

~ Private Office/Condominium Opportunity in Historic Exchange District ~



**FOR SALE/LEASE**

**181 Bannatyne Avenue**

**WINNIPEG, MB**

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

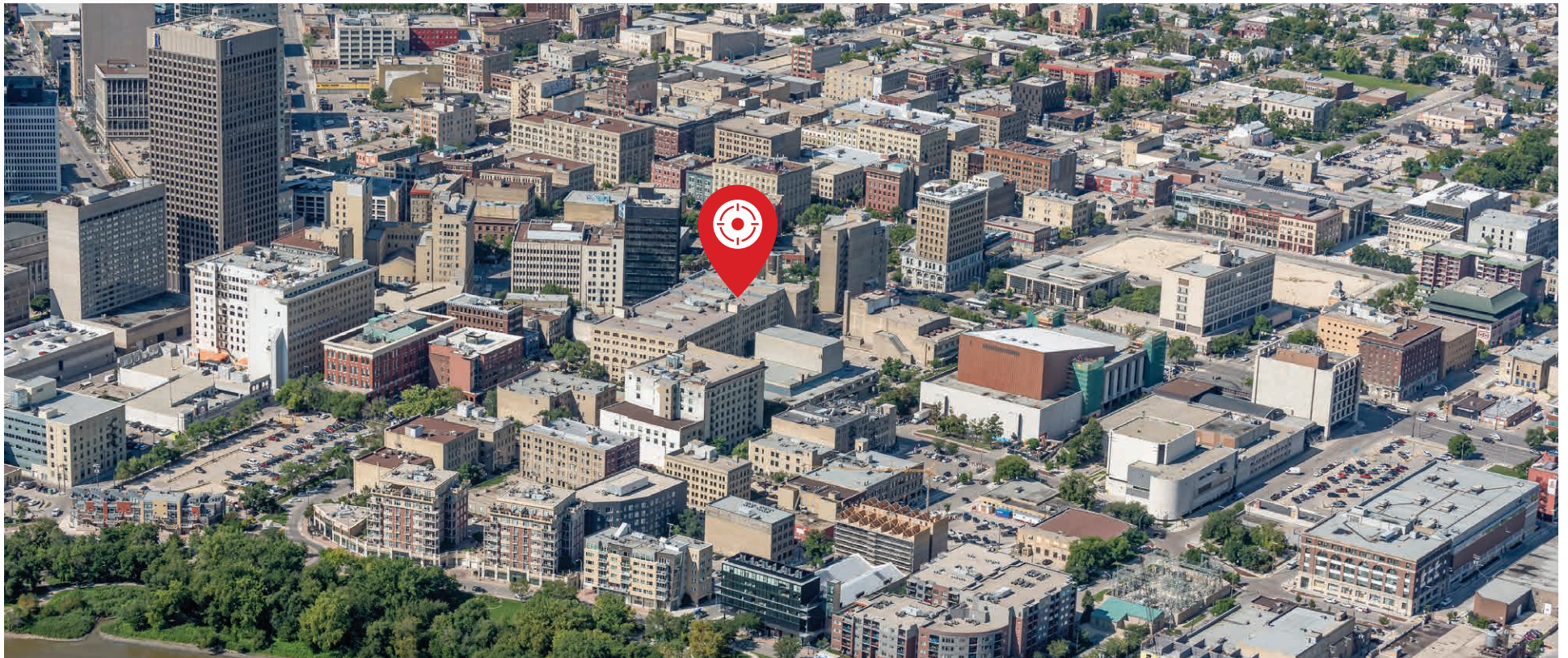
# Property Overview

## PROPERTY DETAILS

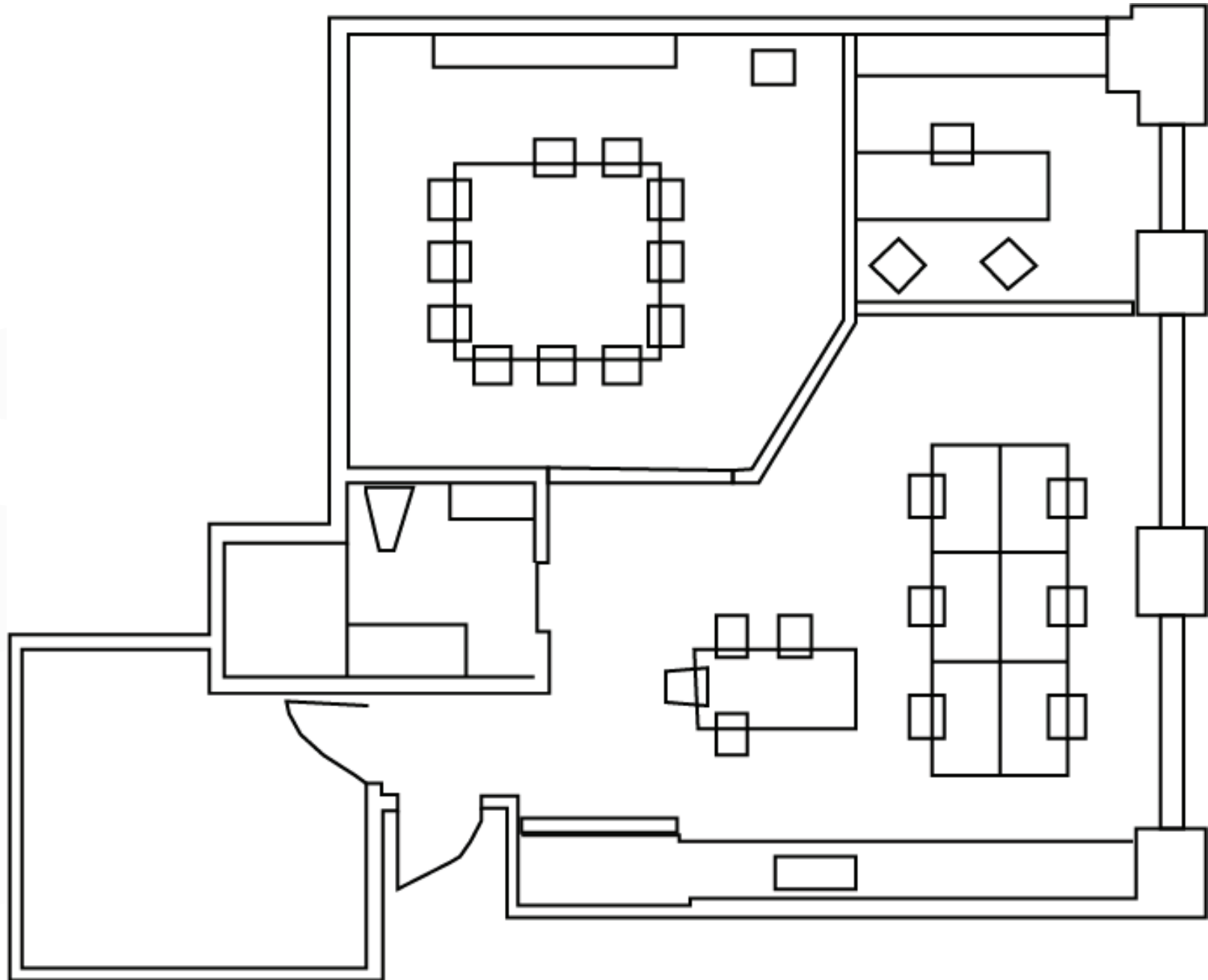
AREA AVAILABLE (+/-)	1,137 sq. ft.
SALE PRICE	\$405,000
MONTHLY RENTAL RATE	\$2,250 (plus GST)
ADDITIONAL RENT	\$5.71 per sq. ft.

## Property Highlights

- Located within the vibrant West Exchange District, offering exciting and diverse residential commercial amenities
- Consists of Heritage Building Charm
- Open concept workspace layout



# *Floor Plan*



# Area Amenities

## RESTAURANTS

1. Saddlery on Market
2. Kevin's
3. BluFish Japanese
4. Wee Johnny's Irish Pub
5. The Mitchell Block
6. Hy's Steakhouse
7. Salisbury House
8. Bailey's
9. Ira's Deli
10. Carnaval Brazilian BBQ
11. Cibo Waterfront Café
12. James Avenue Pumphouse
13. Nonsuch Brewing Co.
14. Corrienties Argentine Pizzeria
15. Parlour Coffee
16. Amsterdam Tea Room and Bar
17. Peasant Cookery
18. King's Head Pub
19. Chosabi
20. Bronuts Donuts + Coffee
21. Deer + Almond
22. La Carnita
23. Clementine
24. Winnipeg Free Press Café
25. Shawarma Khan
26. Patent 5 Distillery
27. The Velvet Glove
28. Lounge at the Fairmont

## HOTELS

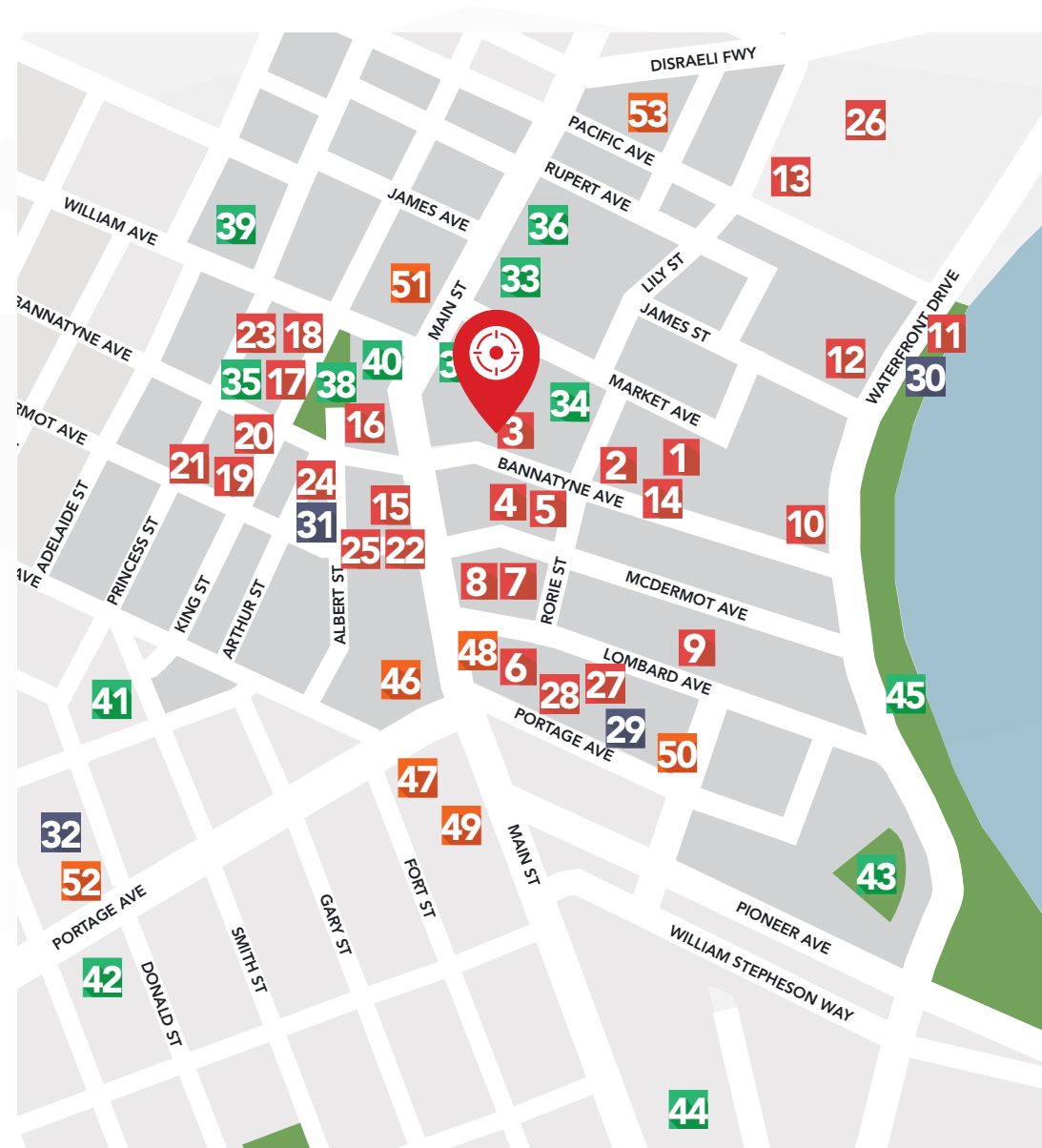
29. The Fairmont Hotel
30. Mere
31. Mariaggi's Hotel
32. Alt Hotel

## THEATRES AND ATTRACTIONS

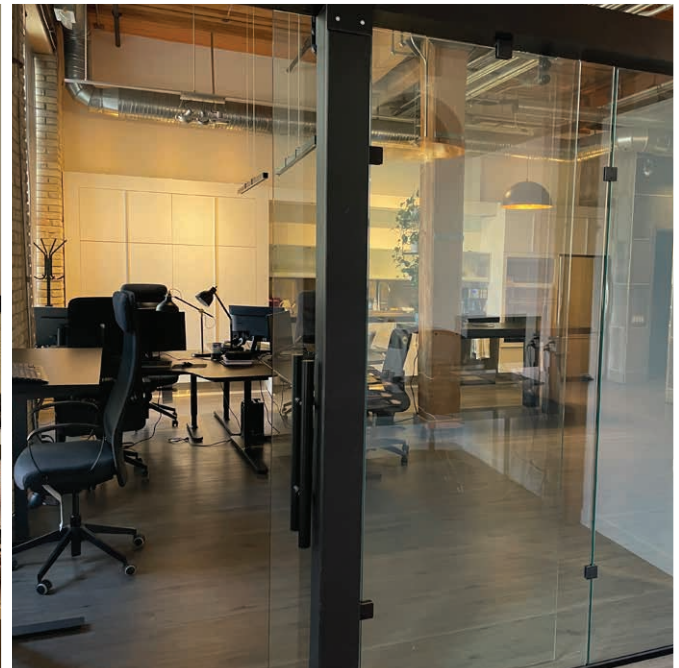
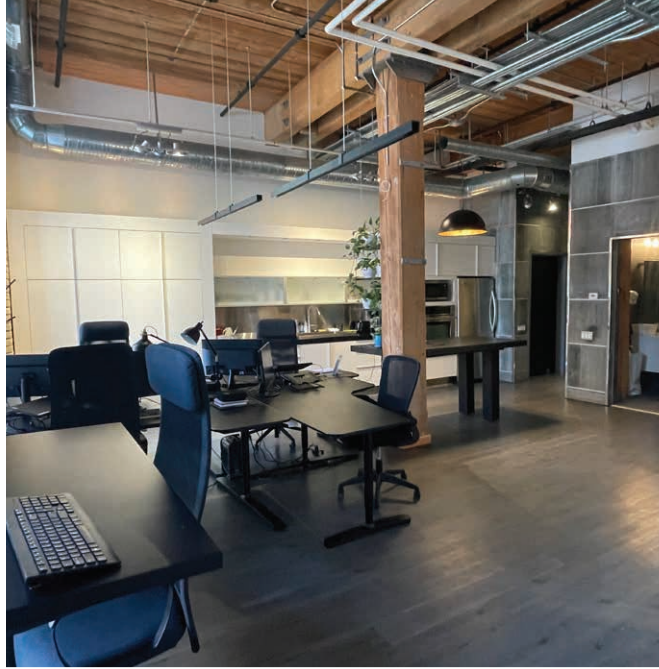
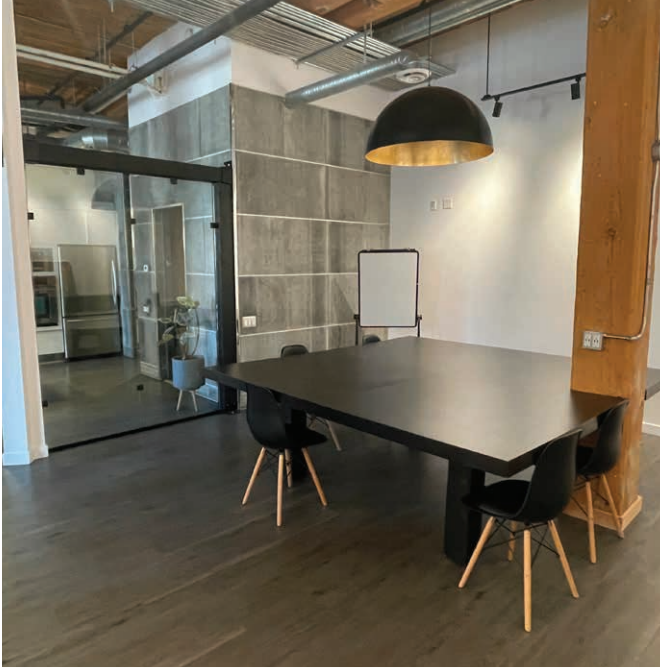
33. Centennial Concert Hall
34. Royal Manitoba Theatre
35. Exchange Event Centre
36. The Manitoba Museum
37. Pantages Playhouse
38. Old Market Square
39. Red River Collage
40. Paterson GlobalFoods
41. Burton Cummings Theatre
42. Canada Life Centre
43. Shaw Park
44. The Forks
45. Stephen Juba Park

## NEARBY OFFICE TOWERS

46. 201 Portage
47. 220 Portage
48. Richardson Building
49. 360 Main
50. 161 Portage
51. City Hall
52. Centrepont
53. Sport Manitoba



# Interior Photos





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## Contact

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