

# EXCLUSIVE LISTING

Contact Agent for pricing

## For Sale

64,015 SF  
total area

## Contact Agent for Pricing

Downtown Living Sector

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

www.waynesato.ca

**FOR SALE | 238 PRINCESS STREET**

## Multi-Family Development Opportunity

- Solid heritage building prime for redevelopment.
- HI Traffic, Excellent visibility, superior access
- Land Area: 20,823 sq.ft.
- Building Area: above ground 64,015 sq.ft. / 7 floors (9,145 sq.ft. typical floor)
- Basement 9,145 sq.ft.
- Coach Garage: 2,211 sq.ft.



Scan QR code to  
view website

**RE/MAX  
EXECUTIVES REALTY**

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

o. 204-987-9800

remaxexecutivesrealty.ca

**REMAX  
COMMERCIAL**

# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



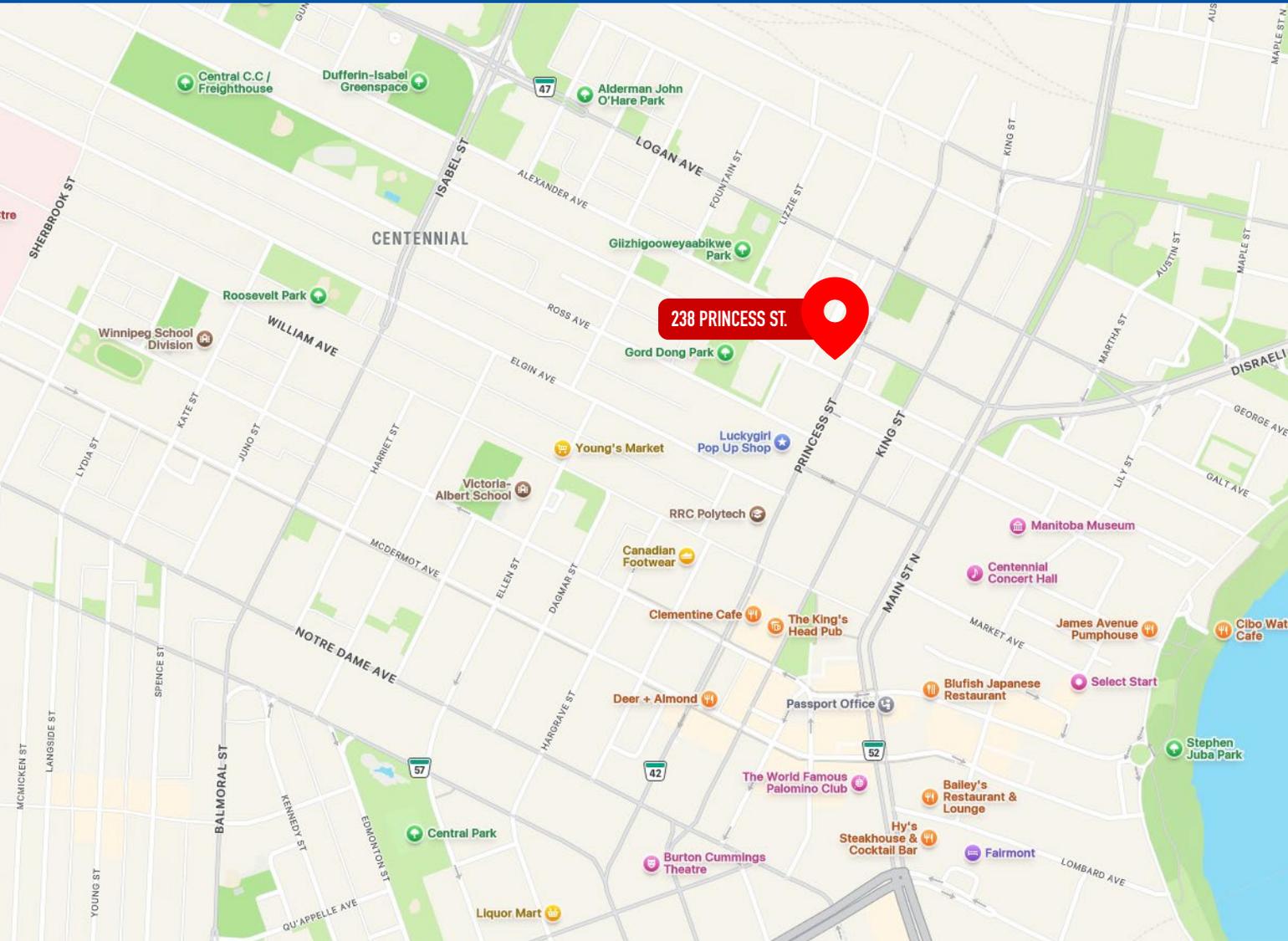
Convenient bike infrastructure



Excellent transit stops



Culture & Entertainment nearby



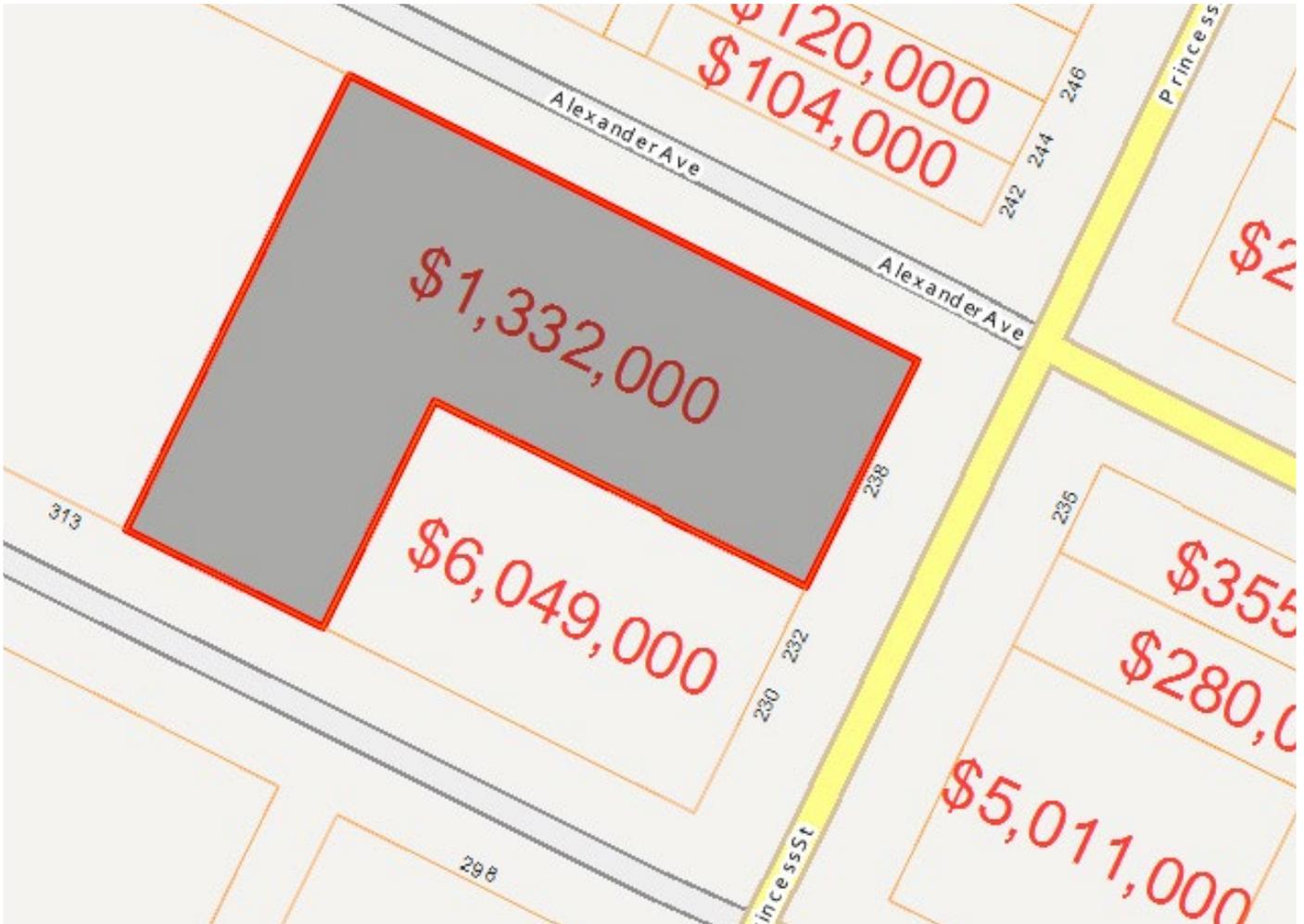
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# Property Highlights



<b>PROPERTY TAXES</b>	\$ 31,132.04
<b>TAX ROLL</b>	#13080145000
<b>TITLE NUMBER</b>	1386672
<b>LEGAL DESCRIPTION</b>	LBP 31 32037 9/11 ST J N
<b>PROPERTY USE CODE</b>	INWWH - Warehouse
<b>ASSESSED VALUE</b>	\$1,332,000.00
<b>ASSESSED LAND AREA</b>	20,823 sq.ft.
<b>WATER FRONTAGE MEASUREMENT</b>	97.80 ft.
<b>SEWER FRONTAGE MEASUREMENT</b>	97.80 ft.
<b>LOCAL IMPROVEMENT INFORMATION</b>	
<b>ENCROACHMENT + GST (R121682967)</b>	\$186.56
<b>STREET RENEWAL</b>	\$0.00
<b>SEWER RENEWAL</b>	\$503.67
<b>WATER RENEWAL</b>	\$176.04

# Tax Roll Assessment Map





## CONTACT:

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