

FOR SALE

Freestanding Office Building For Sale

255 Sherbrook Street, Winnipeg, MB



**8+ BUS ROUTES
NEARBY**



**GREAT
ACCESS**



**126,000+
POPULATION**

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SITE PLAN



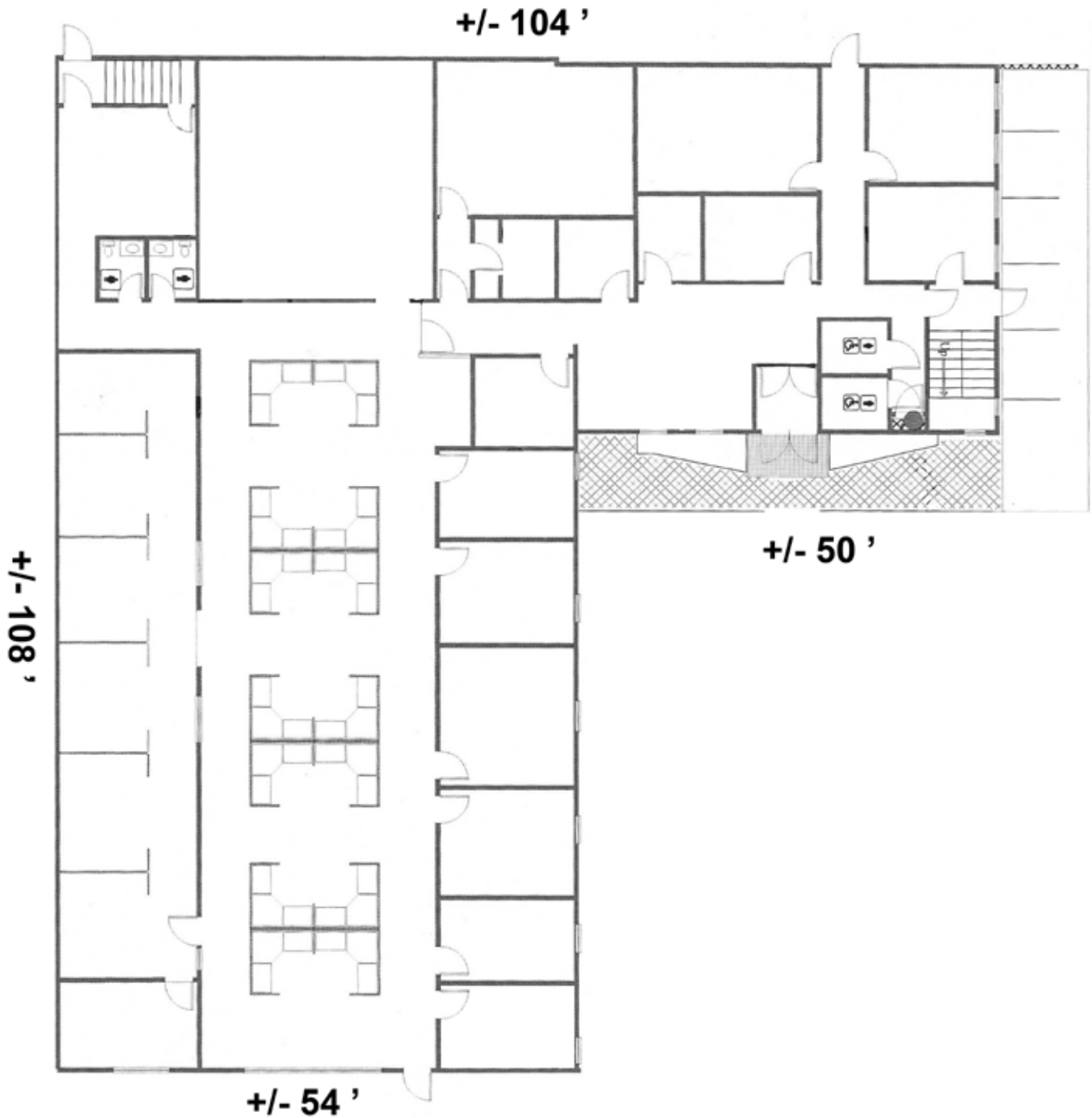
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FLOOR PLAN



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PROPERTY SUMMARY

Available	+/- 12,475 SF
Land Area	+/- 16,327 SF
Sale Price	\$2,795,000
Property Taxes (2026 est.)	\$36,352.70
Zoning	C2
Parking	+/- 21 Stalls

FEATURES

- Excellent exposure on Sherbrook Street with visibility from Broadway.
- Convenient access from Sherbrook Street, just off Broadway and Portage Avenue.
- Excellent public transit access—multiple major bus routes run directly along Portage Avenue and Broadway.

LOCATION

- Minutes from Canada Life Centre & RBC Convention Centre.
- Just minutes from downtown Winnipeg, providing convenient access to the city's core.
- Close proximity to Vimy Ridge Park, restaurants, and many retailers.

DEMOGRAPHICS

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

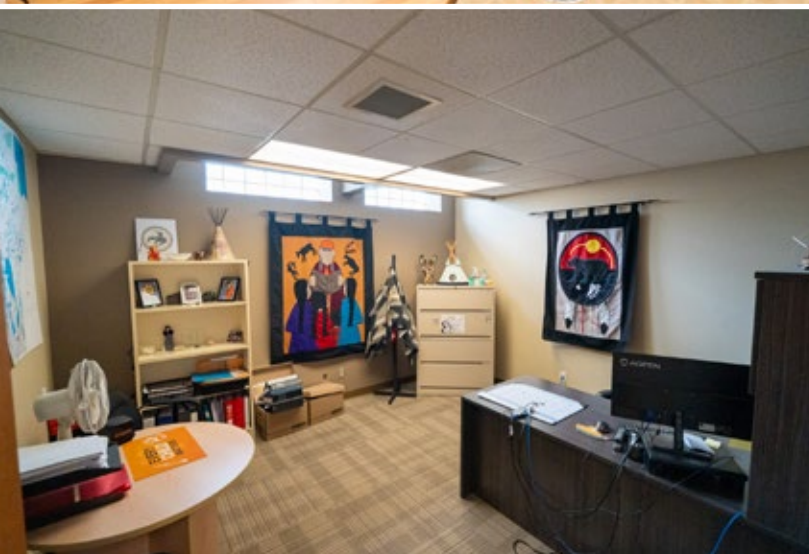
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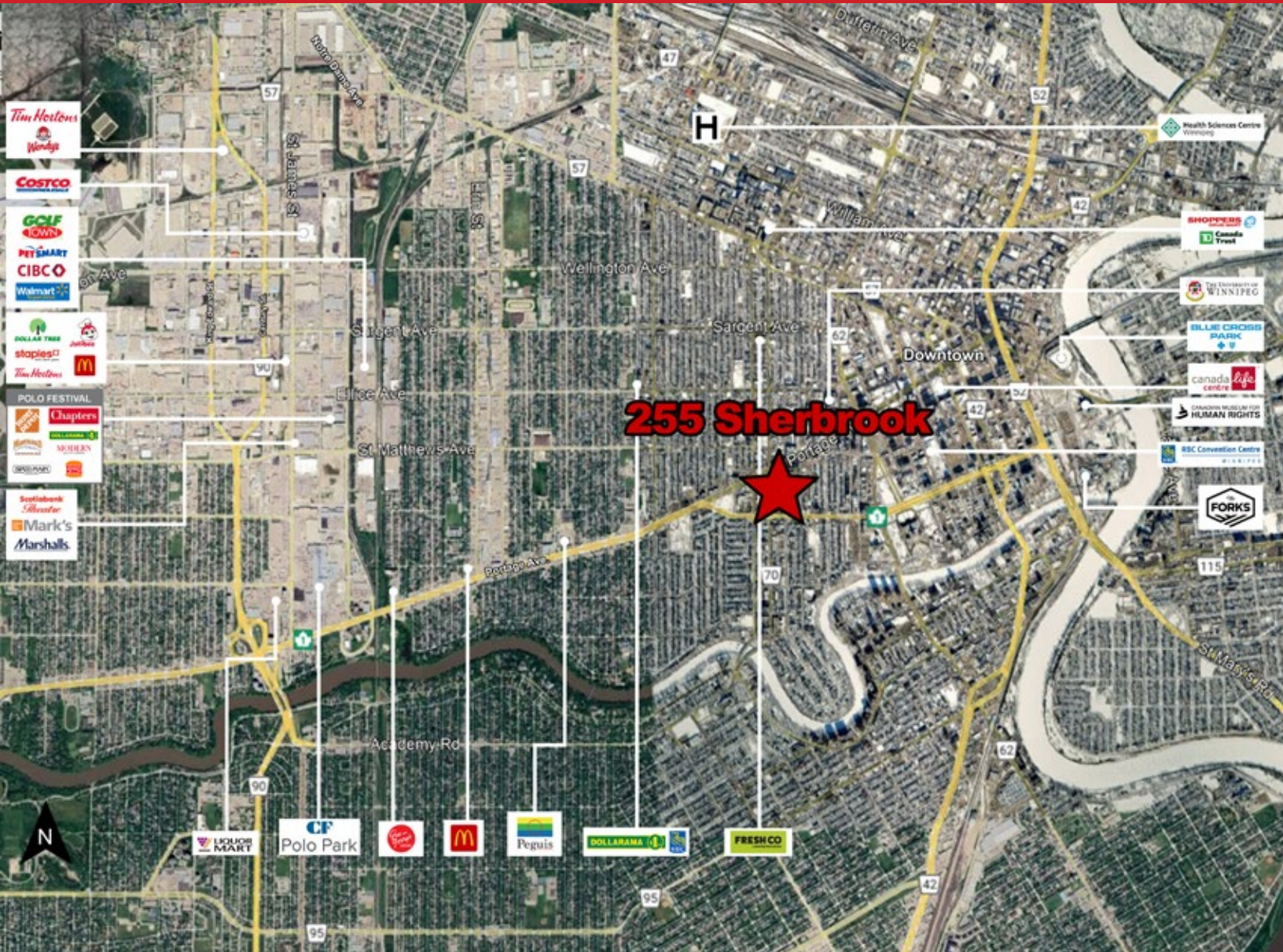
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SUCCEEDING BY HELPING OTHERS SUCCEED



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