sherbrook	\$49,436.88
248 Sherbrook	\$13,565.99
Zoning	C2
Parking*	+/- 65 Stalls

\*Additional charge for parking

## FEATURES

- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Downtown parking lot included in the purchase.

## LOCATION

- Minutes from Canada Life Centre & RBC Convention Centre.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue and Broadway.
- Just minutes from downtown Winnipeg, providing convenient access to the city's core.
- Close proximity to to Vimy Ridge Park, restaurants, and many retailers.

## DEMOGRAPHICS

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

Environics Analytics ©2025

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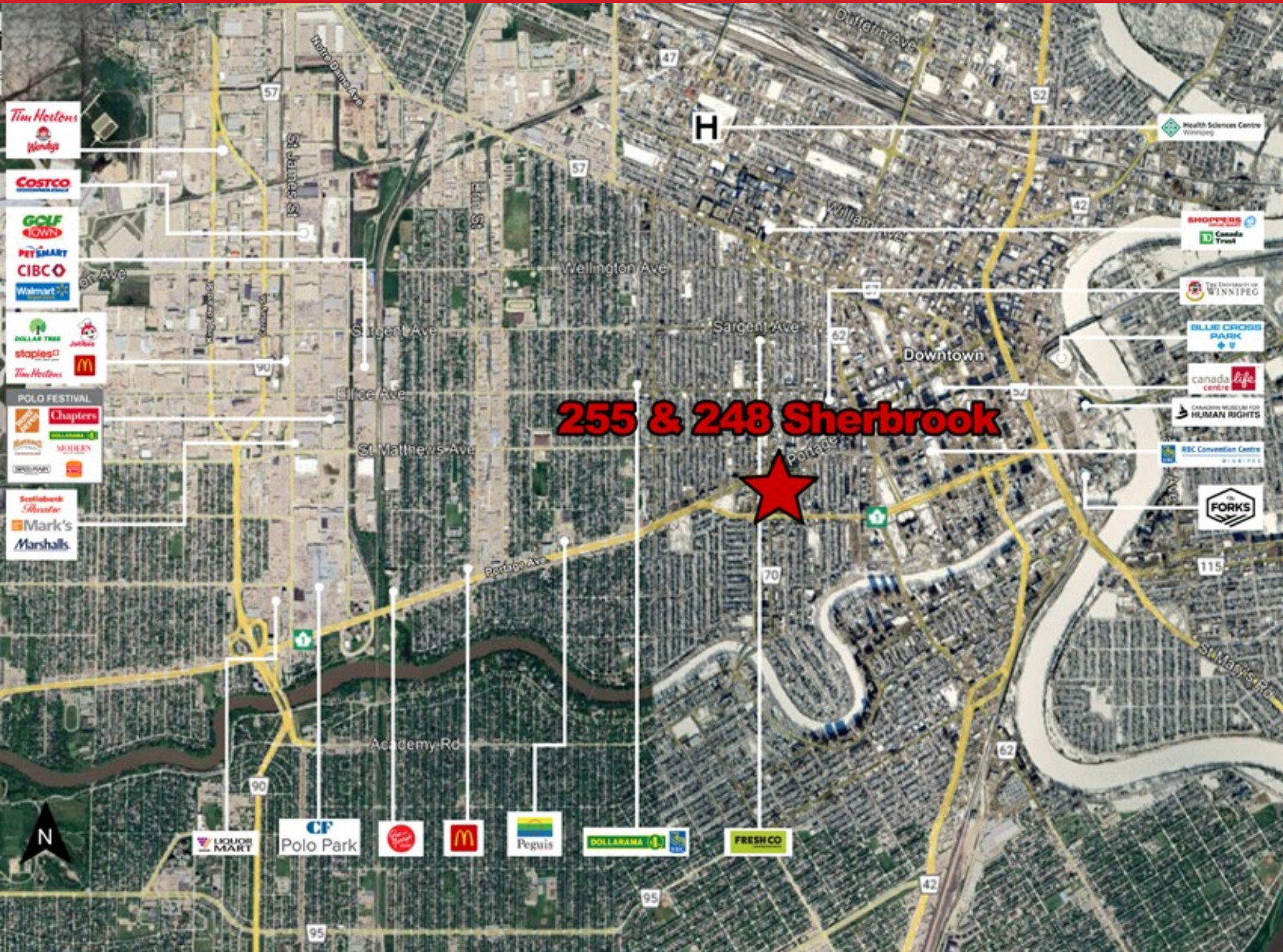
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# Shindico

SUCCESSING BY HELPING OTHERS SUCCEED



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

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