



978 Notre Dame Avenue

Office / Retail (+/-) 4,405 SF

Location: – Great Location in Northwest Winnipeg on Notre Dame Avenue and McPhillips Street

Highlights:

- Fabulous opportunity for office or retail
- Granite & Stone Exterior
- 5 Offices
- Large open area
- (+/-) 18' Ceilings
- Main floor (+/-) 3,532 sf
- (+/-) 871 sf mezzanine level with kitchen area & meeting room
- 5 Parking spots behind building with ample street parking in area

Zoning: – C1

Price: – ~~\$425,000.00~~ **\$410,000.00 PRICE REDUCED!**

Property Taxes: – \$11,628.26 (2010)

Gail Auriti

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Martin McGarry

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DTZ Barnicke Winnipeg Ltd.

Sterling Lyon Business Park
Unit 5— 986 Lorimer Boulevard
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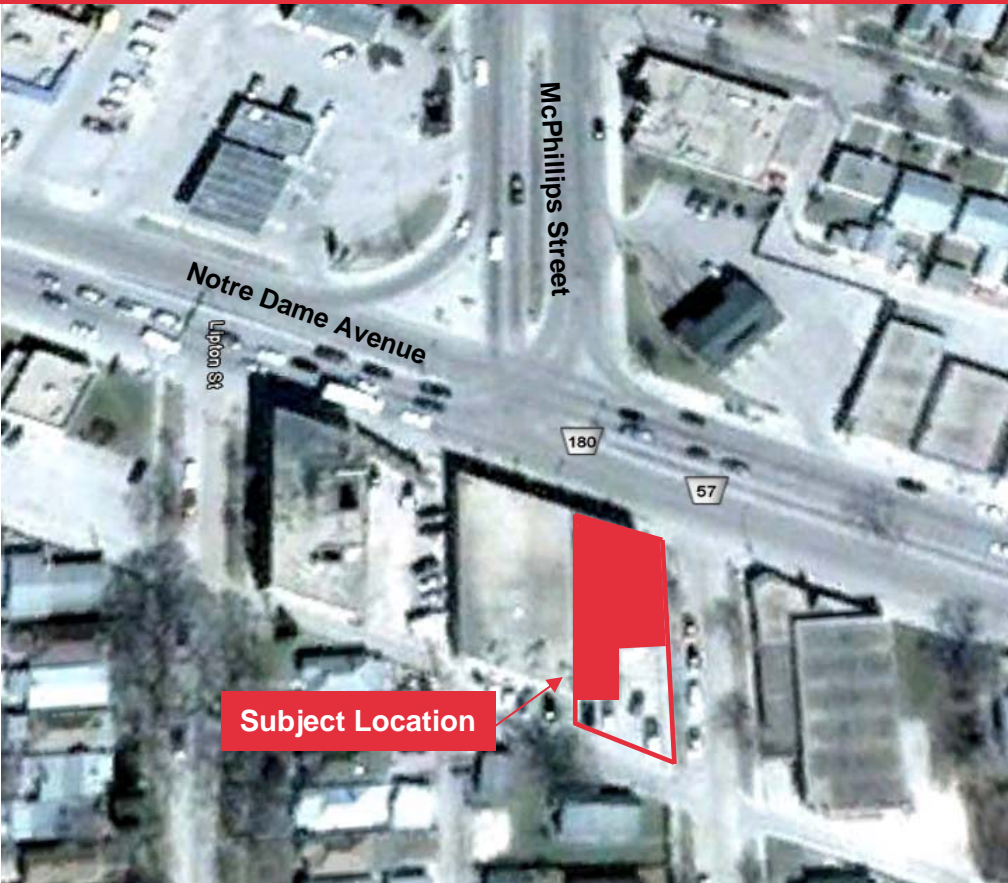
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DTZ Barnicke Winnipeg Ltd. 2010



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