



Building For Sale in West End Winnipeg

- Near Health Sciences Centre & close proximity to downtown
- Suitable for trades or commercial flex space or storage
- Fenced compound space in rear
- Ceiling height: 18 ft
- Grade loading: 8 ft x 10 ft
- Power: 200 AMP, 120/240 V, Phase 1
- Bonus 500 +/- sf mezzanine floor
- Tenant in place until June 2028



Land size: 3,955 sf
Building size: 1,980 sf (main)



Parking for 10+/-
vehicles



Located near multiple bus
routes



Zoning: C1



Offered at: \$495,000

**Get more
information**

Reno Augellone, Senior Associate
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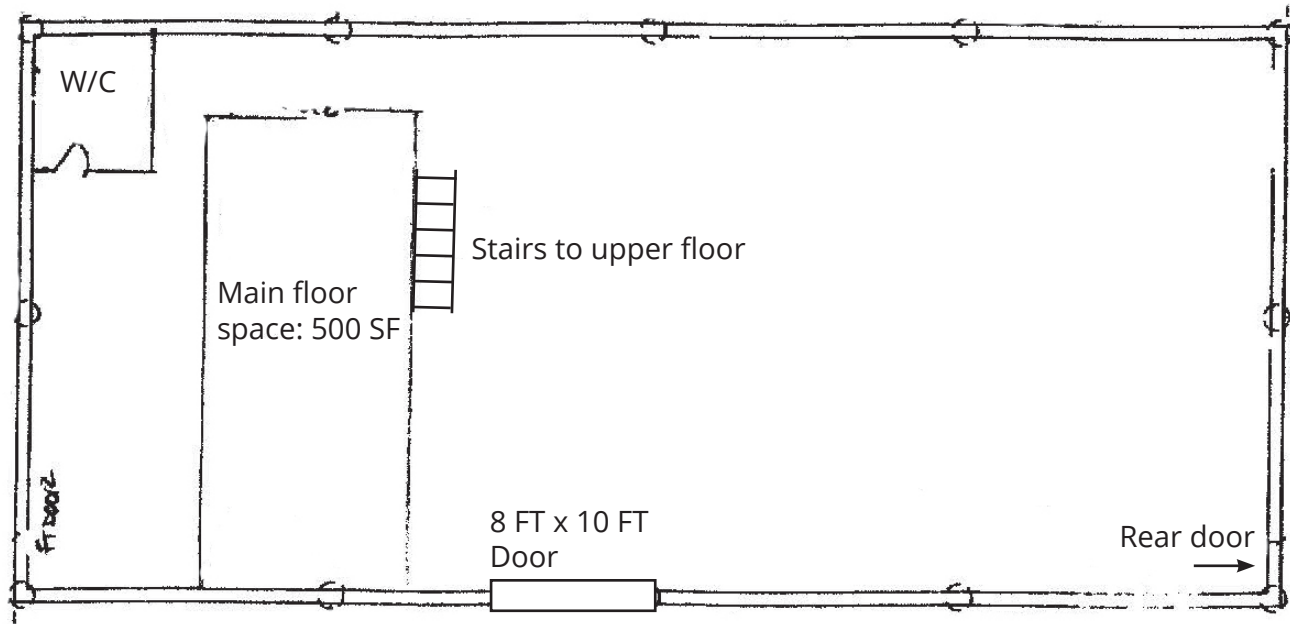
Lindsay Ward, Senior Associate
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avisonyoung.com

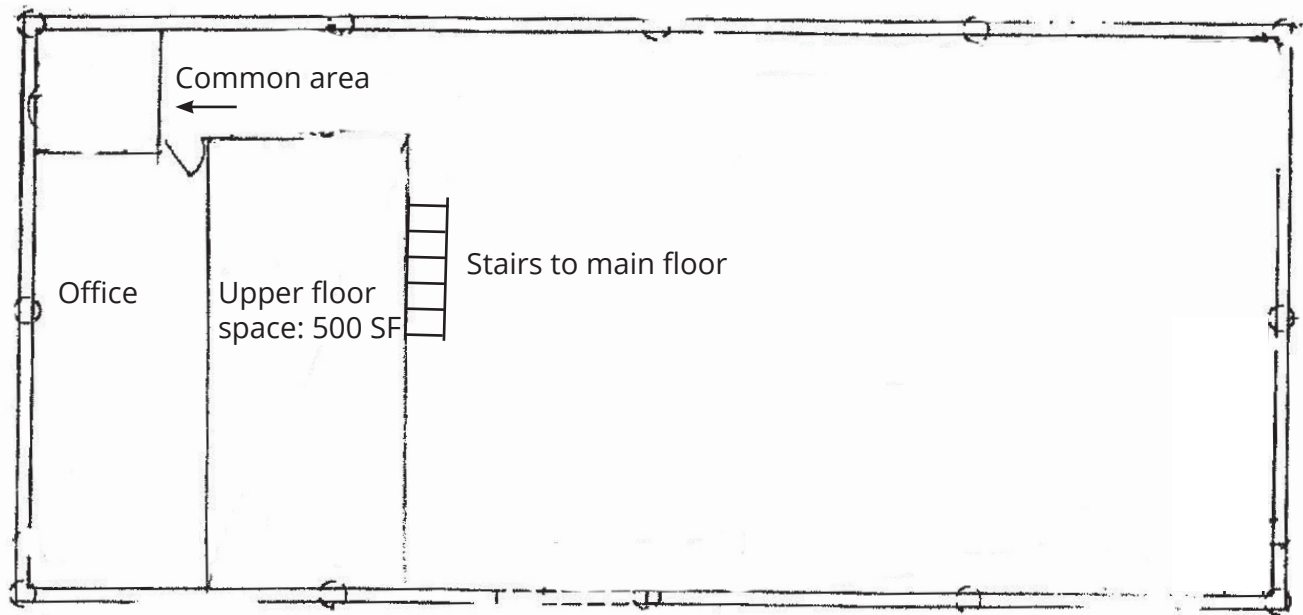
Flex Space For Sale

47 Lydia Street
Winnipeg, MB

Main floor



Upper floor



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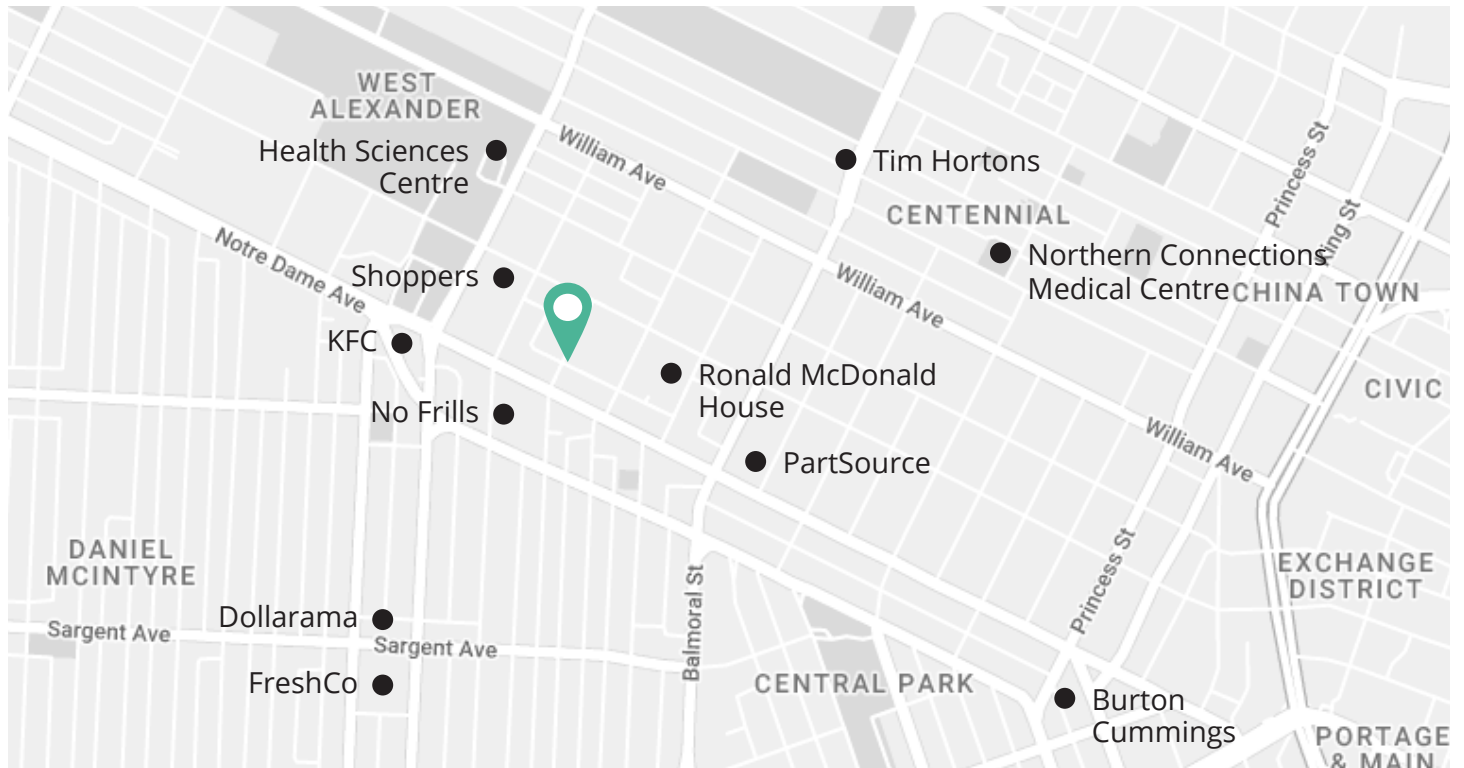
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Location



Photos



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Thank you for your interest!

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