

**PRICE REDUCED**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**456 MAIN STREET**

WINNIPEG, MB

## THE OFFERING

The Offering - Capital Commercial Real Estate Services Inc. is pleased to present a rare opportunity to acquire a beautiful historic office building in Downtown Winnipeg. This building has been held to an extremely high standard, with historically low vacancy rates and an excellent opportunity for future growth in rental rates.



## INVESTMENT HIGHLIGHTS

- » High-quality downtown location
- » Rare opportunity to own a historic office building in Winnipeg's Exchange District
- » Stable rent roll and vacancy history
- » Attractive income growth profile
- » Free and clear of existing financing
- » Rich history, originally the Bank of Toronto Building

## PROPERTY DETAILS

<b>PROPERTY TYPE</b>	Multi-Tenant Office/Retail
<b>BUILDING AREA (+/-)</b>	18,600 sq. ft.
<b>RENTABLE AREA (+/-)</b>	16,811 sq. ft.
<b>LAND AREA (+/-)</b>	7,344 sq. ft.
<b>STOREYS</b>	4
<b>YEAR BUILT</b>	1905
<b>PARKING (+/-)</b>	4 stalls
<b>ZONING</b>	C - Character
<b>ASKING PRICE</b>	\$2,100,000 <b>\$1,850,000</b>
<b>PROPERTY TAX</b>	\$29,354.93



Shaw Park  
Manitoba Legislature

RBC Winnipeg Convention Centre

360 Main

Canada Life Centre

Richardson Building

201 Portage

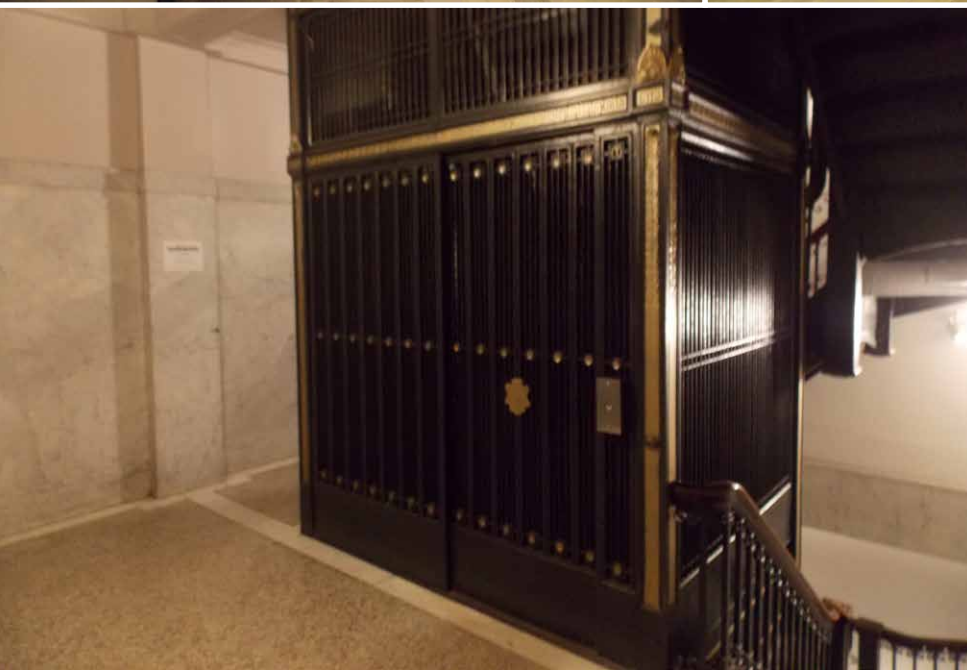
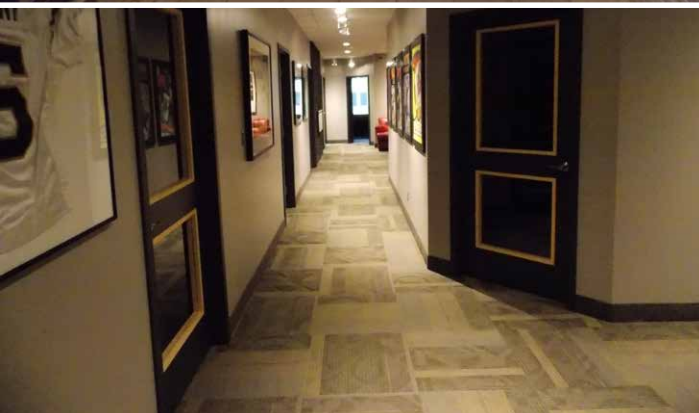
Old Market Square

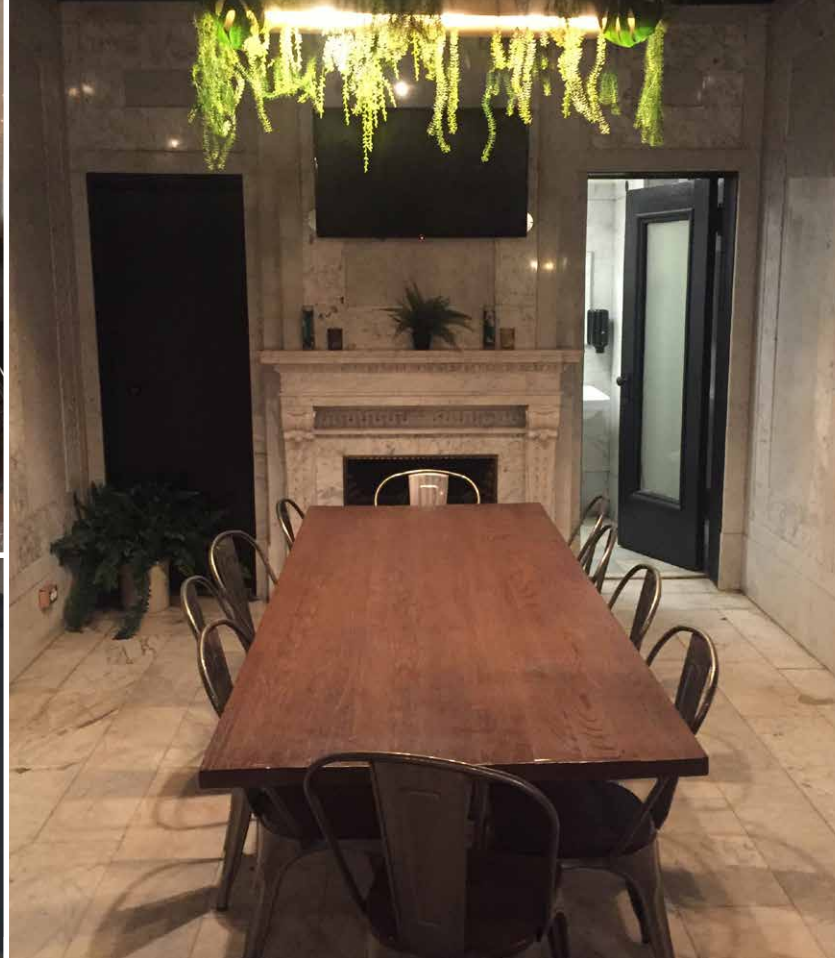
Centennial Concert Hall

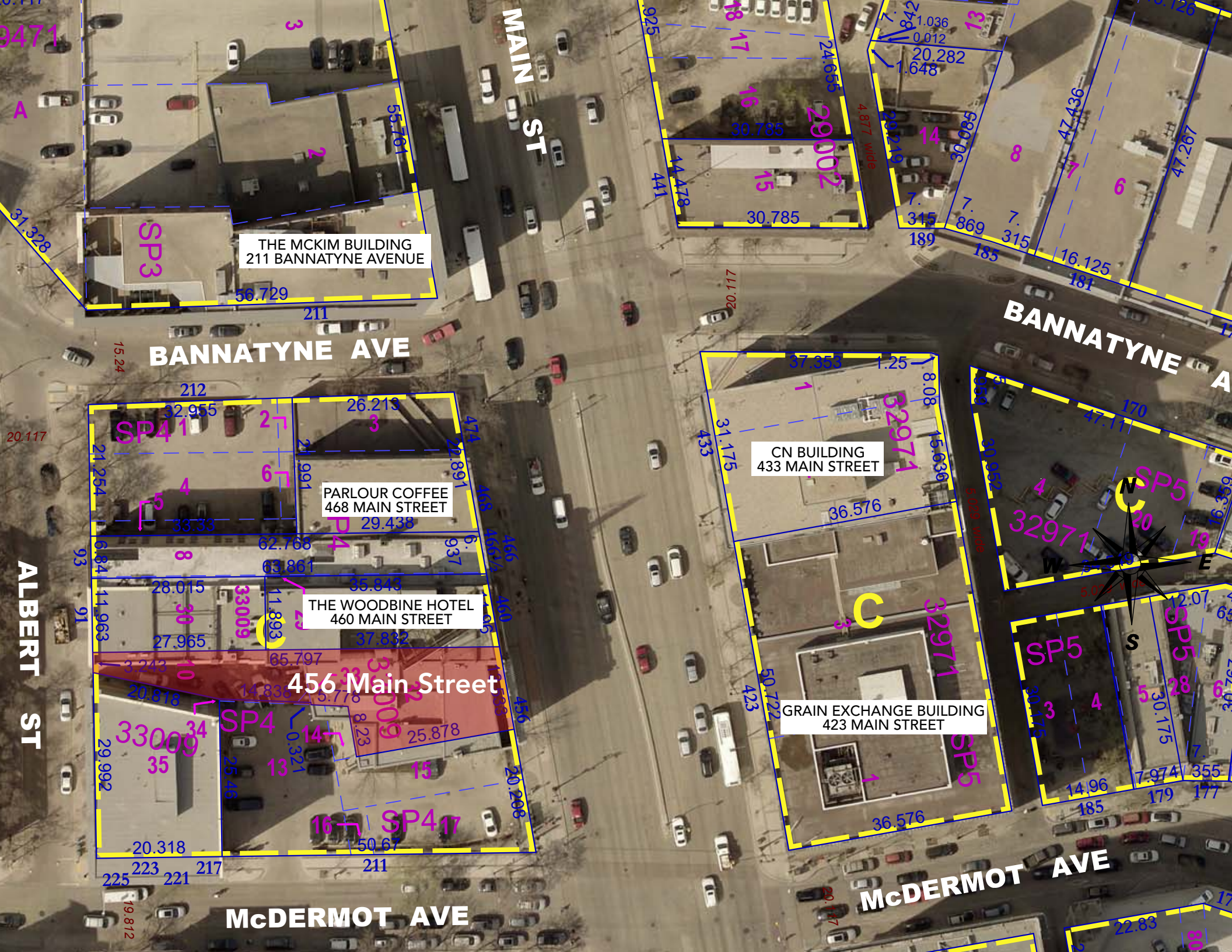
Manitoba Museum

Winnipeg City Hall

456 Main Street







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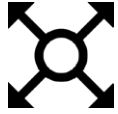
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# DRIVE DISTANCE

## DRIVE TIME



**750 m**  
**3 min.**

PORTAGE & MAIN



**9.3 km**  
**23 min.**

JAMES ARMSTRONG  
RICHARDSON  
INTERNATIONAL  
AIRPORT



RBC Convention Centre

WINNIPEG

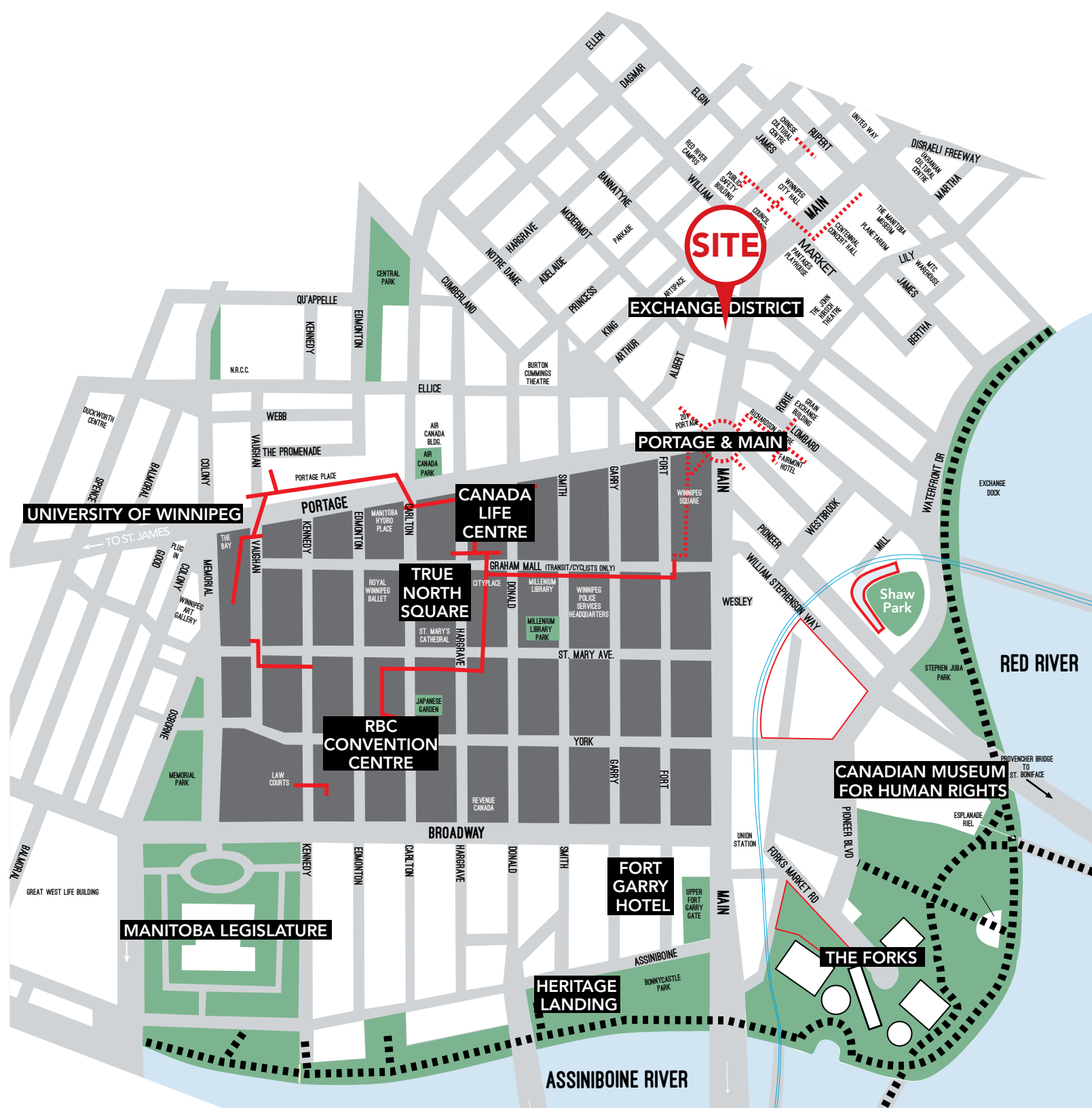
**1.8 km**  
**8 min.**

RBC CONVENTION  
CENTRE WINNIPEG



**2 km**  
**6 min.**

THE FORKS



# WINNIPEG MARKET OVERVIEW

Located at the junction of the Red and Assiniboine Rivers, the City of Winnipeg lies at the geographic centre of North America and is the capital city of the Province of Manitoba. Winnipeg's population is currently estimated at 804,000. Manitoba's favorable immigration programs and policies create a strong labour base in support of local commerce.

Winnipeg's central location within Canada as well as its proximity to the Canada-US border has led to its prominence in the transportation and distribution industries yet its overall economy is remarkably diverse.

The city is well known for its urban forests and parks, as well as hundreds of lakes in the surrounding area, most notably Lake Manitoba and Lake Winnipeg.

The Winnipeg economy relies on its diversity to make it one of the strongest and most stable in North America and extremely resistant to external threats. The transportation and distribution industries are the primary contributors to the economy. Other critical industries driving Winnipeg's economy are agriculture, financial services, hydroelectricity, furniture, aerospace, tourism and manufacturing.



## QUICK FACTS

### POPULATION GROWTH



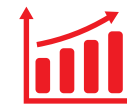
**6.9%** population growth in Downtown Winnipeg over the past 5 years leading to more people living downtown than ever before

### DOWNTOWN RESIDENTIAL DEVELOPMENT

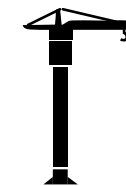


**1,213** residential units currently being planned

### INVESTMENT



**\$2.4B** invested over the past 10 years (\$1.26B in planned investments)



### CONSTRUCTION

**300,000** square feet of office space under construction



**Rennie Zegalski**

Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

**Mario Posillipo**

Senior Advisor - Sales & Leasing

(204) 985-1373

mario.posillipo@capitalgrp.ca

**Luke Paulsen**

Senior Advisor - Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

*Services provided by Luke Paulsen Personal Real Estate Corporation*

**Capital Commercial  
Real Estate Services Inc.**

300 - 570 Portage Avenue  
Winnipeg, Manitoba R3C 0G4

T (204) 943-5700

F (204) 956-2783

**capitalgrp.ca**