



102 - 139 Market Avenue, Winnipeg, Manitoba

Owner/Occupier Opportunity in Winnipeg's Exchange District

For Sale



Property Details

+/- 6,846 sq. ft.

TOTAL SIZE

No. 994

CONDOMINIUM CORP.

~~\$1,499,000~~ \$1,250,000

SALE PRICE

\$2,700/month T.I.P.P.

PROPERTY TAXES (2025)

\$1,575/month

CONDO FEES (EST. 2025)

1912 & 1916

YEAR BUILT

2017/2018

RENOVATED

C - Character

ZONING

Features

- Rare opportunity to own a prestigious main floor commercial condo in the heart of Winnipeg's historic Exchange District
- Impeccably designed space offers a versatile layout suitable for a wide range of businesses, from retail to office space
- This commercial condo enjoys high foot traffic and excellent visibility.
- It is conveniently located near major transportation routes, making it easily accessible to both customers and employees.
- Surrounded by a wide variety of amenities including restaurants, coffee shops, breweries and boutique retailers.
- Building amenities include fitness room, activity room, kitchenette, common rooftop patio and elevator servicing the unit/building.



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

For Sale



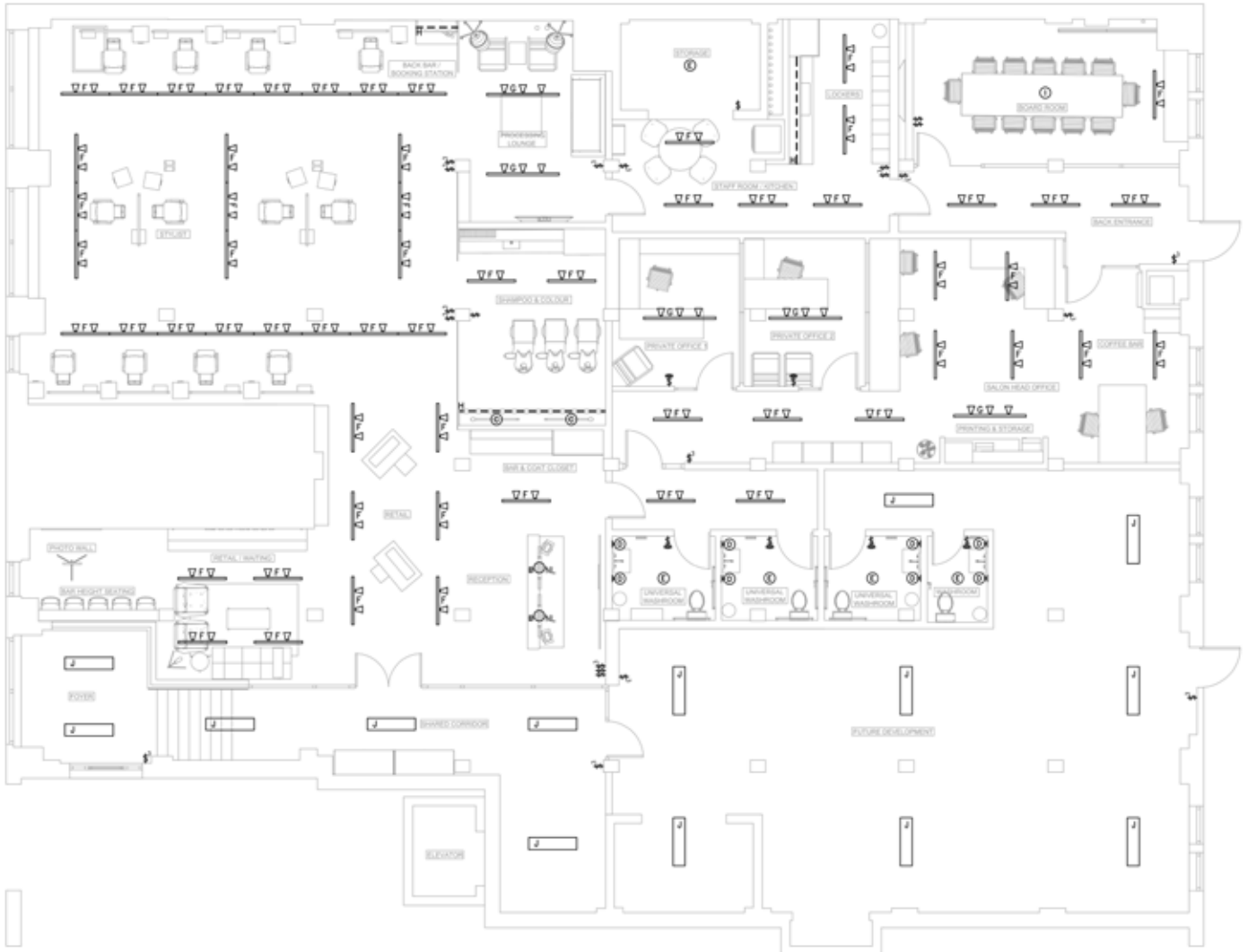
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Floor Plan





Walk Time & Parking Lots

- | | |
|----------------------------------------|-----------------------------------------|
| 1. 180 Bannatyne Ave. Parking | 9. Lot #164 - 90 Market Ave. |
| 2. 166-170 McDermot Ave. Garage | 10. Indigo Parking - 140 Bannatyne 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. | |





Connect with us today!

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