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 Each Office Independently Owned and Operated

RETAIL BUILDING FOR SALE/ REDEVELOPMENT OPPORTUNITY
214/ 216 SHERBROOK STREET, WINNIPEG, MB



DESCRIPTION

Major price reduction-Vendor motivated! Storefront with attached 2 1/2 storey older home built 1902 ready for redevelopment to new C2 zoned commercial uses or uses suitable to the West Broadway area. There is a one storey building adjacent on the south side occupied by a Laundry business and an older storefront with attached 2 1/2 storey building adjacent on the north side. Available for immediate possession.

LOCATION

Sherbrook Street on west side just south of Broadway

SQUARE FOOTAGE

accord to City of Wpg data approx 3,317 sq. ft. total

LOT SIZE

49.53' x 124.27' (6,151 SF)

PARKING

2 – 3 spaces at rear plus on-street in front of building

LEGAL DESC.

Lot 255, Plan 49 WLTO, CT # 1516273

ZONING

C2 (Commercial)

HEATING

F/A gas furnace

TAXES (2017)

\$4,991.16, assessment \$214,000.00

ASKING PRICE

~~\$399,000.00~~ **\$299,000.00**

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