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Each Office Independently Owned and Operated

OFFICE BUILDING FOR SALE
120 SHERBROOK STREET, WINNIPEG, MB

DESCRIPTION	2 1/2 storey older home completely refurbished into modern office spaces including redrywalling, rewiring, some newer duopane windows, skylights, new 5 ton rooftop heating & a/c unit installed 2013, copper plumbing, front 2 nd floor balcony and rear 2 nd floor deck with exterior fire exit. Presently it is occupied by 4 tenants on month to month leases and the owner who also manages the property. All 4 levels have finished spaces with phone outlets in almost every room. The main floor with approx. 1,373 sq. ft. and lower with approx. 1,300 sq. ft have been occupied by the same tenant for over 10 years; the 2 nd floor with approx. 1,072 sq. ft. has 3 occupants and each of these 3 floors has 1 washroom including a shower on the lower level. The main and 2 nd floors have 6 rooms each and some french doors, the lower level has 5 rooms and the 3 rd floor, with approx. 610 sq. ft. has 1 office and the rest mostly open space with a sky-light.
LOCATION	Sherbrook Street between Westminster and Broadway
SQUARE FOOTAGE	3,055 ± total on 3 levels with 1,300 ± fully finished basement
LOT SIZE	49.5' x 124.1'
PARKING	4 – 8 spaces, asphalt paved, plus street to lane driveway
ZONING	C2 (Commercial)
HEATING	Electric baseboard on main/lower, F/A gas rooftop-2 nd & 3 rd
AIR CONDITIONING	Single window unit on main, central a/c on 2 nd & 3 rd floors
TAXES (2013)	\$7,212.38
ASSESSMENT (2013)	\$268,000.00
ASKING PRICE	\$459,000.00

“This information, although believed to be accurate, is not warranted to be so”

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