

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. 204-957-0500

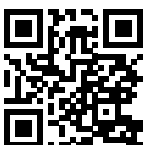
wayne@waynesato.ca

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
PROFESSIONALS**

96 Nature Park Way

Winnipeg, MB R3P 0X8

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

REMAX
COMMERCIAL

238
PRINCESS
STREET

REMAX
COMMERCIAL

The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



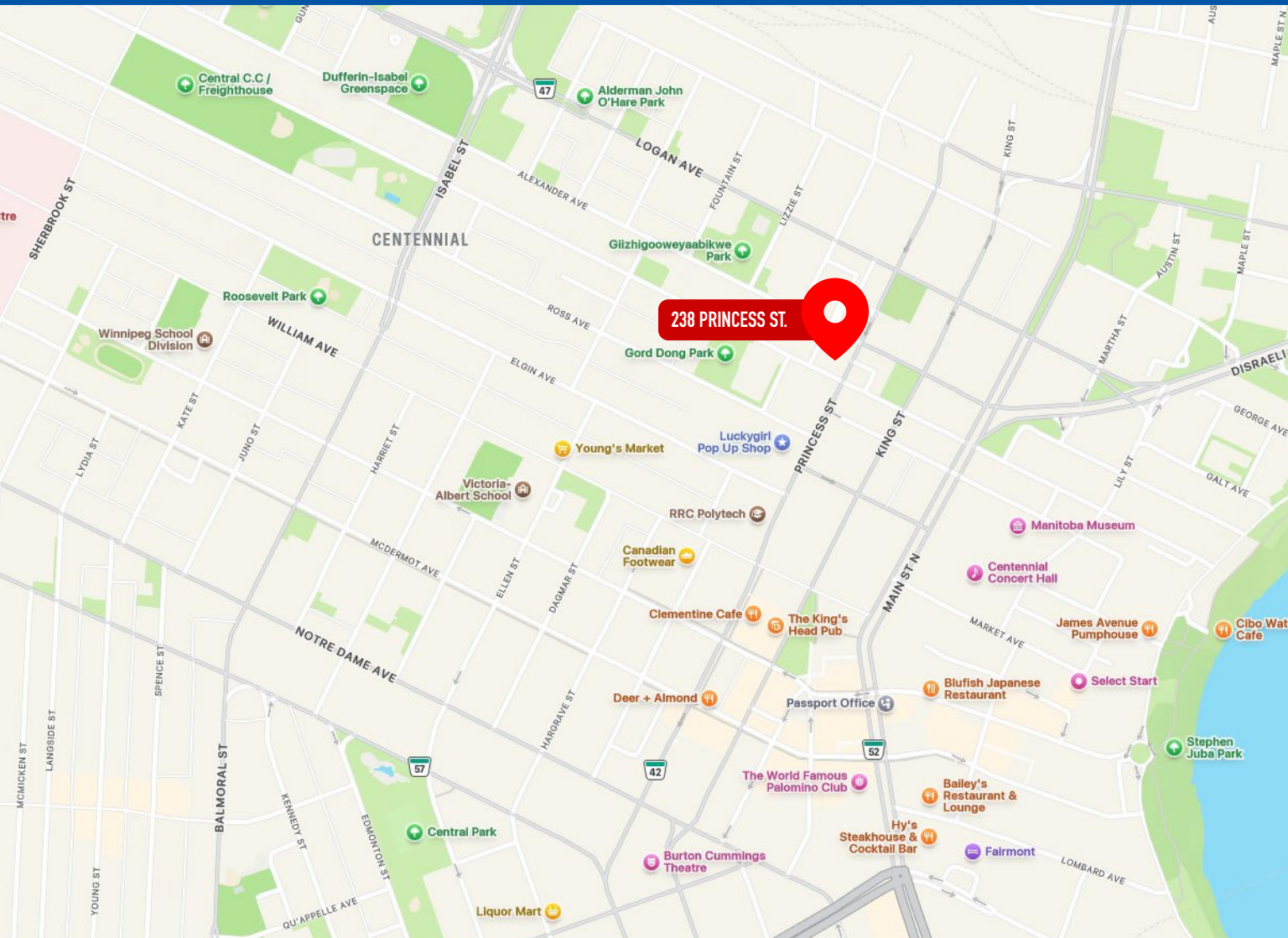
Convenient bike
infrastructure



Excellent transit
stops



Culture &
Entertainment
nearby



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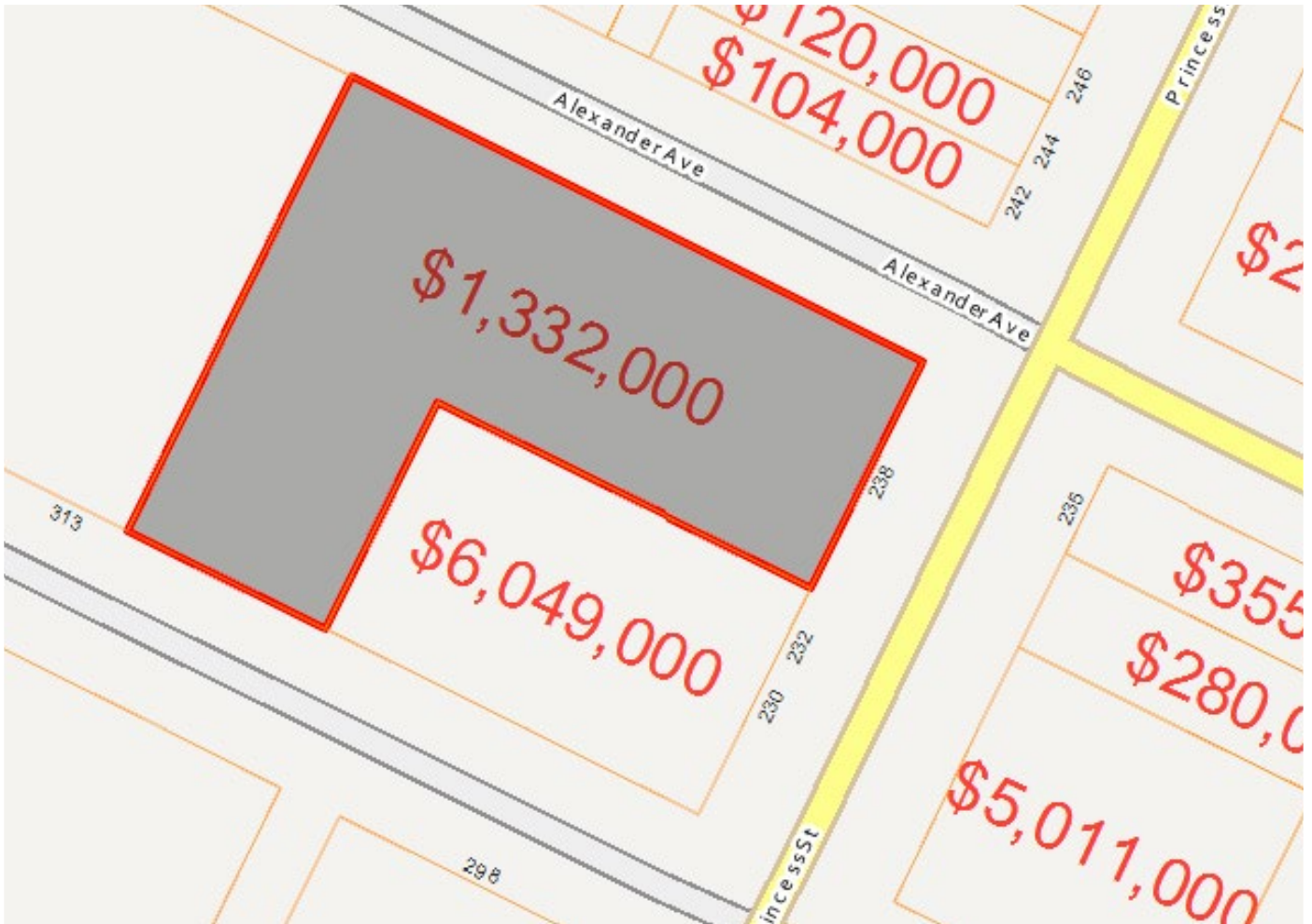
Property Highlights



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

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Tax Roll Assessment Map





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