



MULTI-TENANT COMMERCIAL INVESTMENT OPPORTUNITY



For more information:

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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: \$3,300,000

Building area: ~ 22,331.50 sq. ft

Lot size: ~ 19,206 sq

Property Type: Office

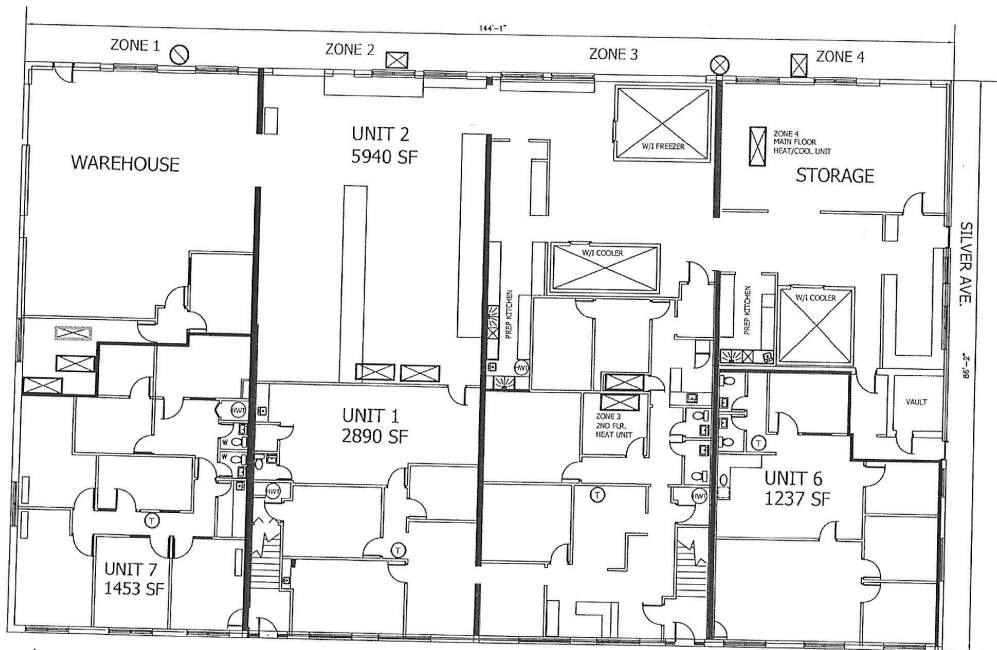
Year Built: 1961

Zoning: M1

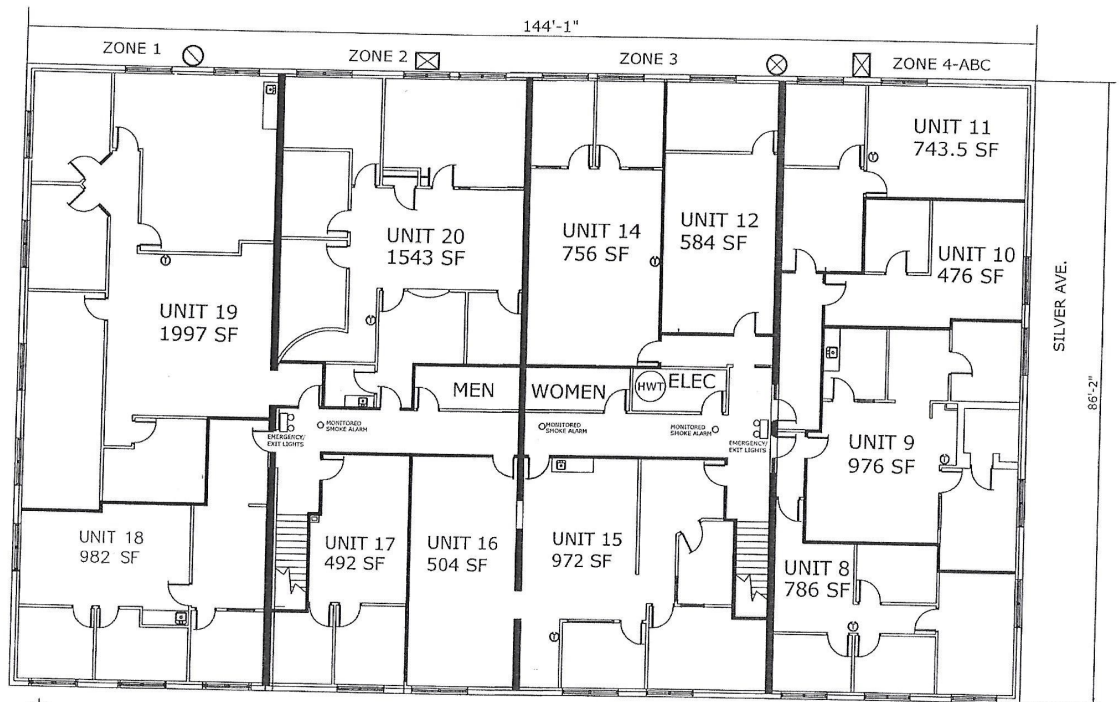
Property Taxes (2024): \$53,390.32

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



