



## MULTI-TENANT COMMERCIAL INVESTMENT OPPORTUNITY



For more information:

Graeme T. Rowswell  
President

G.T. Rowswell Realty Leasing  
Co.  
Suite 300, 460 Main Street  
Winnipeg, MB. R3B 1B6  
(office) 204.957.1834  
(mobile) 204.981.7455  
(fax) 204.943.8696  
rowswell@mymts.net  
www.rowswellrealty.com

For Sale: 395 Berry Street, Winnipeg, MB, R3J 1N6

A prime St James Location in close proximity to Polo Park.

Well Maintained

Professionally Managed

Close to many amenities

Close to major transit routes

16 available office units for rental income.

Offering price: \$3,750,000

Building area: ~ 24,768 sq. ft

Lot size: ~ 19,206 sq

Property Type: Office

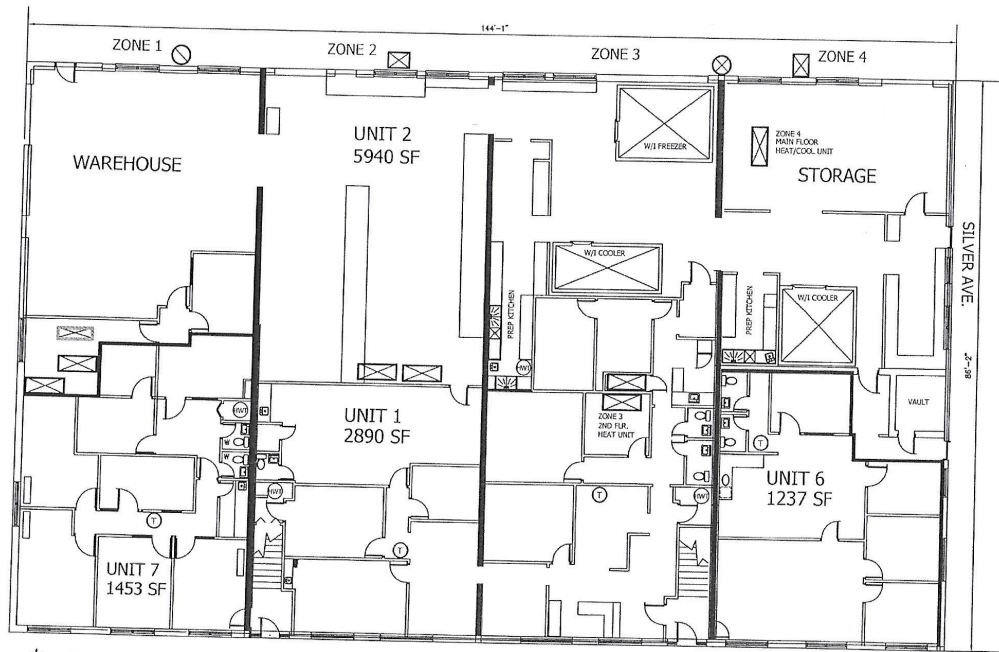
Year Built: 1961

Zoning: M1

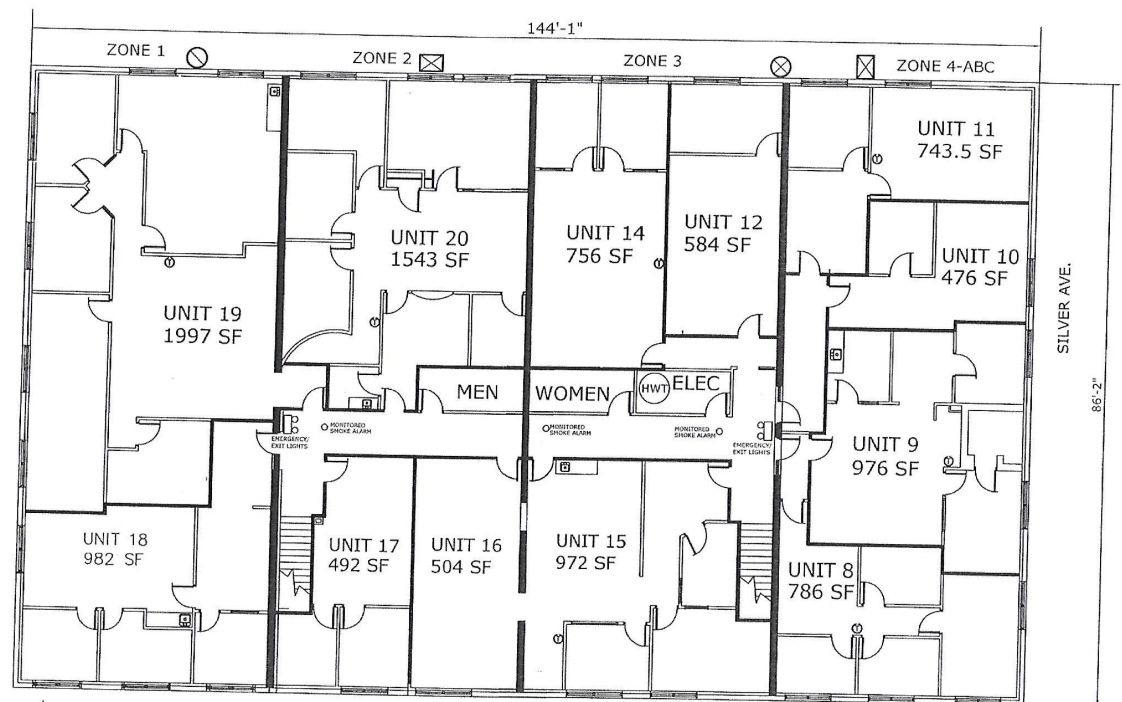
Property Taxes (2021): \$53,367.29

Possession: To Be Arranged

Parking: 19 On Site with and without power



395 BERRY ST. MAIN FLOOR PLAN  
Scale: 1/16" = 1'-0" Feb.2 2022



395 BERRY STREET 2ND FLOOR PLAN  
Scale: 1/16" = 1'-0" Feb 2 2022







