

FOR SALE

374 and 376 Donald Street

WINNIPEG

OFFERED AT
\$1,800,000



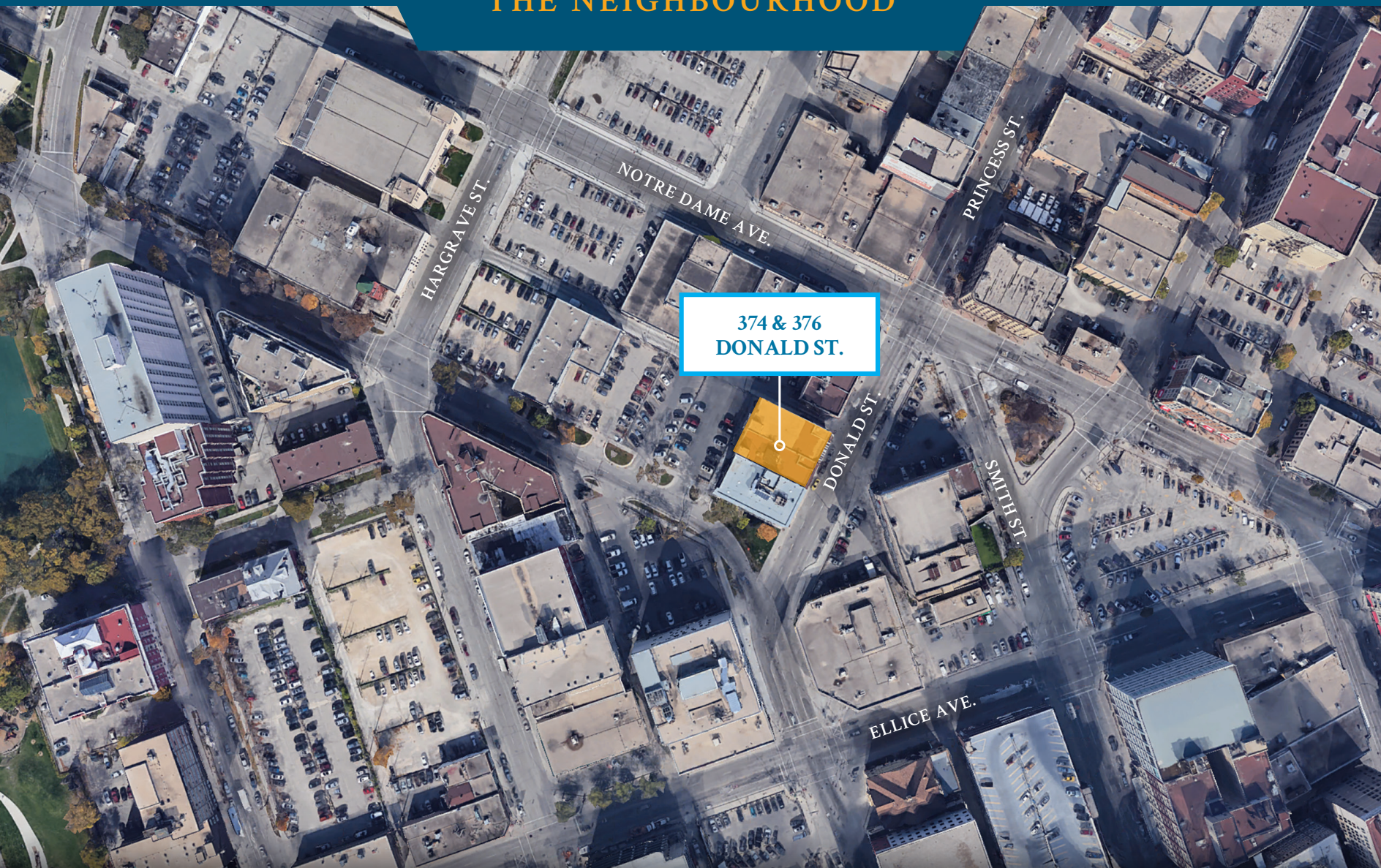
PROUD HISTORY, YOUR FUTURE

On the market for the first time in 40 years, these beautiful buildings overlooking Winnipeg's Exchange District invite buyers to feel the energy of history. These well-maintained spaces and structures, with accessible transit and abundant amenities within walking distance, make a smart investment in the heart of Winnipeg.

BUILDING SPECS

- 34,500 sq ft of rentable space
- 7,097 sq ft site
- 5.5 storeys
- 2 service elevators
- Upgraded roof system
- Upgraded heating system
- Upgraded electrical system

THE NEIGHBOURHOOD



374 & 376
DONALD ST.

WINNIPEG'S EXCHANGE DISTRICT

Through the years, the Exchange District has remained one of Winnipeg's finest gems, host to hundreds of trendy storefronts, restaurants, and residential spaces — all in some of the city's most beautiful and important heritage and historical buildings. On these structures' higher floors, tenants are treated to remarkable views of the area and the lively festivals it attracts.



MORE INFORMATION

THESE TWO HISTORIC LOFT-STYLE OFFICE BUILDINGS, BUILT IN THE EARLY 20TH CENTURY, ARE PERFECT FOR A SMART MANAGER LOOKING TO RENT TO TENANTS IN THE HEART OF THE CITY.



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|----------------|---|
| Address: | 374 & 376 Donald Street |
| Property Type | Office/Loft |
| Year Built | 1906/1907 |
| Zoning | M - Multiple-Use Sector |
| Storeys | 5 ½ |
| Units | 12 (two per floor) |
| Rentable Space | 34,500 sq. ft. |
| Structure | Stone foundation, brick and heavy timber mill structural system. Cast iron posts on ground floor of 374 Donald Street |
| Roof Type | Flat, built-up style with 2-ply modified bitumen surface |
| Windows | Combination of original and newer dual pane in fibre glass |
| Layouts | Loft-style open space, washrooms (All Units) Meeting/boardrooms, kitchenettes, showers (Some Units) |
| Electrical | 600 amp (374 Donald) 400 amp (376 Donald) |

2023 Realty Taxes

Assessment

Taxes

374 Donald St

\$438,000

\$10,144.76

376 Donald St

\$588,00

\$13,591.49

Total

\$1,026,000

\$23,736.25

Contact for
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