



For Sale

576 ELLICE AVE

OWN YOUR OWN STANDALONE OFFICE/STUDIO WITHIN
WALKING DISTANCE TO THE UNIVERSITY OF WINNIPEG

Jane
ARNOT

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204 477 0500

RE/MAX
COMMERCIAL

Highlights

576 ELLICE AVE



Within
walking
distance to
the University
of Winnipeg

| | |
|----------|-----------|
| Zoning | C2 |
| Building | ±1,900 SF |
| Land | ±2,453 SF |

| Price |
|---------------------|
| \$350,000 |
| Property Tax (2024) |
| \$5,885.94 |

- Fully renovated building on Ellice has +/-1,900 sf on a +/- 2,453 sf lot
- Back lane access provides space for 2 cars
- Building has been lovingly restored and upgraded to meet the strict standards for a tattoo studio but would be perfect for office uses including law office, insurance, consulting, software development as well as other services all of which are supported by the C2 zoning
- Vendor has made significant investments in HVAC upgrades in 2021 which meet the City of Winnipeg requirements by-laws for this type of use including installing a two stage Furnace, Vanee self-balancing HRV
- Plumbing upgrades to meet by-laws include new sink and upgraded washroom and a new 40 gallon electric hot water tank and necessary upgrades to wiring and panels in 2020
- Main floor features reception/waiting area, consultation room and kitchen, while second floor has 2 large private offices (one with sink) and upgraded washroom
- Third floor attic can be used as an additional office or storage while lower level has more storage and another bathroom



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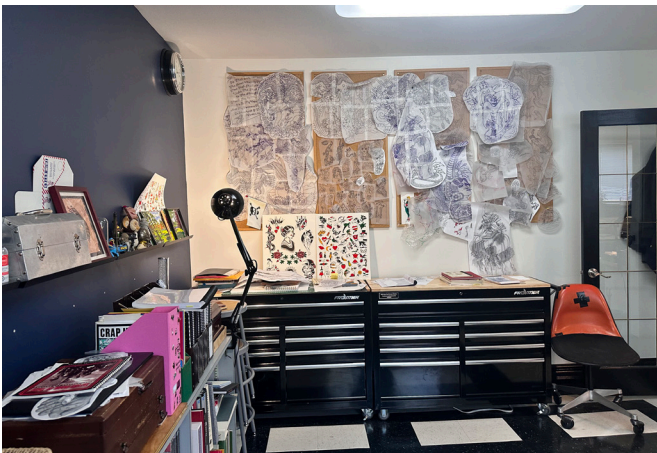
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Images

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Location

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Conveniently located



Shopping & Grocery



Biking infrastructure



Nearby culture & entertainment



Nearby food & drink



Some amenities nearby



Some transit nearby



Minutes away from:

- University of Winnipeg
- RBC Convention Centre
- Winnipeg Square
- Winnipeg Art Gallery
- Portage Place Mall
- Exchange District

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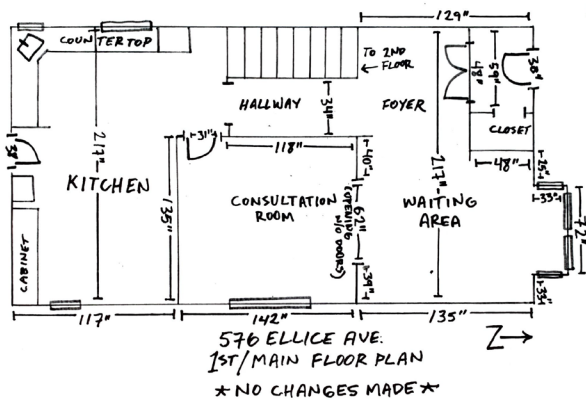
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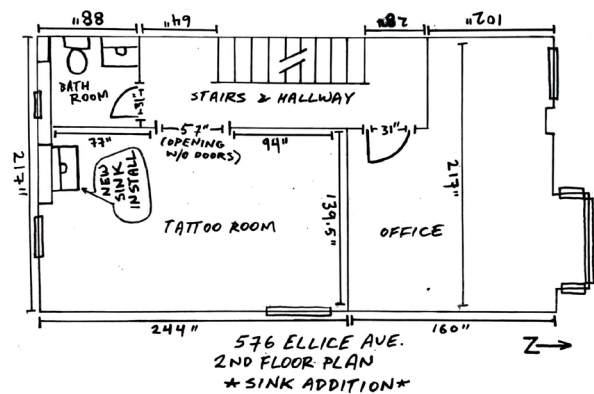
Floor plan

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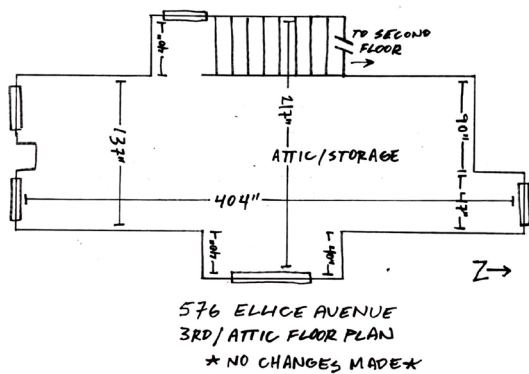
Main Floor



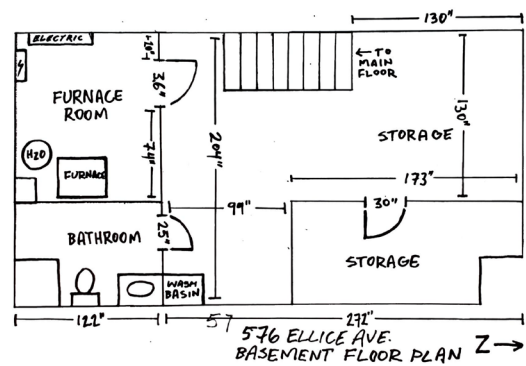
Second Floor



Third Floor/Attic

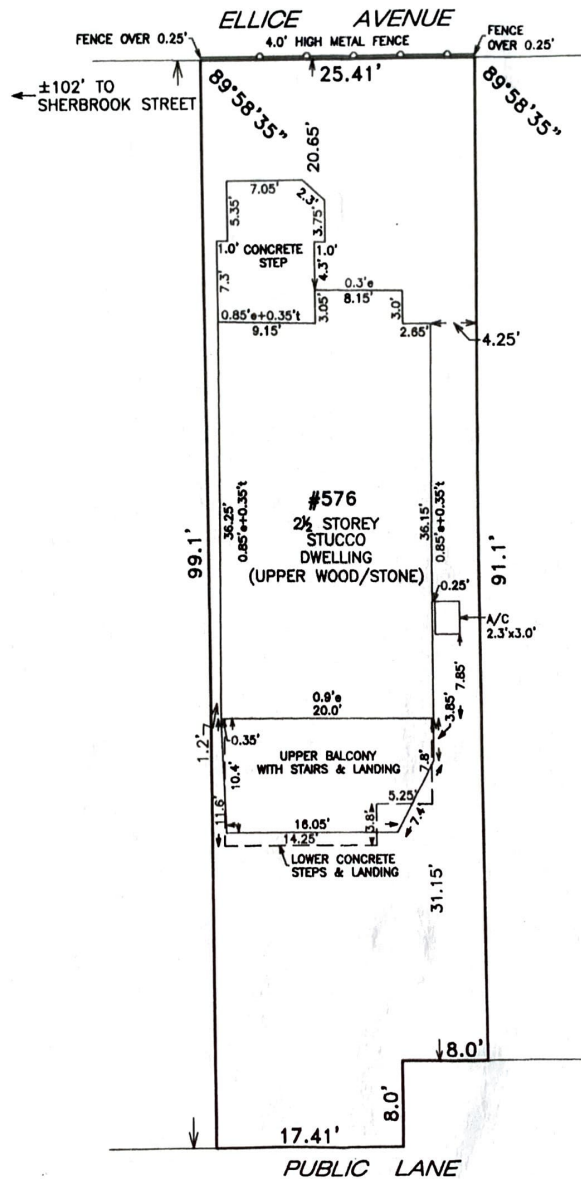


Basement Floor



Site Plan

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Contact

Presented by:



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RE/MAX Professionals

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