

FOR SALE 320 DONALD STREET WINNIPEG, MB



LOCATION: Just north of Portage on Donald Street.

DETAILS:

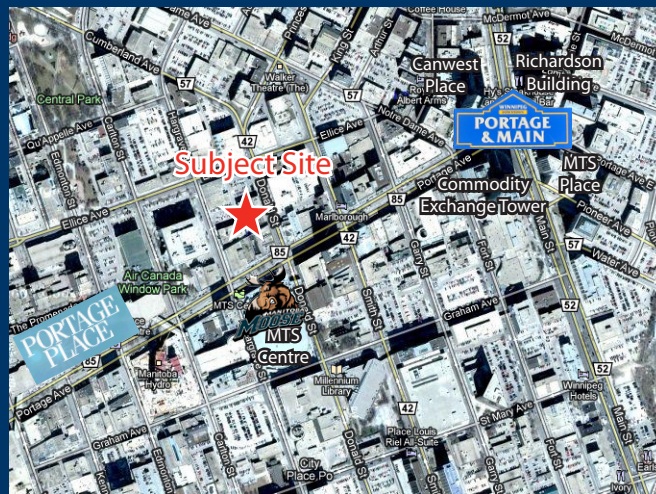
- Building Size: 35,247 sf + full basement
- Land Size: 12,000 sf (100' x 120')
- List Price: \$ 4,400,000
- NOI: \$ 341,162.44 (2010 budget)
- Cap Rate: 7.75%
- Vacancy: +/- 1,000 sf on main floor
Vacant basement - former bowling alley

FEATURES:

- High grade investment opportunity
- 3 storey office building; +/- 11,749 sf floor plate
- Masonry wall construction
- Built in 1975
- Extensively renovated in 2003 including new HVAC
- Single Tenant: Government of Canada

COMMENTS:

- Rare high profile investment opportunity
- Located in the heart of Downtown
- Walking distance of Portage and Main and the underground/skywalk system and the many connected restaurants, shops and services
- A block away from MTS Centre, cityplace, Portage Place, and more



CUSHMAN & WAKEFIELD

Licensed to CWL Realty Inc.
Independently owned and operated

For more information, please call:

Brian T. Aronovitch*
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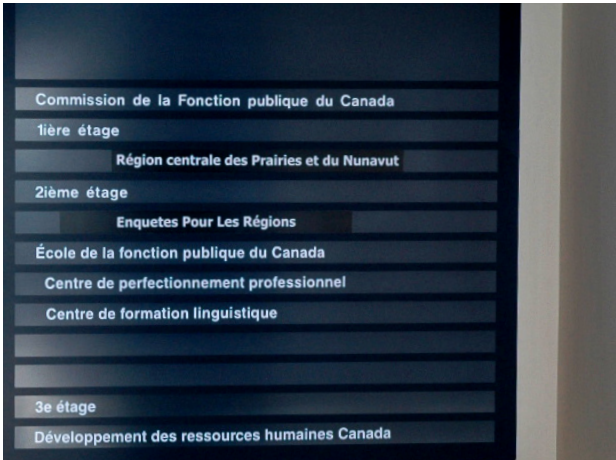
Ken Roseman*
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INVESTMENT

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