



FOR SALE

605 Notre Dame Avenue

~Building Area:

Building—~4,687 Main Floor
~2,238 Lower Level
~6,925 sq. ft total
Land - ~11,678 sq. ft. total

\$695,000.00

Plus Goods and Services Tax (GST)

For more information contact:

Graeme T. Rowswell, CPM, CMR
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 - 605 NOTRE DAME AVENUE

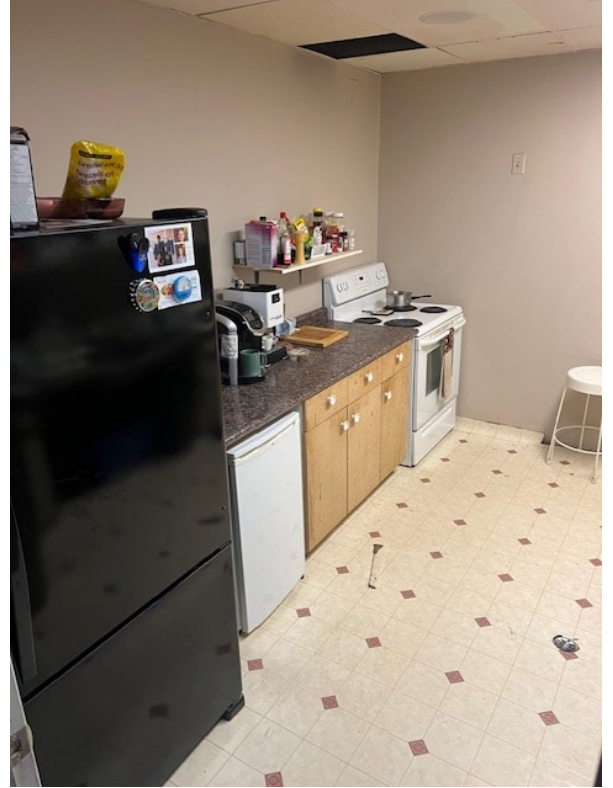
LOCATION:	605 Notre Dame
LEGAL:	2652156/1
BUILDING AREA:	Main Floor approx. 4,687 sq. ft plus Lower Level of approx. 2,238 sq. ft.
TOTAL BUILDING AREA:	Approx 6,925 sq. ft.
LOT SIZE:	11,678 sq. ft.
ZONING:	CMU – Commercial Mixed Use
FEATURES:	Building consists of several private offices as well as open workspace area. Lower level has fully functioning washroom. Building equipped with overhead loading door and small warehouse area. Located on busy street in high profile area close to HSC complete with onsite parking and excellent signage.
2023 REALTY TAXES:	\$8,338.74
POSSESSION:	To Be Arranged
PARKING:	15 on Site
FINANCING:	Purchaser to arrange its own financing
SALE PRICE:	\$695,000.00



FOR SALE: 605 NOTRE DAME AVENUE



Front Entrance



Kitchen



Front Reception



FOR SALE: 605 NOTRE DAME AVENUE



Open Area



Open Area

Showroom



Theater/Showroom





FOR SALE: 605 NOTRE DAME AVENUE



Private Offices





FOR SALE: 605 NOTRE DAME AVENUE



Parking Lot

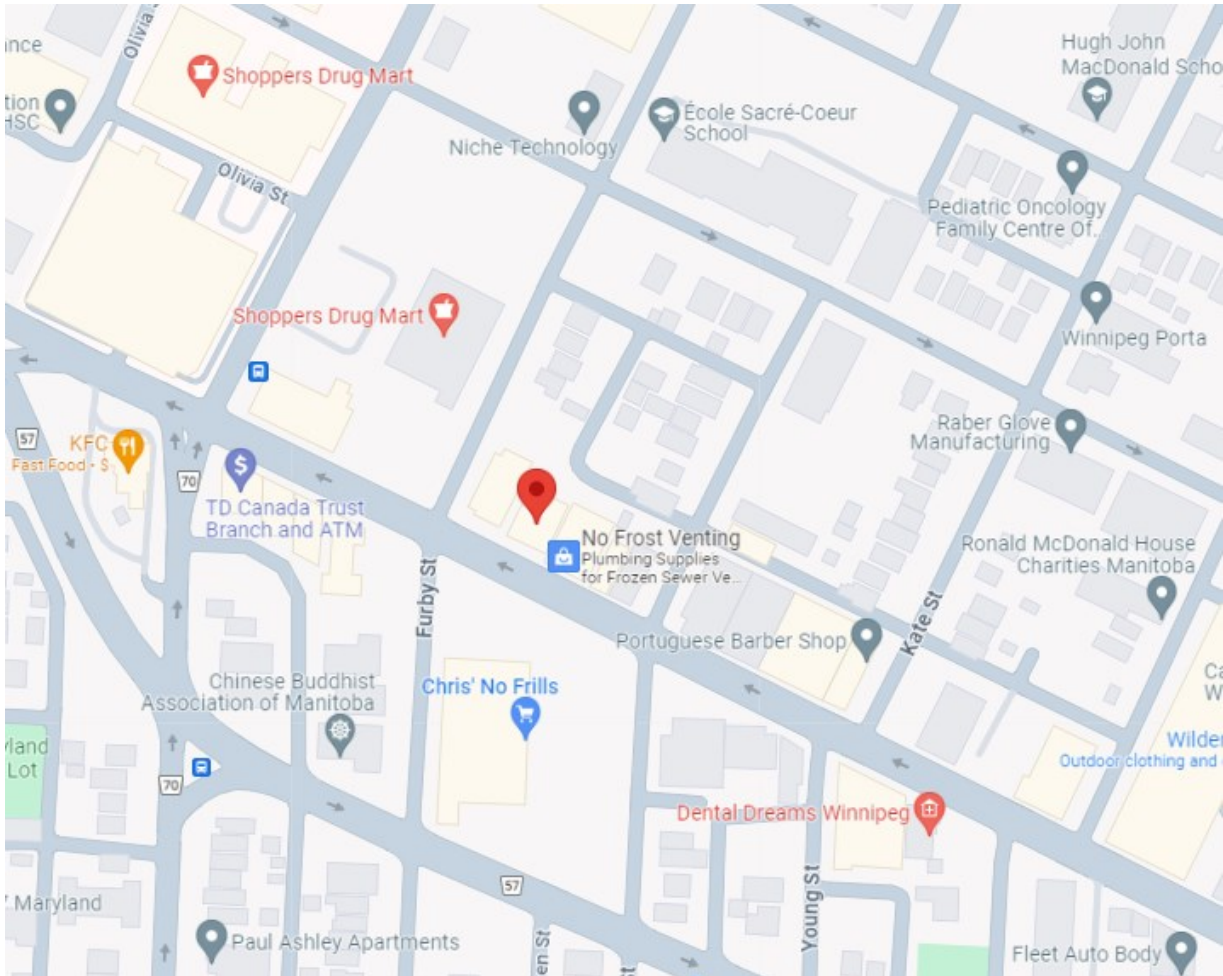


Lower Level Storage





FOR SALE: 605 NOTRE DAME AVENUE



FEATURES:

Building consists of several private offices as well as open workspace area.

Lower level has fully functioning washroom.
Building equipped with overhead loading door and small warehouse area.

Located on busy street in high profile area close to HSC complete with onsite parking and excellent signage.