

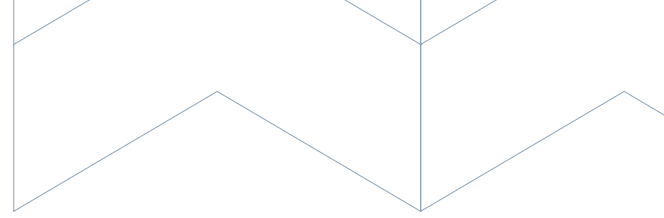


128 James Avenue, Winnipeg, Manitoba

# Join Winnipeg's Vibrant East Exchange District

For Sale





## Unit B01 Details

**+/- 790 sq. ft.**

SIZE

**\$189,600**

SALE PRICE (PLUS APPLICABLE TAXES)

**\$2,643.83**

2024 PROPERTY TAXES

**\$465.05**

CONDO FEES

## Unit B02 Details

**+/- 1,106 sq. ft.**

SIZE

**\$265,000**

SALE PRICE (PLUS APPLICABLE TAXES)

**\$3,411.37**

2024 PROPERTY TAXES

**\$670.63**

CONDO FEES

## Features

- Beautifully restored and redeveloped condo office spaces located in Winnipeg's Historic Exchange District, east of Main Street
- Lower-level units include Suite B01 with 1 office and Suite B02 with 2 offices
- Building upgrades feature new windows, modern heating, cooling, and ventilation systems
- Underground and surface parking available on a flexible month-to-month basis, with additional parking options nearby
- Ideally situated steps from Stephen Juba Park and directly across from the popular James Avenue Pumphouse Food & Drink
- Located a short walk from downtown landmarks including City Hall, Red River College, Shaw Park, The Forks, Canadian Museum for Human Rights, Canada Life Centre, Centennial Concert Hall & Pantages Playhouse.
- Convenient access to Winnipeg Square, Winnipeg's underground office and retail complex.
- Tenants can enjoy a wide variety of nearby restaurants, coffee houses, breweries and boutique retailers.

## Highlights



### Located

IN WINNIPEG'S HISTORIC  
EXCHANGE DISTRICT



### Short walk

TO UNDERGROUND  
CONCOURSE AT  
PORTAGE & MAIN



### Great access

TO PUBLIC TRANSIT



### Convenient

PARKING ADJACENT TO  
BUILDING





Unit B02



Unit B02



Unit B02



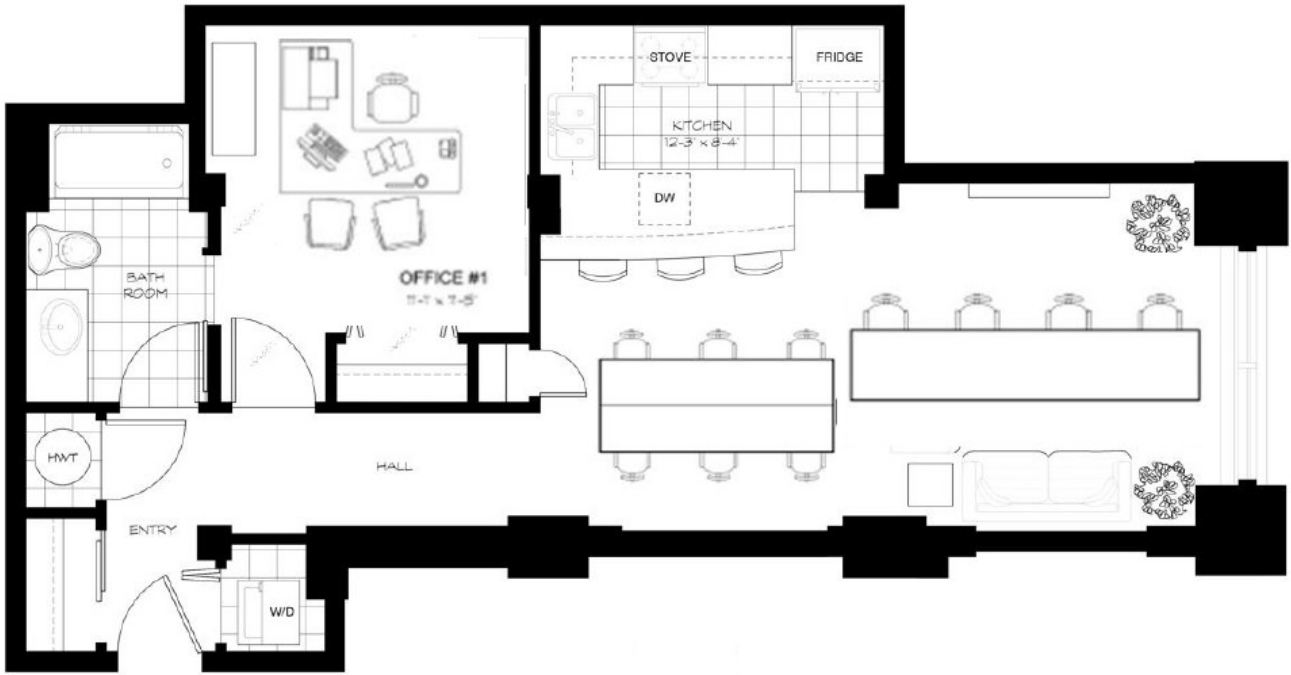
Unit B01



Unit B01



# Unit B01 Floor Plan



# Unit B02 Floor Plan



For Sale



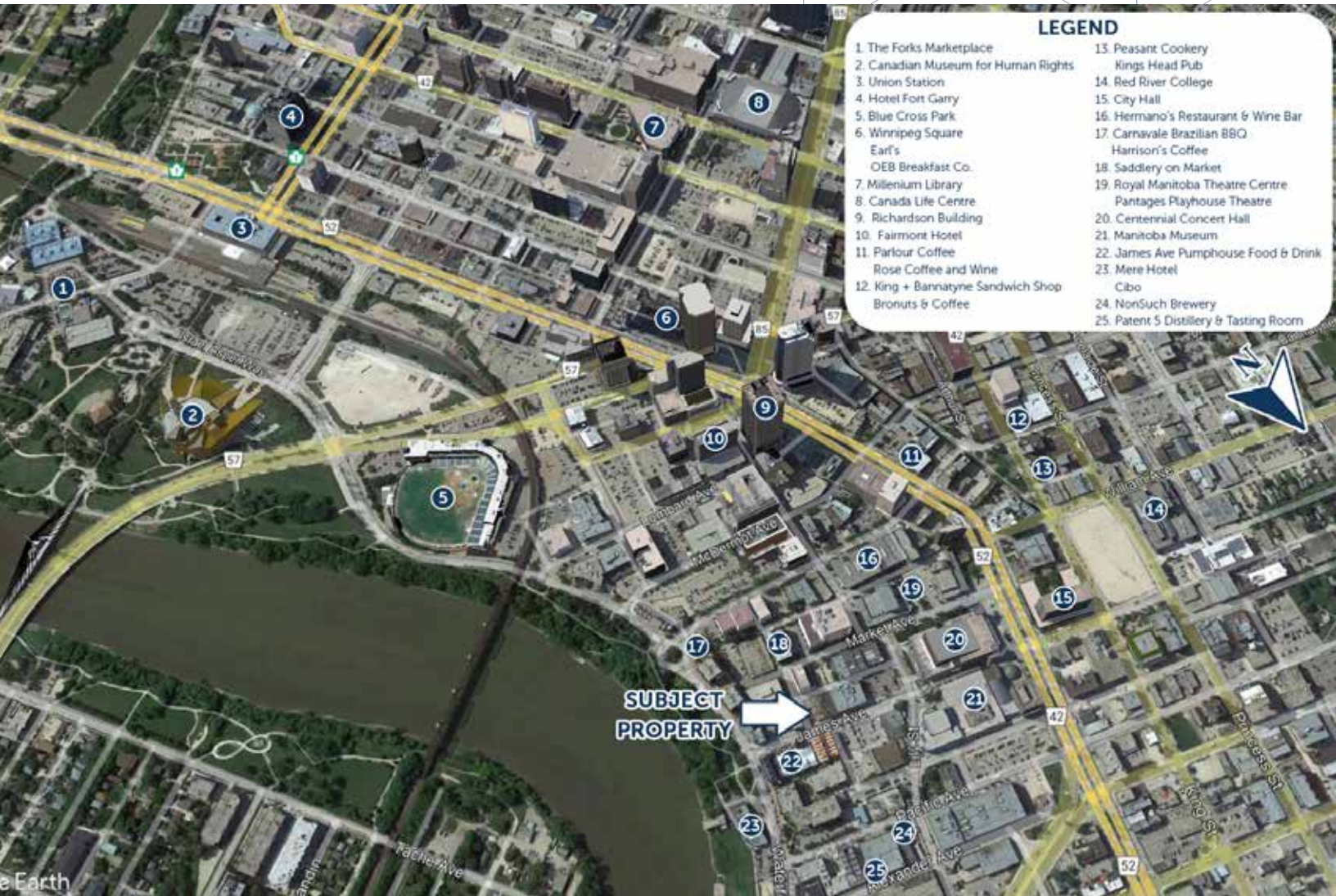
128 James Avenue, Winnipeg, Manitoba  
[iciproPERTIES.com](http://iciproPERTIES.com)



## Walk Time & Parking Lots

- |  |                                     |
|--|-------------------------------------|
| 1. 180 Bannatyne Ave. Parking          | 9. Lot #164 - 90 Market Ave.        |
| 2. 166-170 McDermot Ave. Garage        | 10. Indigo Parking - 128 James Ave. |
| 3. Lot #256 - 178-179 Market Ave.      | 11. W018 - 210 Bannatyne Ave.       |
| 4. Lot #246 - 116 Market Ave.          | 12. Lot #25 - 124 Bannatyne Ave.    |
| 5. Lot #207 - 104 James Ave.           | 13. W020 - 129 McDermot Ave.        |
| 6. Lot #258 - West of Amy & James Ave. | 14. W026 - Rorie St. Parking        |
| 7. Lot #251 - 141-147 Amy & James Ave. | 15. W027 - Grain Exchange Garage    |
| 8. Impark Lot - John Hirsch Pl.        |                                     |





**LEGEND**

- 1. The Forks Marketplace
- 2. Canadian Museum for Human Rights
- 3. Union Station
- 4. Hotel Fort Garry
- 5. Blue Cross Park
- 6. Winnipeg Square
- Earl's
- OEB Breakfast Co.
- 7. Millenium Library
- 8. Canada Life Centre
- 9. Richardson Building
- 10. Fairmont Hotel
- 11. Parlour Coffee
- 12. King + Banniatyne Sandwich Shop
- Bronuts & Coffee
- 13. Peasant Cookery
- Kings Head Pub
- 14. Red River College
- 15. City Hall
- 16. Hermanso's Restaurant & Wine Bar
- 17. Carnavale Brazilian BBQ
- Harrison's Coffee
- 18. Saddlery on Market
- 19. Royal Manitoba Theatre Centre
- Pantages Playhouse Theatre
- 20. Centennial Concert Hall
- 21. Manitoba Museum
- 22. James Ave Pumphouse Food & Drink
- 23. Mere Hotel
- Cibo
- 24. NonSuch Brewery
- 25. Patent 5 Distillery & Tasting Room

**SUBJECT  
PROPERTY** →

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