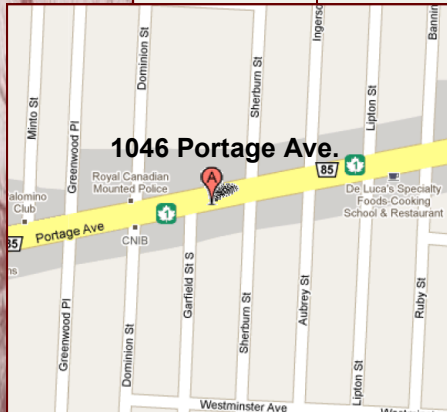


# FOR SALE

## 1046 Portage Avenue Winnipeg, Manitoba

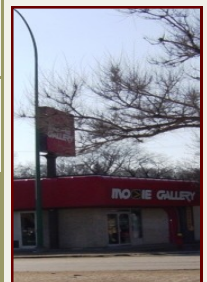
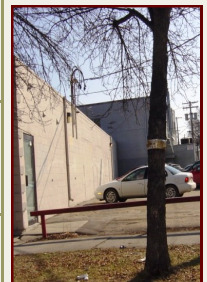
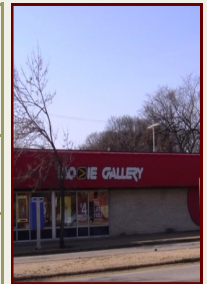


**B**uilt in 1975, 1046 Portage Avenue is a free standing, single storey, commercial building located in the neighbourhood of Wolseley on the south side of Portage Avenue at Garfield Street.

### Property Details

Vendor:	Patron Investments Ltd.
Title No.:	1287807
Legal Description:	Lots 44, 45 and 46 Block 8 Plan 2360 WLTO in RL 59 and 60 Parish of St. James
Assessed Land Area:	9,930 sf ± Source: City of Winnipeg Assessment and Taxation Department
Building Leasable Area:	6,084 sf ± Source: 2009 Area Certification
Zoning:	C2 Commercial Source: City of Winnipeg
Realty Taxes: (2010 Actual)	\$15,361.30 Source: City of Winnipeg Assessment and Taxation Department
Status:	Treat as clear title.
Access:	Portage Avenue and back lane from Garfield Street
Parking:	Ten (10) + on site parking stalls at the rear of the Building

**Offering Price: \$695,000**



Exclusively Represented by:

A.S.H. Management Group Inc., Broker

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# ASH

A.S.H. Management Group Inc.

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