

# FOR SALE

Freestanding Building Ideal for Owner Occupier

108 Bond Street, Winnipeg, Manitoba



**AMPLE ON-SITE  
& STREET PARKING**



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ACCESS**



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## PROPERTY SUMMARY

Building Size	3,240 SF
Land Area	13,016 SF
Sale Price	\$1,175,000
Property Taxes (2025)	\$12,168.20
Zoning	C2
Parking	Opportunity for +/- 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 opportunity
- Free-standing brick masonry building
- C2 zoning allows for a variety of commercial uses, including office, retail, and medical.
- 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



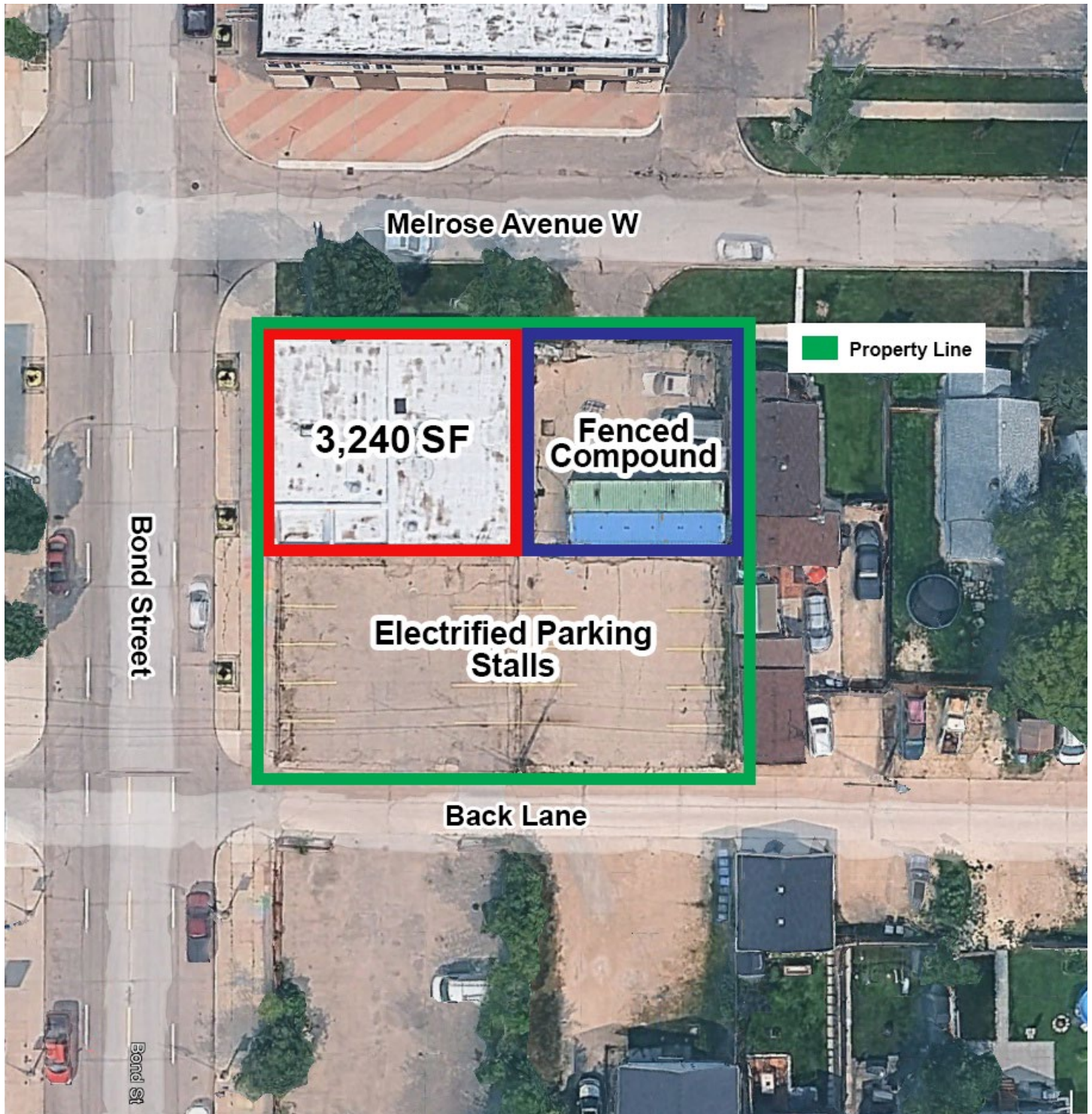
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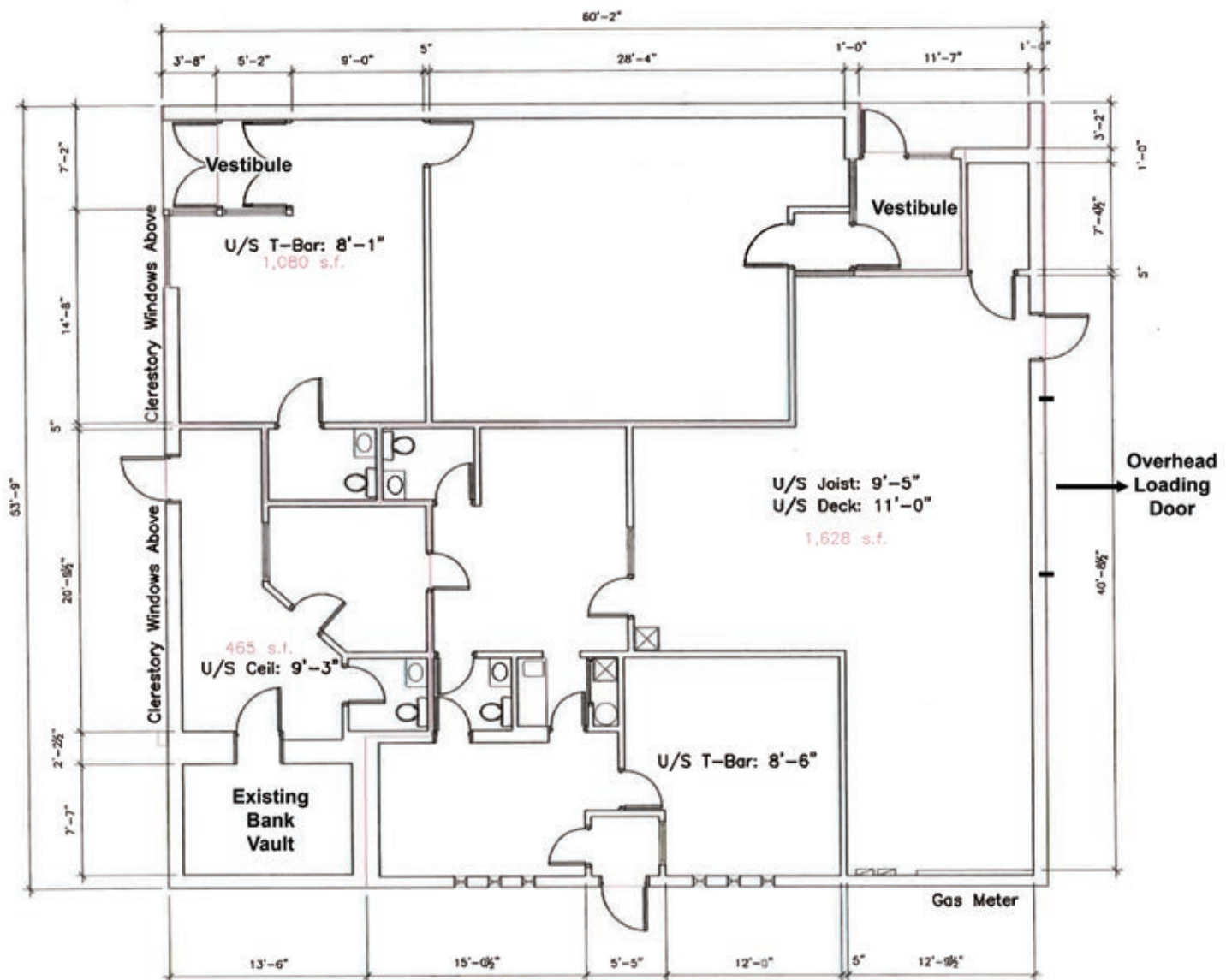
## SITE PLAN



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## FLOOR PLAN



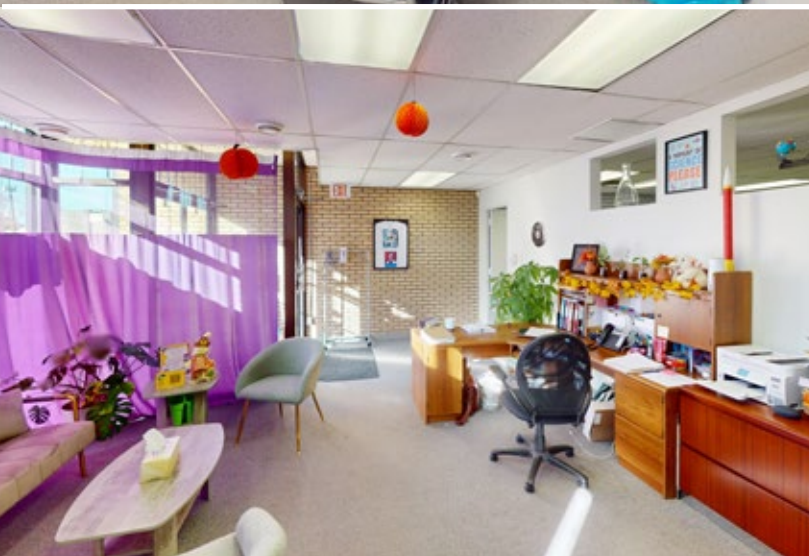
CLICK HERE TO TAKE A VIRTUAL TOUR

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