



## FOR SALE

395 STAFFORD STREET  
Winnipeg, MB

~6,650 Sq. Ft. includes  
~3,150 sq. ft. main floor  
~3,500 sq. ft. second floor

C2 Zoning

**\$1,750,000.00**  
(plus applicable taxes)

For more information:

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President

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## FOR SALE - 395 STAFFORD STREET

- LOCATION:** 395 Stafford Street
- LEGALS:** 2679982 and 2679988
- BUILDING AREA:** ~6,650 sq. f.t on two levels  
~3,150 sq. ft. main floor and ~3,500 sq. ft. second floor
- LOT SIZE:** ~12,129 sq. ft.
- ZONING:** C1
- AGE:** 1976
- FEATURES:** Two story commercial office building having a medical clinic and pharmacy on main floor as tenants with second floor of 3,200 sq. ft. available for lease.  
Ten parking stalls on the west side of the building are reserved for second floor tenant.
- 2023 REALTY TAXES:** \$22,463.09
- POSSESSION:** To Be Arranged
- PARKING:** 25 on Site
- FINANCING:** Purchaser to arrange its own financing
- SALE PRICE:** **\$1,750,000.00**  
Purchase price is subject to Goods & Services Tax



Reception



Meeting Room off Open Area

Private Office (Room 3)



Private Office (Room 4)





Board Room



Board Room

Open Landscape Office Area (North Facing)



Open Office Area (South Facing)





Staff Room/Kitchen



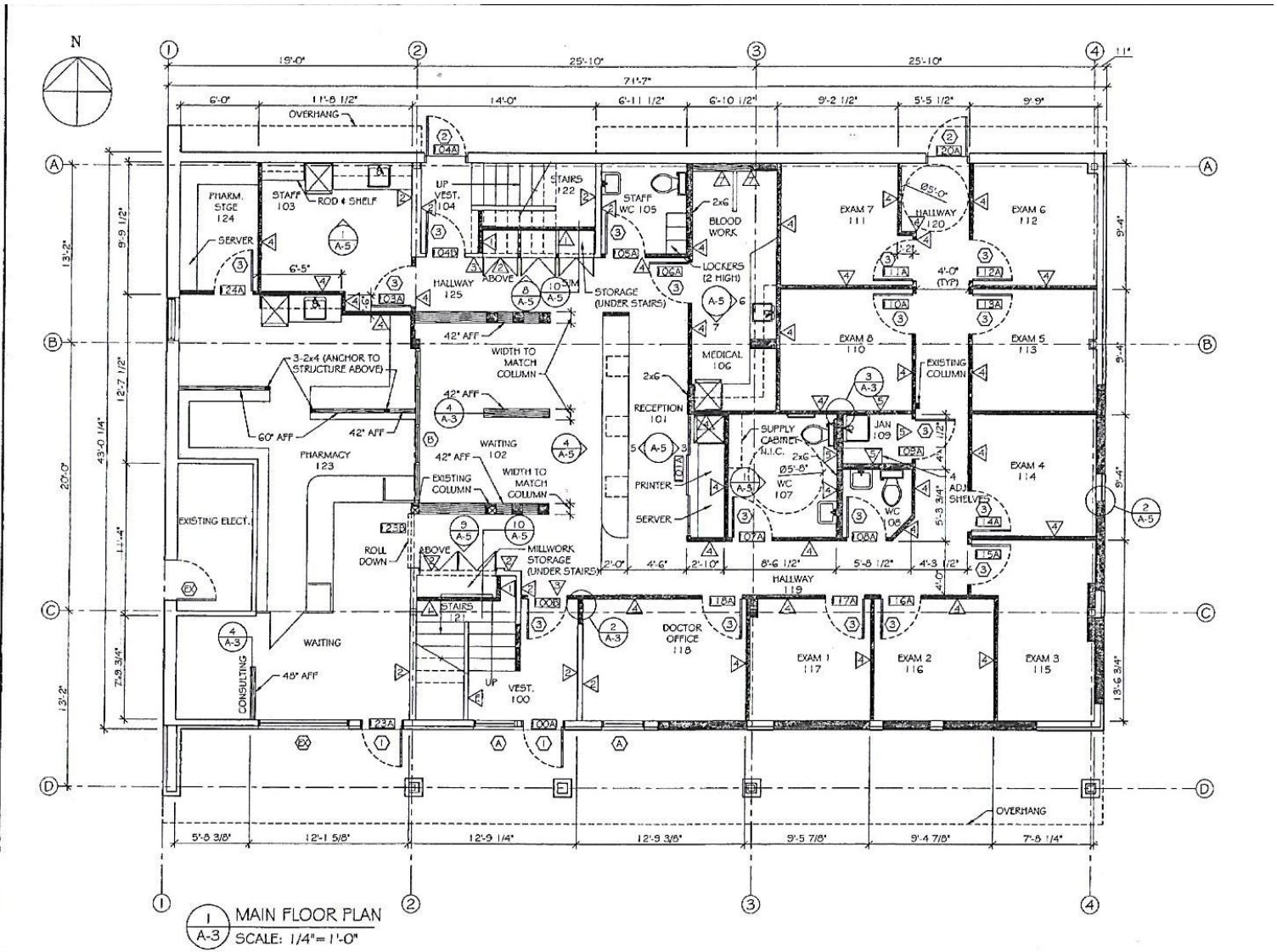
Server Room

Parking Lot



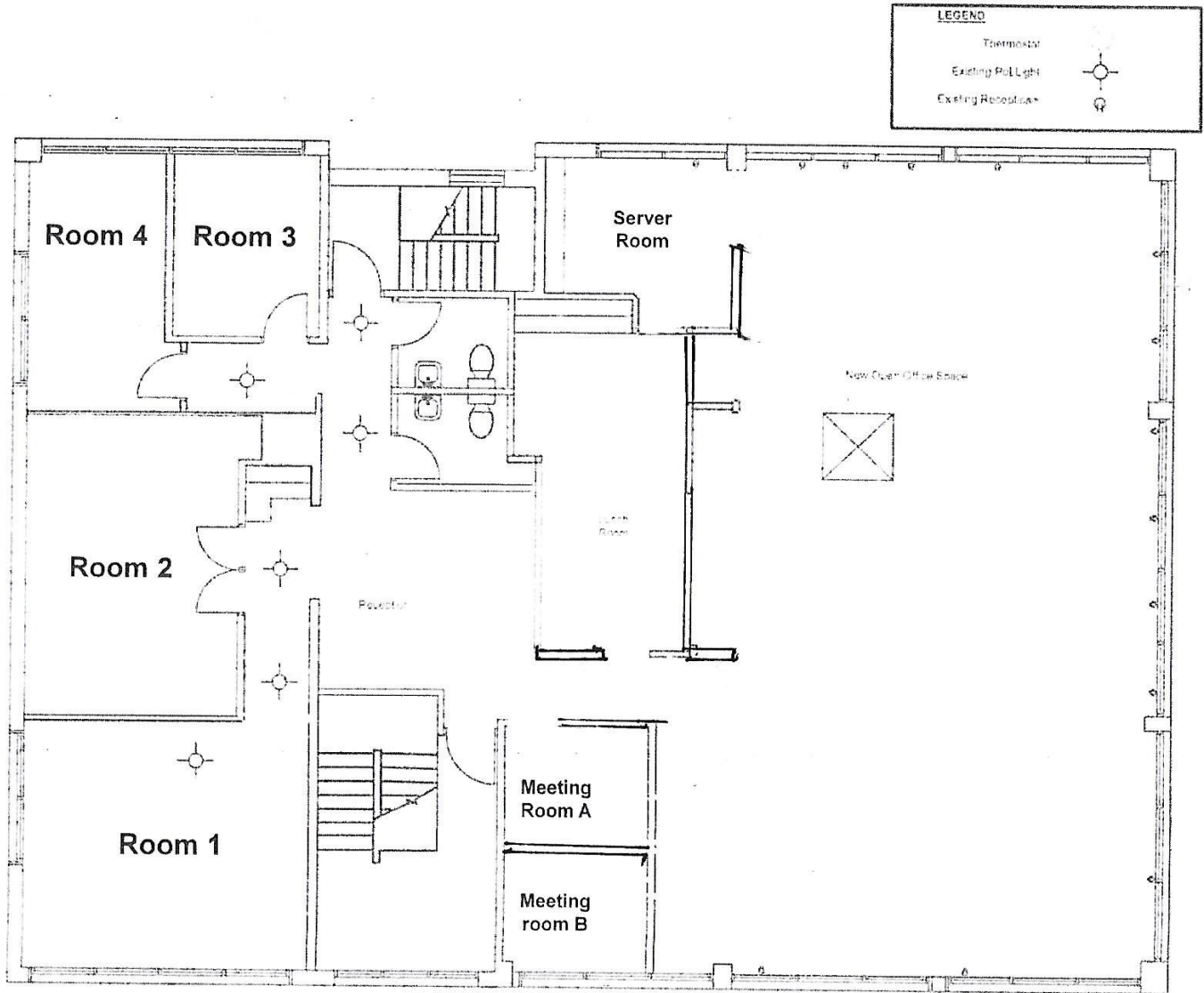


# FOR SALE - 395 STAFFORD STREET MAIN FLOOR - FLOOR PLAN





**FOR SALE - 395 STAFFORD STREET  
SECOND FLOOR - FLOOR PLAN**





## FEATURES:

Two story commercial office building having a medical clinic and pharmacy on main floor as tenants with second floor of 3,200 sq. ft. available for lease.  
Ten parking stalls on the west side of the building are reserved for second floor tenant.

CTC 29JMar.19

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