

JOIN STELLA'S, DOLLARAMA, EASYFINANCIAL AND MORE



Courts of St. James

2727 Portage Avenue, Winnipeg, MB



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Services provided by Luke Paulsen Personal Real Estate Corporation

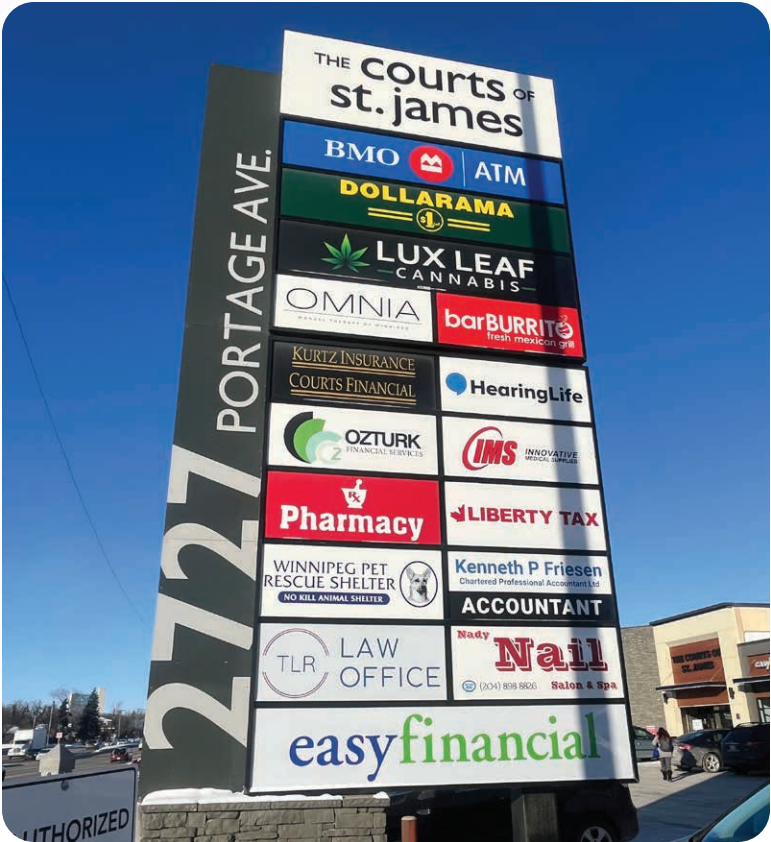
Property Overview

PROPERTY DETAILS

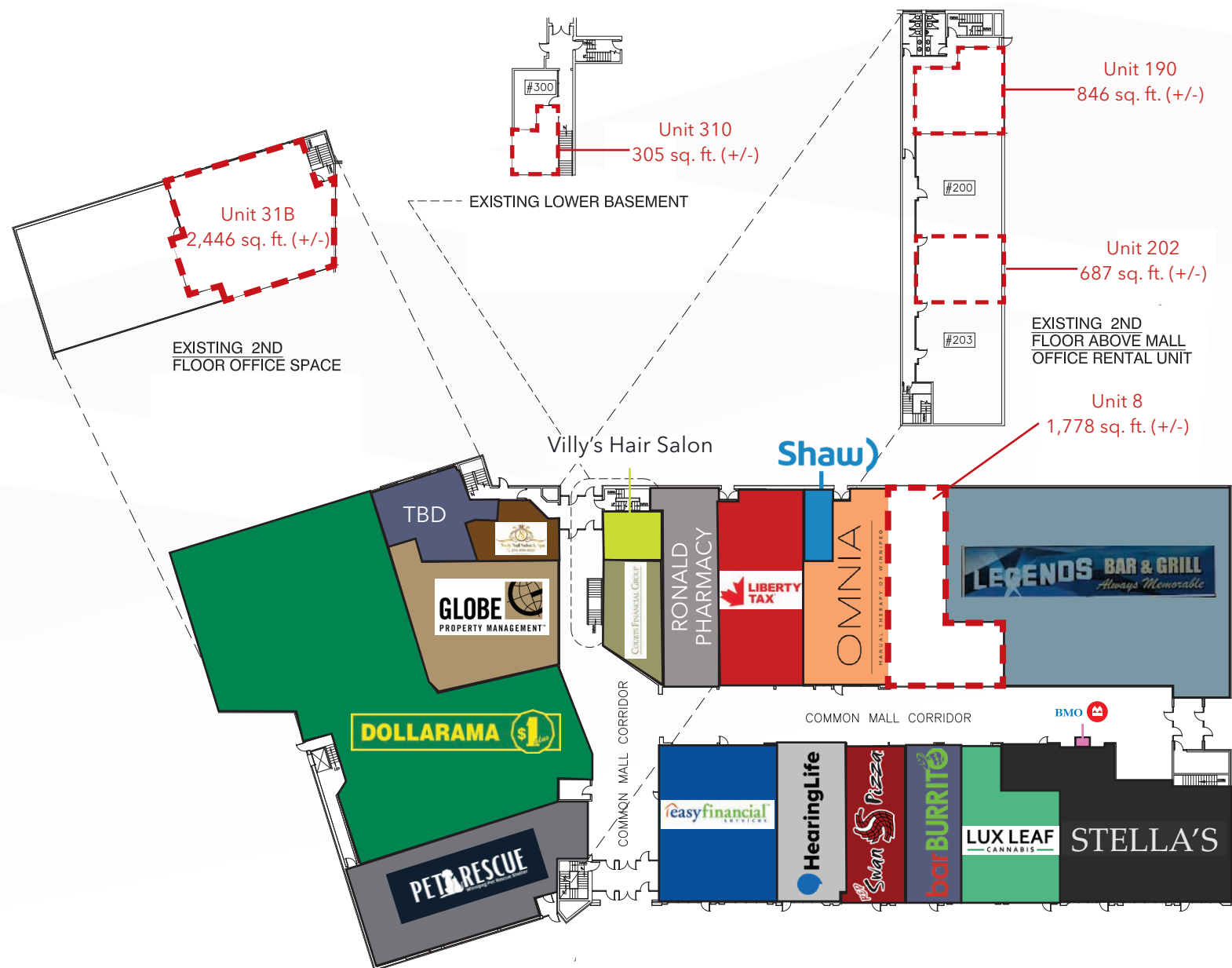
BUILDING AREA (+/-)	47,165 sq. ft.	
SITE AREA (+/-)	3.1 acres	
AREA AVAILABLE (+/-)	Unit 8:	1,778 sq. ft.
	Unit 31B:	2,446 sq. ft.
	Unit 190:	846 sq. ft.
	Unit 202:	687 sq. ft.
	Unit 310 (Lower Level)	305 sq. ft.
RENTAL RATE	Unit 8:	\$20.00 per sq. ft. Net
	Unit 31B:	\$25.00 per sq. ft. Semi-Gross
	Unit 190:	\$29.00 per sq. ft. Semi-Gross
	Unit 202:	\$29.00 per sq. ft. Semi-Gross
	Unit 310 (Lower Level)	\$30.00 per sq. ft. Semi-Gross
<i>*Subject to property tax base year; utilities included</i>		
ADDITIONAL RENT	Unit 8: \$13.00 per sq. ft. (est. 2026) plus 5% mgmt. fee	
PARKING	83 on-site stalls	
ZONING	C3	
TRAFFIC COUNT	46,200 avg. vehicles per day (2024 City of Winnipeg Traffic Flow Map)	
PROPERTY MANAGEMENT	Globe Property Management	

HIGHLIGHTS

- Existing office improvements in place
- Recent exterior building upgrades
- Immediate availability
- Centrally located with easy access
- Ample on-site parking for tenants and guests
- On-site, manned security

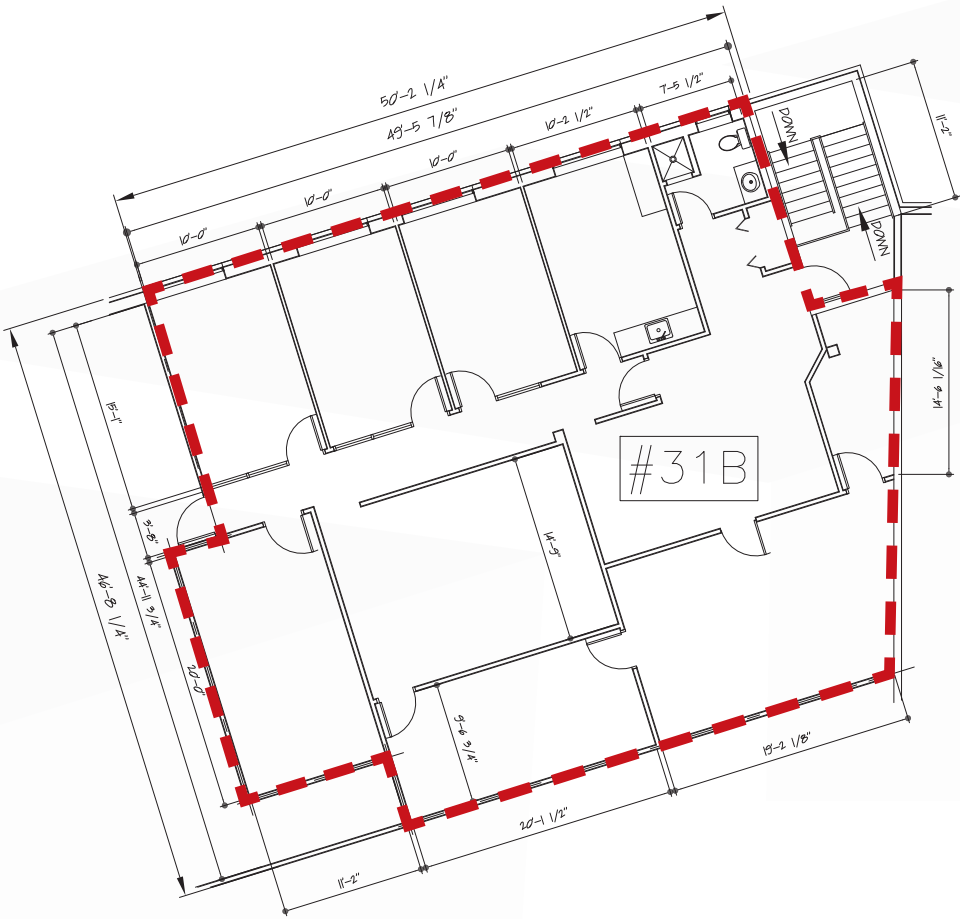


Site Plan



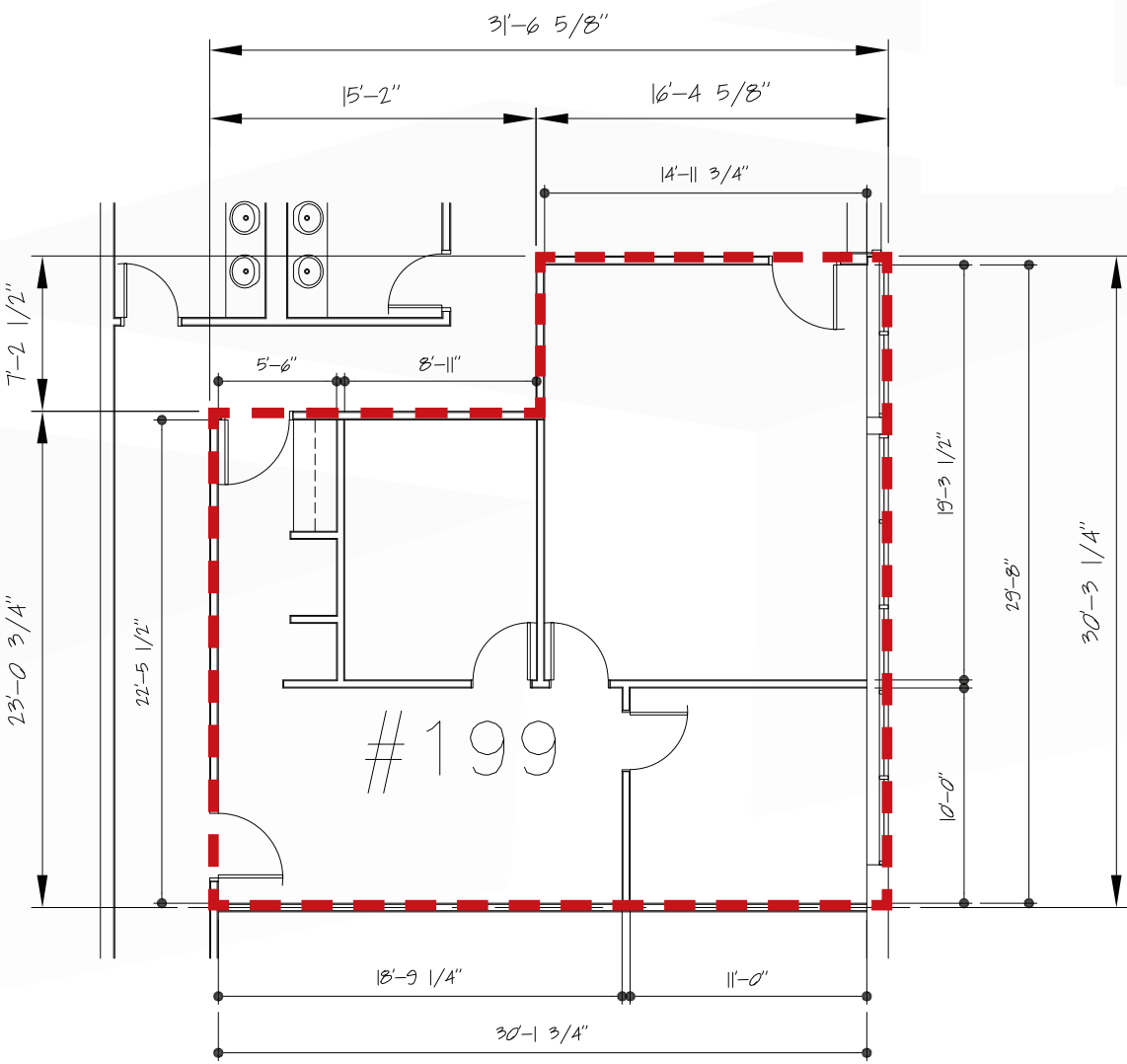
Floor Plan

UNIT 31B



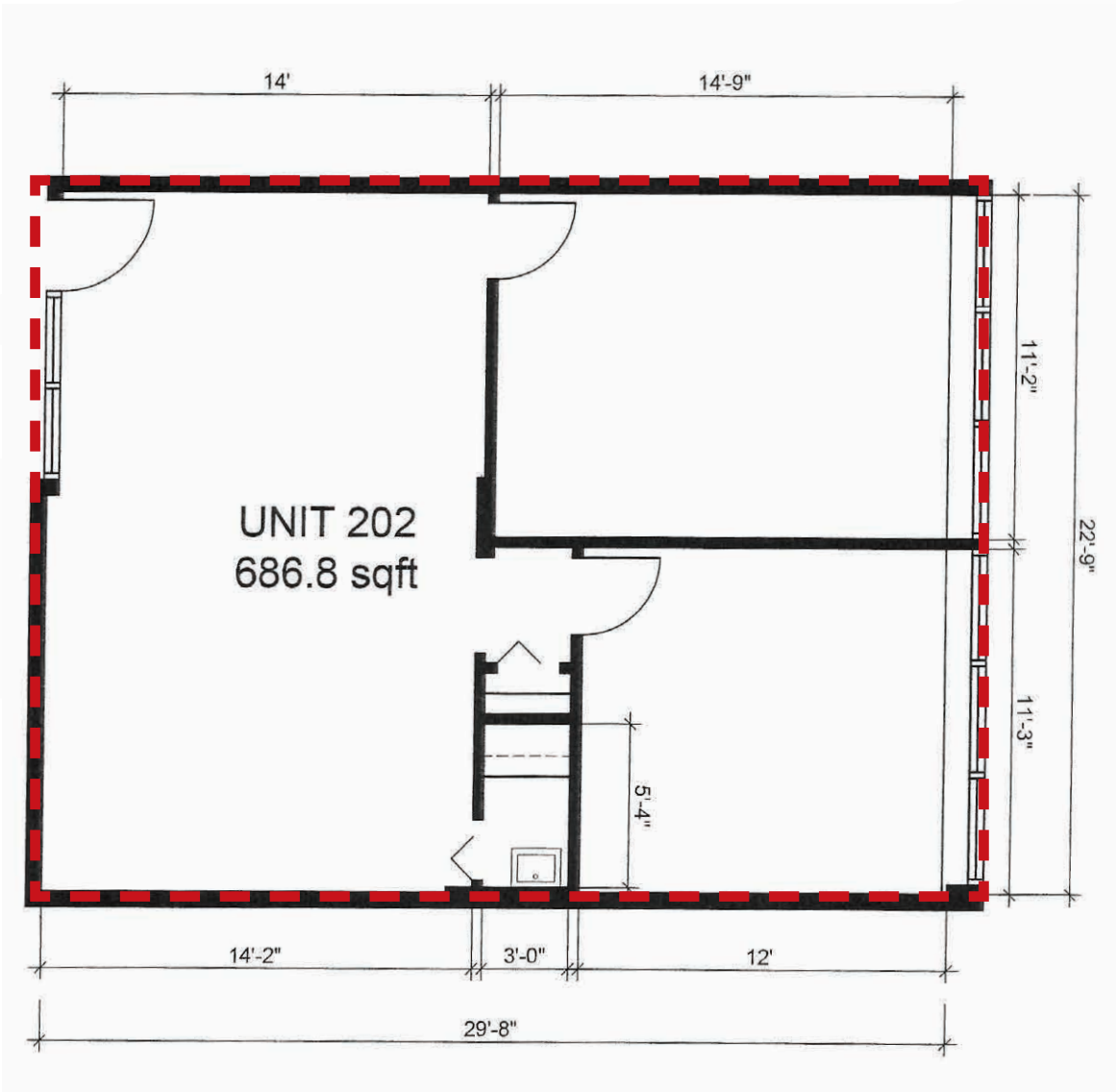
Floor Plan

UNIT 190



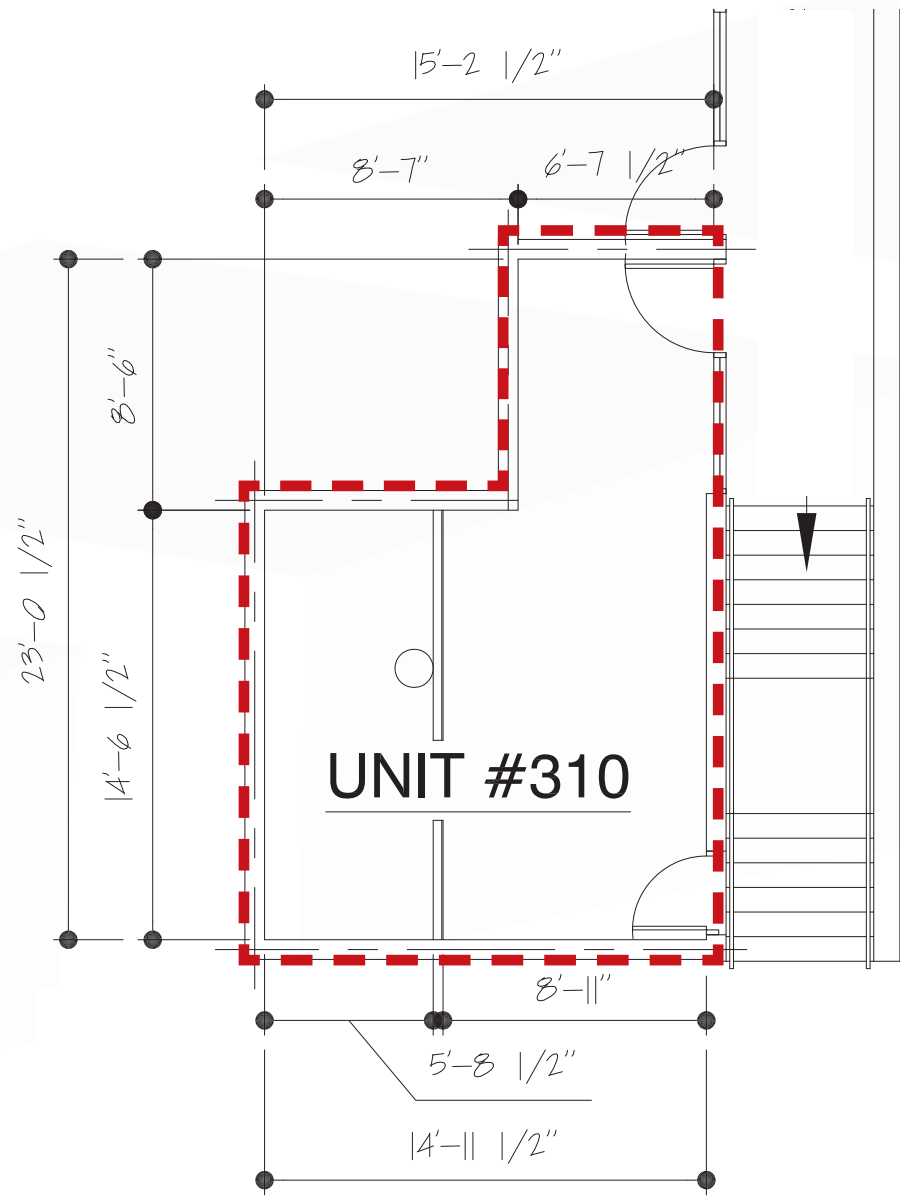
Floor Plan

UNIT 202



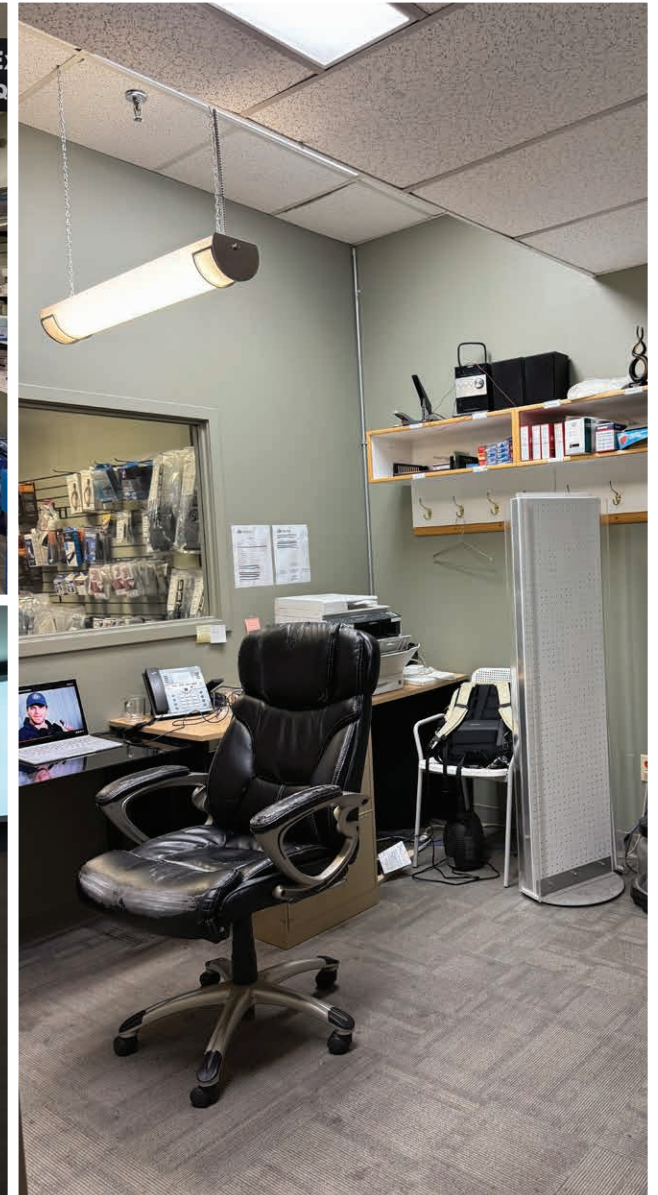
Floor Plan

UNIT 310



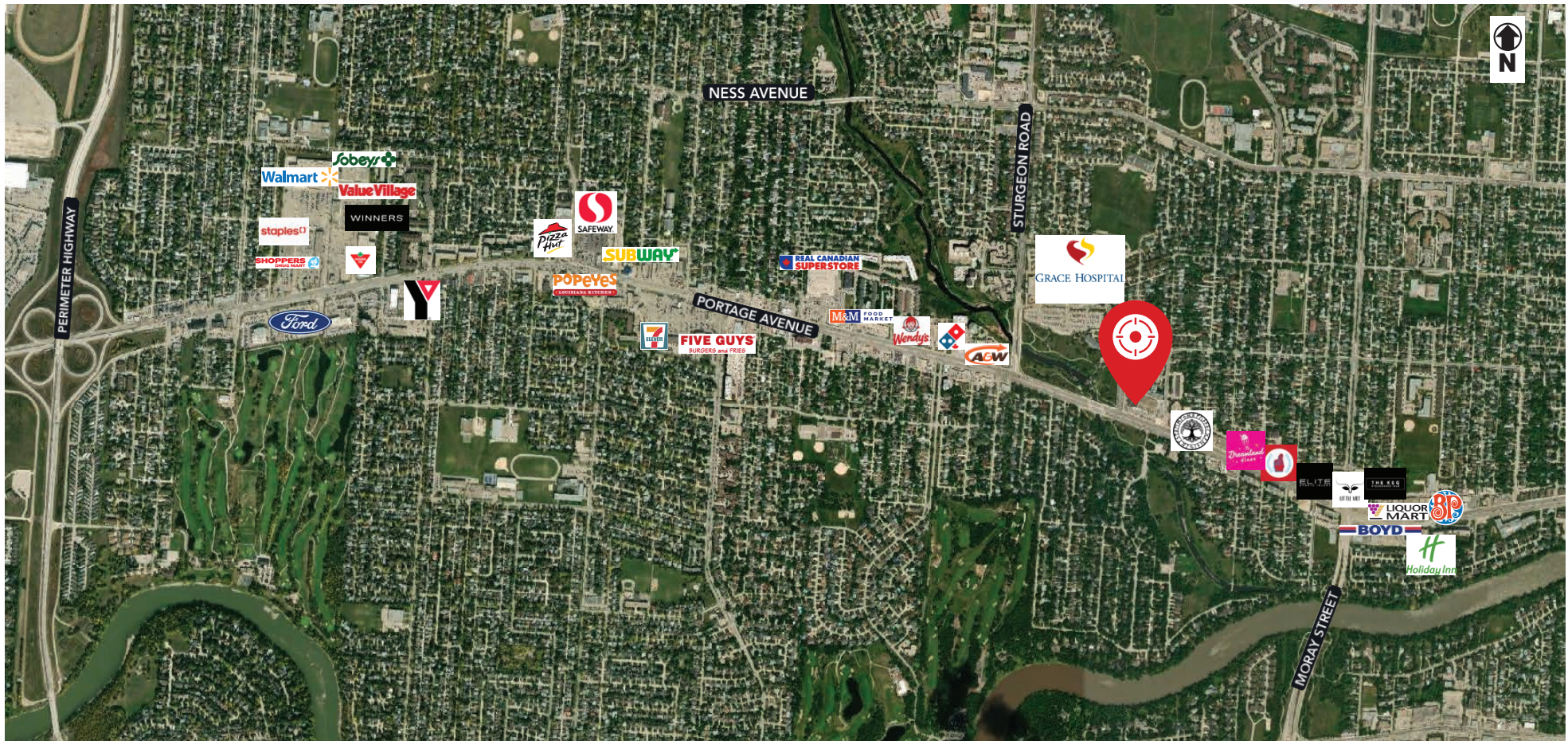
Interior Photos

UNIT 8



General Area Overview

The site is well-located in west Winnipeg, directly on Portage Avenue, midway between the Unicity retail node and the Polo Park retail node and just west of Moray Street, which provides access across the Assiniboine River to Charleswood/Tuxedo. The surrounding neighbourhood is densely populated with established parks and school amenities.



Demographic Analysis



POPULATION

Total Population

1km

8,561

3km

56,001

5km

98,349

Projected Population (2029)

8,574

57,507

103,874



MEDIAN AGE

Median Age

1km

44

3km

43

5km

42



HOUSEHOLD INCOME

Avg. Household Income

1km

\$100,932

3km

\$112,531

5km

\$131,077

Proj. Household Income (2030)

\$118,041

\$131,148

\$154,437



HOUSEHOLDS

Total Households

1km

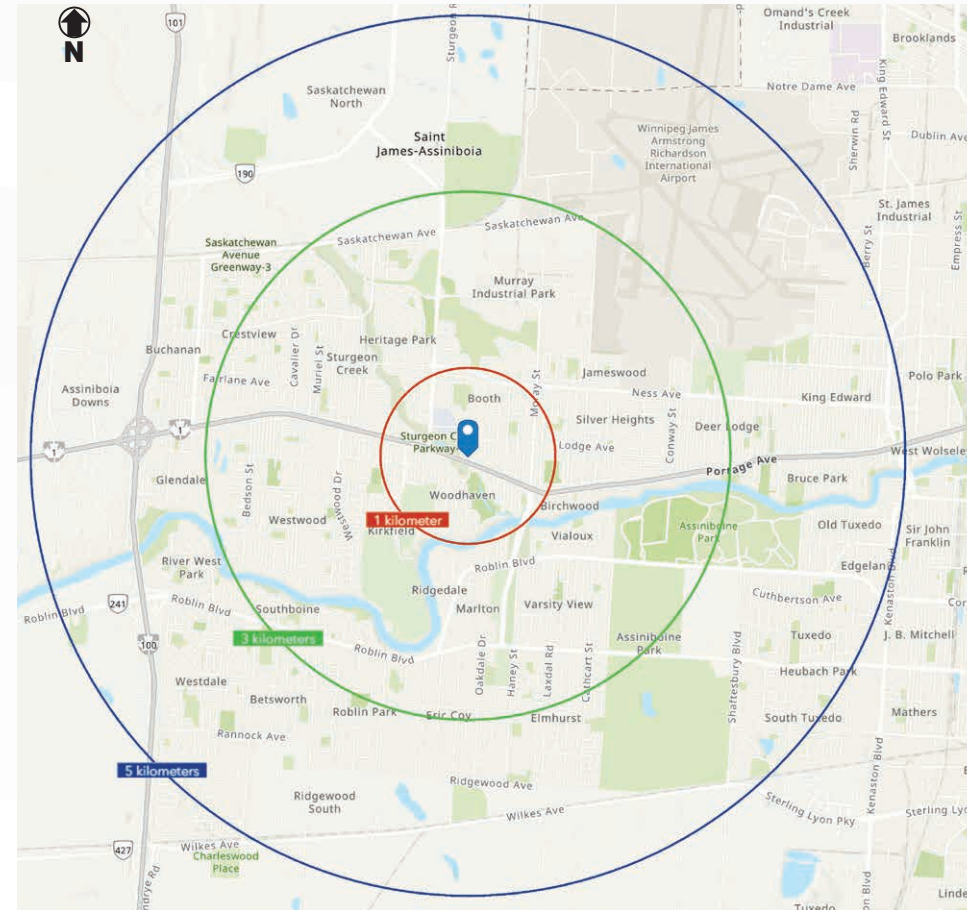
3,996

3km

24,372

5km

41,484



Contact

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