

FOR SALE/LEASE

52 Donald Street

WINNIPEG, MB

~ Investor / Owner-User Opportunity in Downtown Winnipeg ~



COMMERCIAL REAL ESTATE
SERVICES INC.



Aerial Overview



Health Sciences Ctr.

University of Wpg.

Portage Place

Canada Life Ctr.

Portage & Main

True North Sq.

RBC Convention Ctr.

Hotel Fort Garry



- Prominent and high exposure location along Donald Street with direct sightlines to the Midtown Bridge
- Unique, architecturally-designed concrete building with signature high-volume atrium space
- On-site parking for up to 5 vehicles (including 2-3 with clearance for delivery trucks) with numerous parking options in close proximity
- Flexible floor plates with limited columns and potential for multi-tenant occupancy
- Priced well below replacement cost
- Well-served by Winnipeg Transit
- Potential to develop roof-top patio (subject to code review)



DAYTIME POPULATION

18,174

15 MINUTE WALK TIME



POP. GROWTH RATE

4.13%

annual growth (2017-2027)

15 MINUTE WALK TIME



MEDIAN AGE

35.5

15 MINUTE WALK TIME



WALK SCORE

64

SOMEWHAT WALKABLE



BIKE SCORE

92

BIKER'S PARADISE



TRANSIT SCORE

83

EXCELLENT TRANSIT

Property Overview

SITE DETAILS

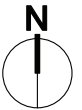
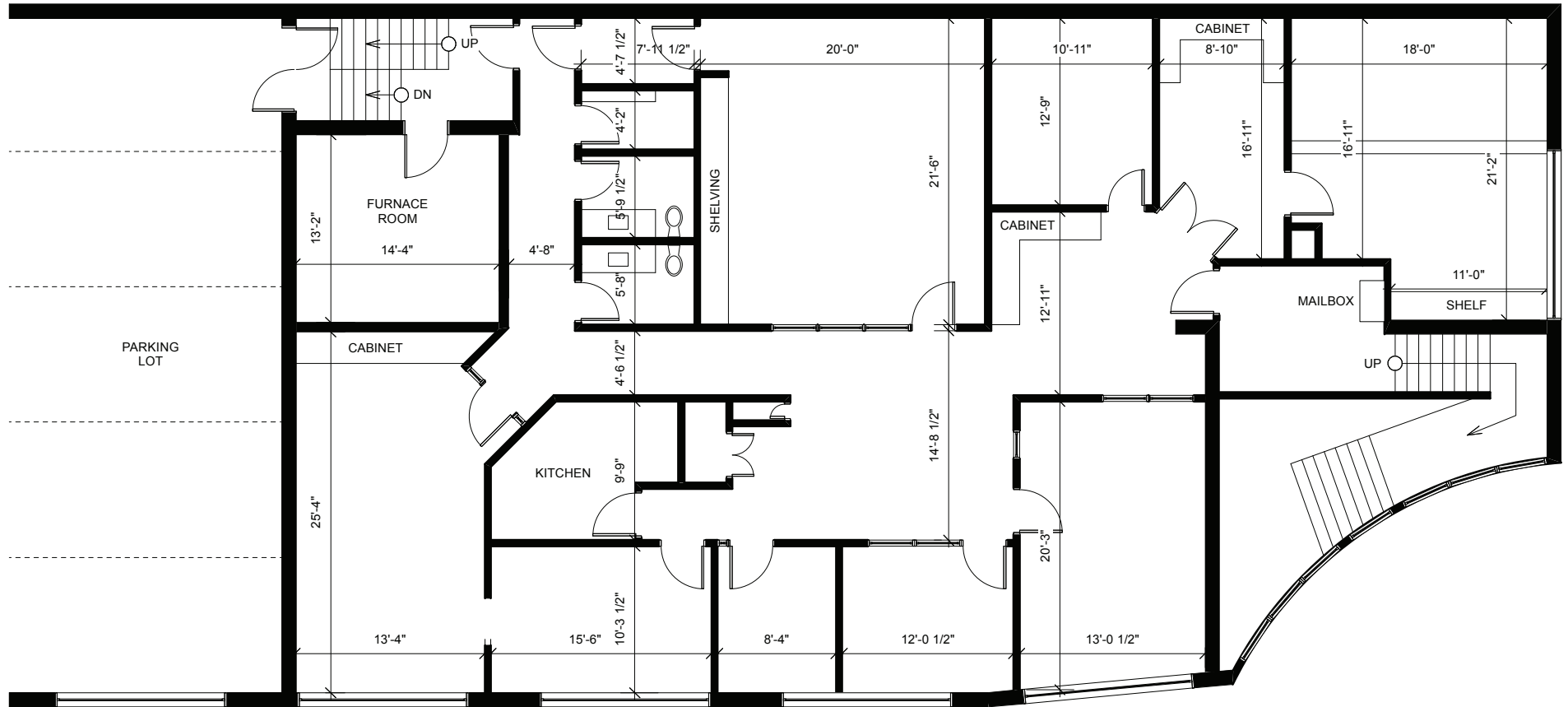
LAND AREA	5,521 sq. ft.
LEGAL DESCRIPTION	LOT 33 PLAN 23855 WLTO in RL 1 Parish of St. John
FRONTAGE	50 ft.
ZONING	D - Downtown Living
PROPERTY TAXES	\$40,301.83
ASKING PRICE	\$1,950,000
ASKING NET RATE	\$14.00 per sq. ft.

BUILDING DETAILS

YEAR BUILT	1961
BUILDING AREA	13,842 sq. ft.
TYPICAL FLOOR PLATE	5,100 sq. ft.
STOREYS	3
SUPERSTRUCTURE	Steel frame
EXTERIOR	Tyndall stone masonry exterior
ROOF	Asphalt and gravel built-up roof
MECHANICAL	Heating is provided through a natural gas boiler. Cooling and supplementary heating is provided by rooftop units
WINDOWS	Triple pane
DATA INFRASTRUCTURE	Fibre-optic cabling to building with network wiring throughout

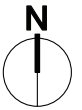
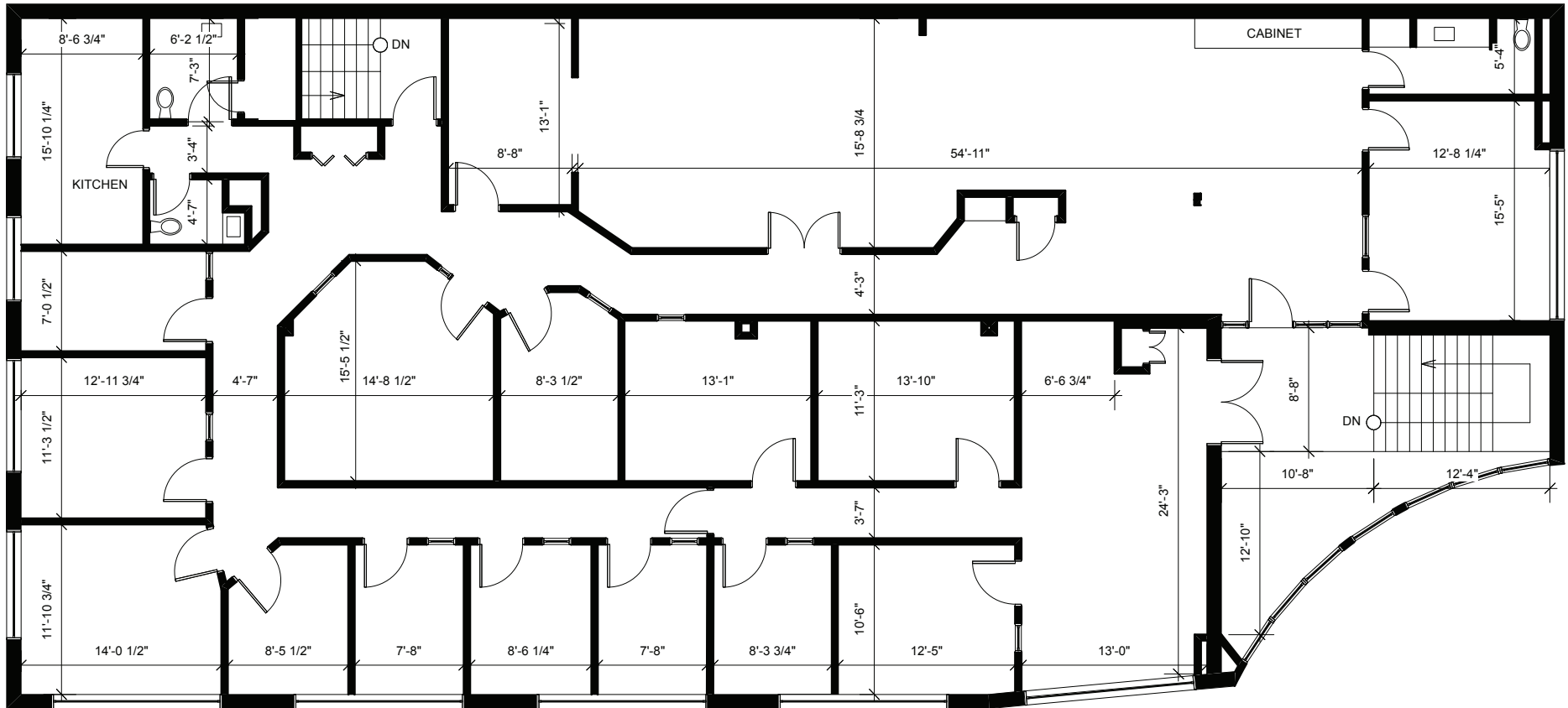


Lower Level Floor Plan



52 DONALD
LOWER LEVEL

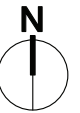
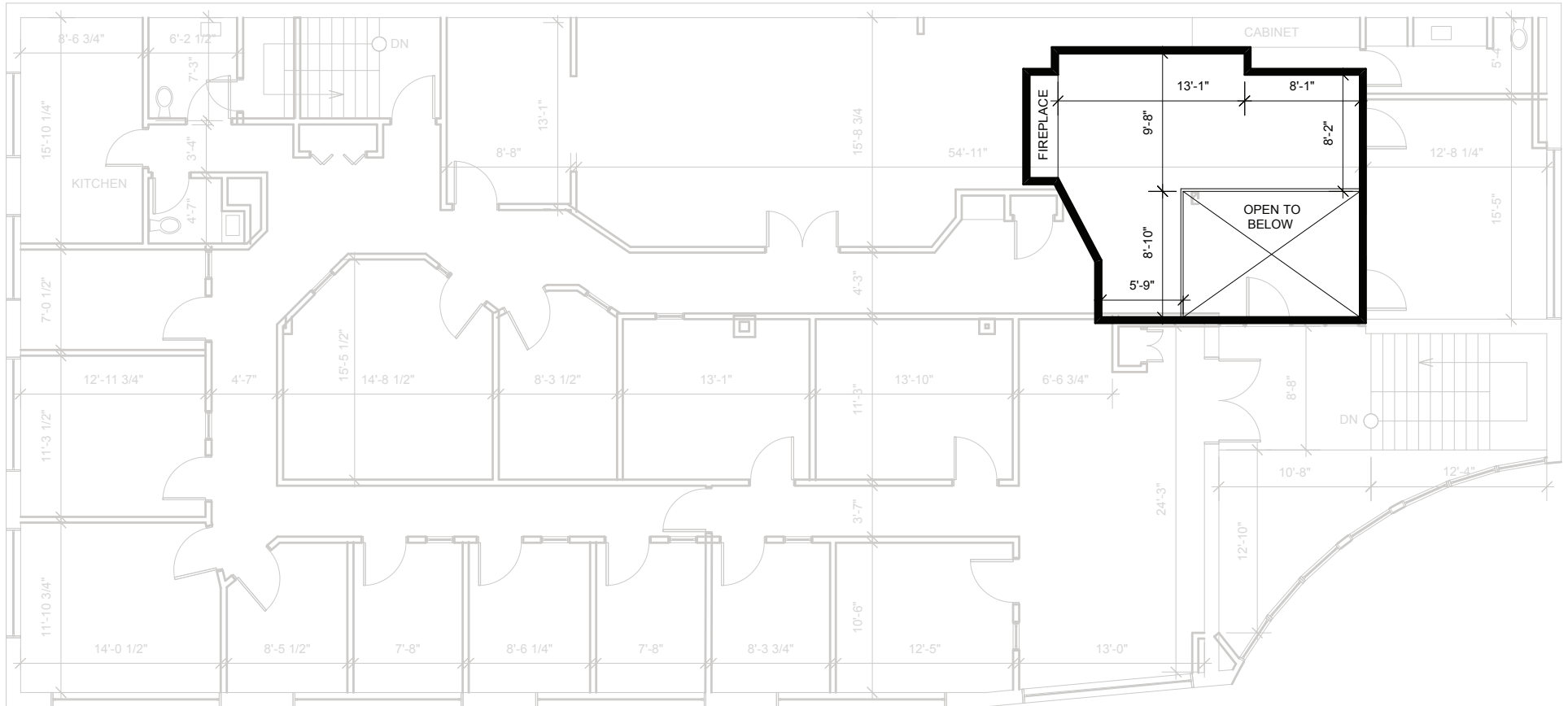
Second Floor Plan



52 DONALD
SECOND LEVEL



Mezzanine Plan



52 DONALD
LOFT

Property Photographs

LOWER LEVEL



Property Photographs

MAIN FLOOR



Property Photographs

SECOND FLOOR



INFOTECH



FIFTY TWO DONALD

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