

**AVISON  
YOUNG**



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**280**

**SMITH STREET  
WINNIPEG, MANITOBA**

Office for Sale or Lease

Excellent User / Investment  
Opportunity



Platinum member





# 280

## SMITH STREET WINNIPEG, MANITOBA

**Space available**

- Unit 100: 4,483+/- sf
- Unit 200: 4,748+/- sf
- Unit 400: 4,812+/- sf
- Unit 500: 4,820+/- sf
- Mezzanine: 1,784+/- sf

**Size** Land: 6,145+/- sf / Building: 29,590+/- sf

**District** SHED District

- Highlights**
- Priced well below replacement costs
  - Title to be treated as clear of mortgage financing
  - Rockport Investment Group development of the St. Regis Hotel site across the street (retail, office, parking and multifamily)
  - Quality office finishing
  - Main floor has high ceilings and large windows allowing for an abundance of natural light
  - Mezzanine space is comprised of minimal office build out, has access with a private entrance
  - 2 elevators
  - Great natural light – floors 2-5 have windows on three sides
  - Unit 300 (4,800+/- sf) leased until Feb. 2024, building otherwise vacant upon possession
  - Significant gentrification in surrounding area
  - Walkway system half a block away
  - Close proximity to parkades

**Zoning** M-Multiple-Use

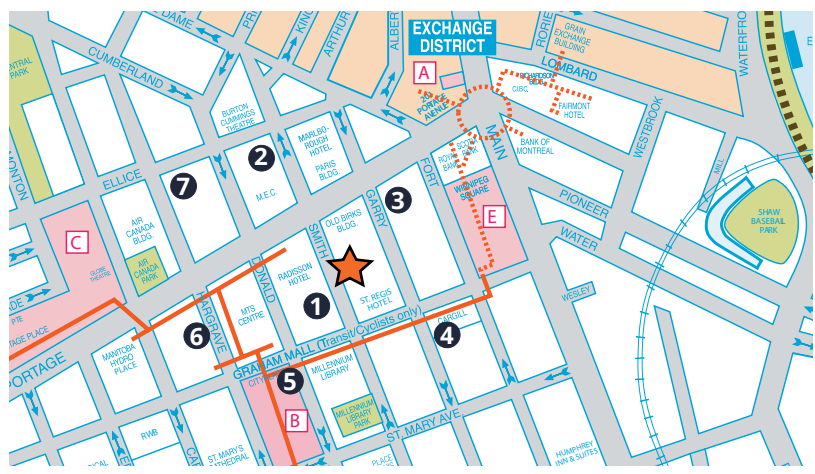
**Asking price** \$2,950,000

**Property tax** \$37,888.05 (2021)

**Rent / CAM Tax** \$10.00 net psf / \$7.19 psf

### Cost for Monthly Parking In Immediate

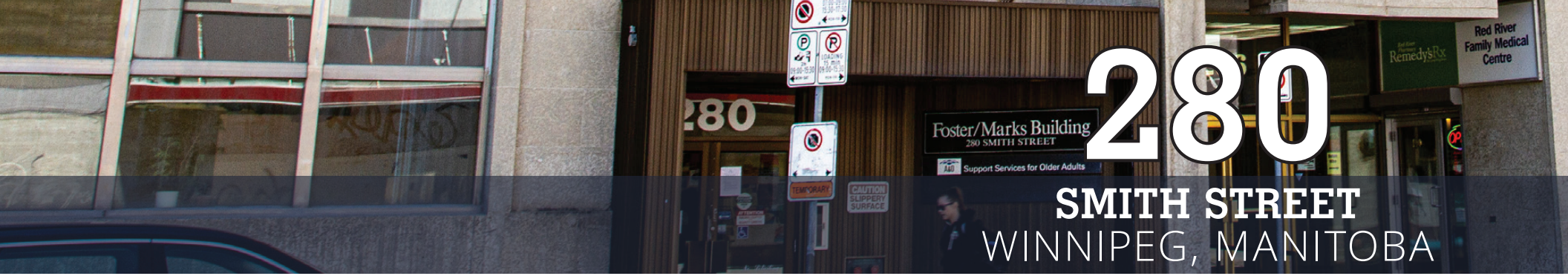
#	Address	Cost	Type	Stalls
1	266 Smith St	\$200	Random 7-6	64
2	330 Smith St	\$200	Reserved 24/7	430
3	295 Garry St	\$230	Random 24/7	376
4	208 Fort St	\$215	Random 24/7	159
5	215 Hargrave St	\$205	Random	327
6	266 Hargrave St	\$180	Random 6-6	548
7	365 Hargrave St	\$180	Random 24/7	39



**Daniel Mondor, CCIM, Vice President** 204.560.1517  
 daniel.mondor@avisonyoung.com

**Paul Dougals, Associate** 204.560.1504  
 paul.douglas@avisonyoung.com

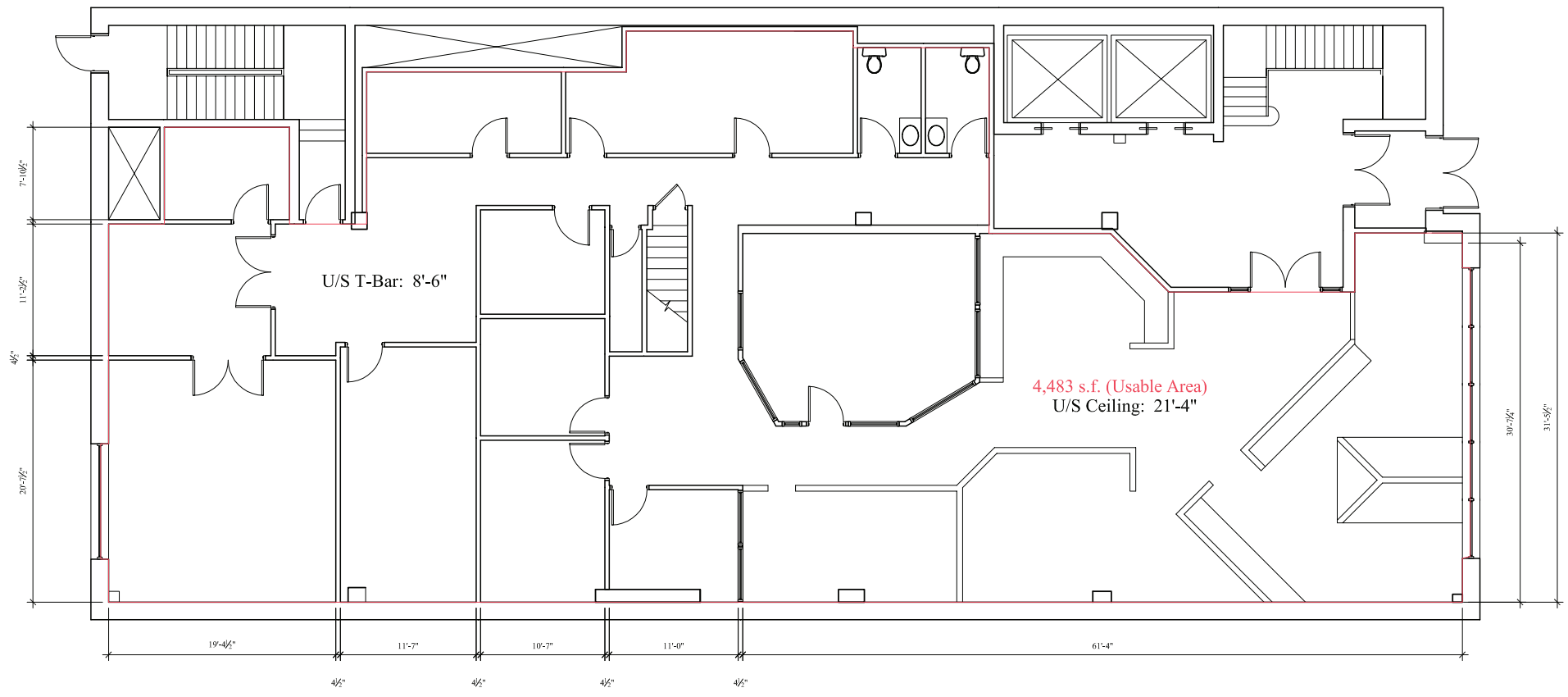
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# 280

## SMITH STREET WINNIPEG, MANITOBA

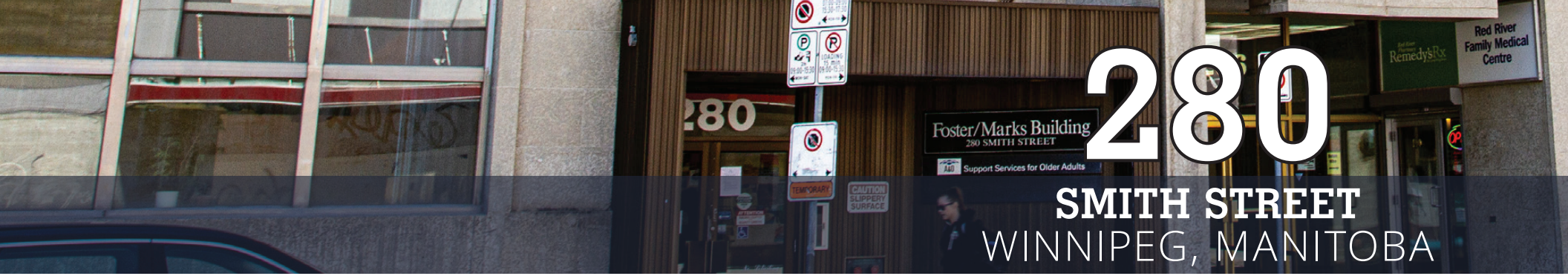
### Main Floor



Daniel Mondor, CCIM, Vice President  
204.560.1517  
daniel.mondor@avisonyoung.com

Paul Dougals, Associate  
204.560.1504  
paul.douglas@avisonyoung.com

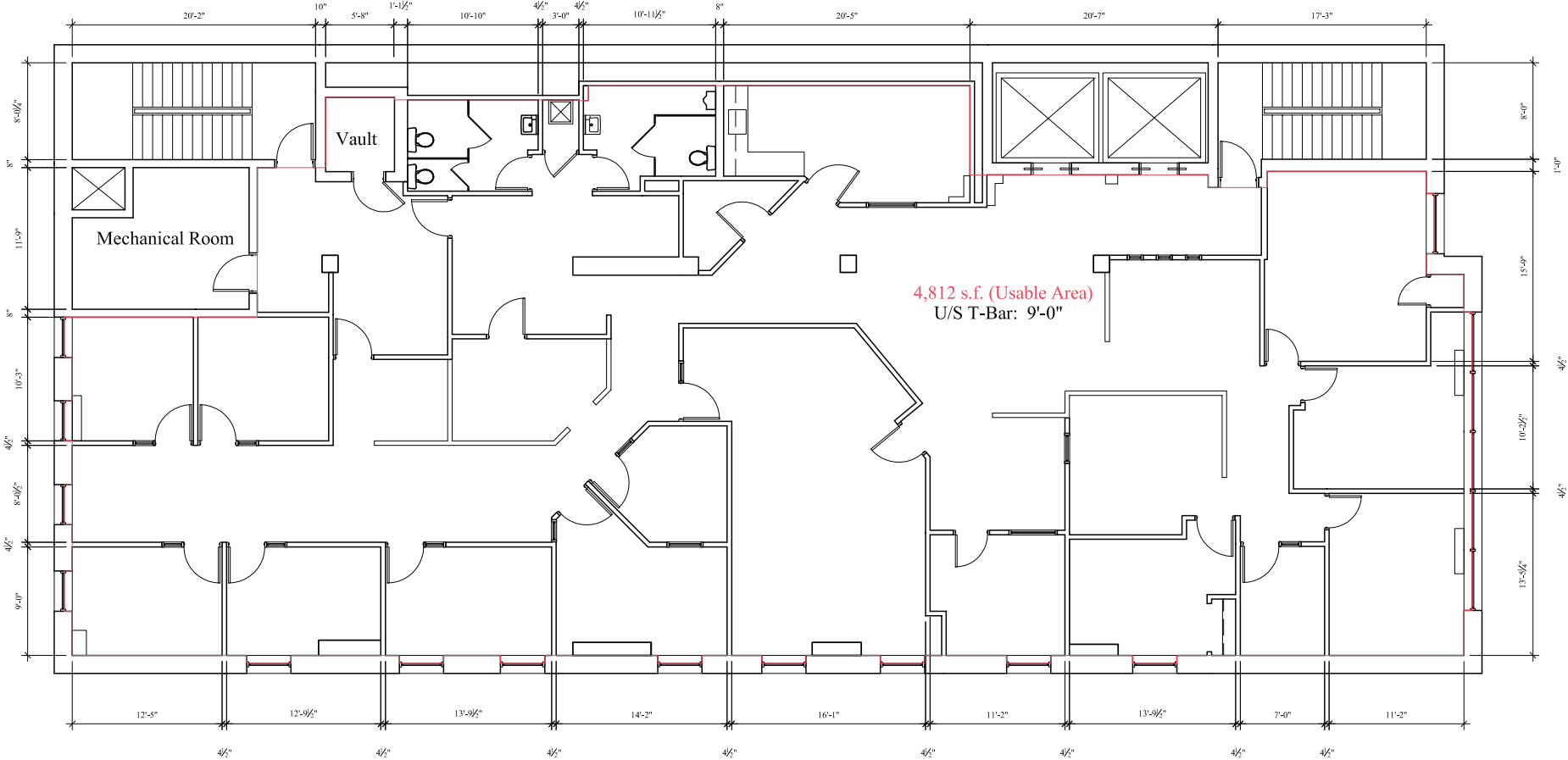
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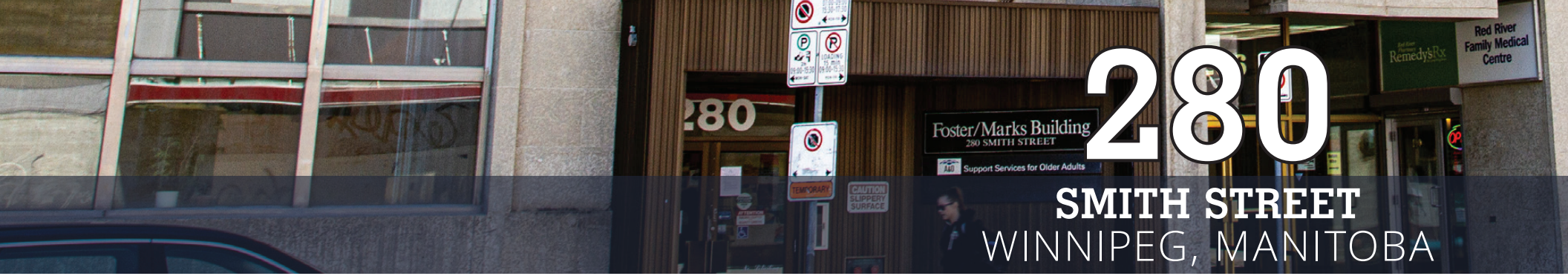
### 4th Floor



Daniel Mondor, CCIM, Vice President  
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daniel.mondor@avisonyoung.com

Paul Dougals, Associate  
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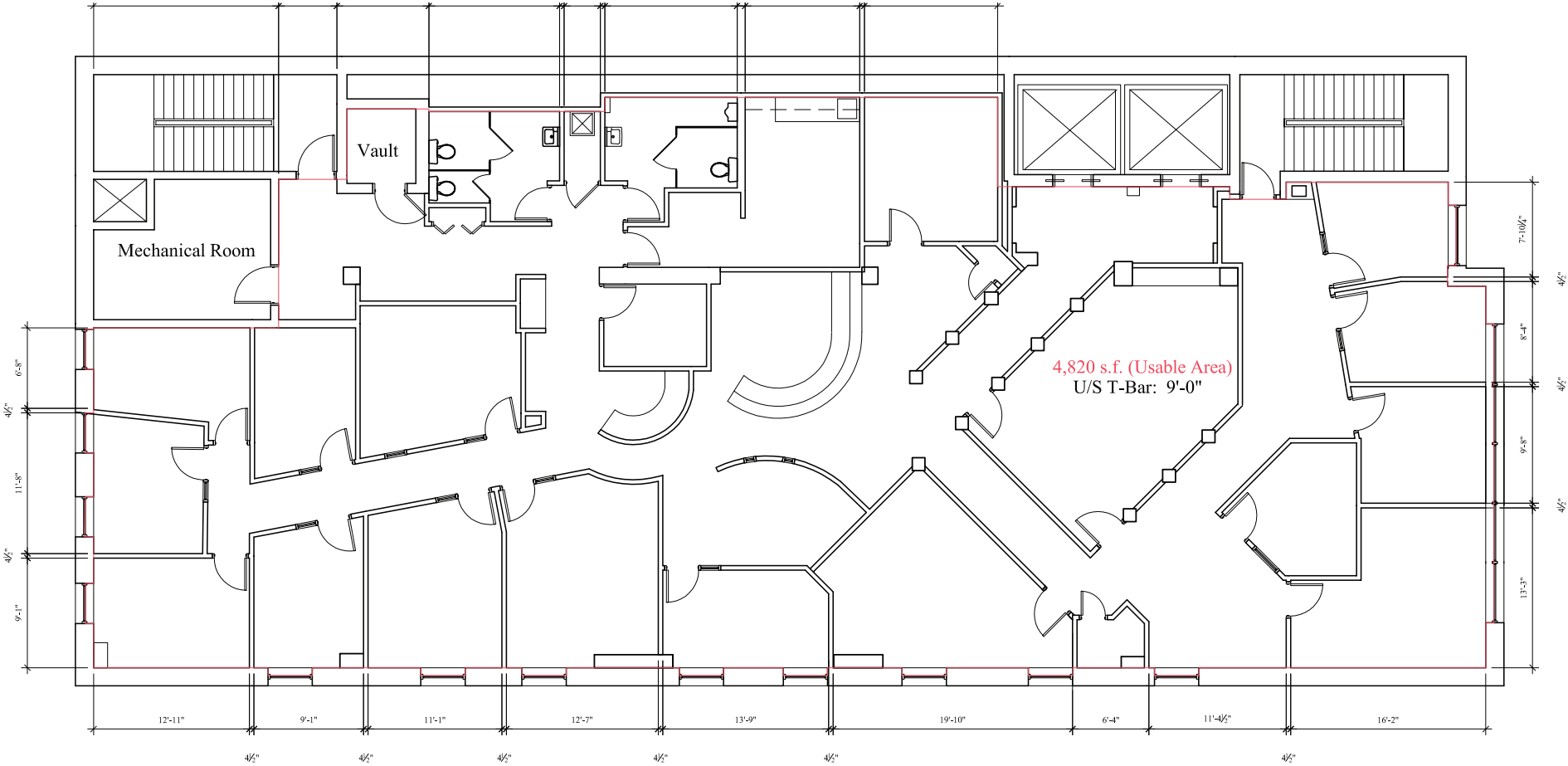
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## SMITH STREET WINNIPEG, MANITOBA

### 5th Floor



Daniel Mondor, CCIM, Vice President  
204.560.1517  
daniel.mondor@avisonyoung.com

Paul Dougals, Associate  
204.560.1504  
paul.douglas@avisonyoung.com

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4TH FLOOR



5TH FLOOR





Manitoba Hydro

Portage Place

Winnipeg Ballet

Sutton Place Hotel (Under Construction)

Wawanesa Insurance HQ (Proposed)

True North Square

Cityplace

The Canada Life Centre

PORTAGE AVE

GRAHAM AVE

Millennium Library

SMITH ST

Police HQ

280 Smith



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**SMITH STREET**  
WINNIPEG, MANITOBA

**AVISON  
YOUNG**

**Avison Young Commercial  
Real Estate**  
Unit 1000 – 330 Portage Avenue  
Winnipeg, MB R3C 0C4

T 204.560.1500  
F 204.943.2680  
avisonyoung.com

**Daniel Mondor, CCIM**  
Vice President  
204.560.1517  
daniel.mondor@avisonyoung.com

**Paul Douglas**  
Associate  
204.560.1504  
paul.douglas@avisonyoung.com



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