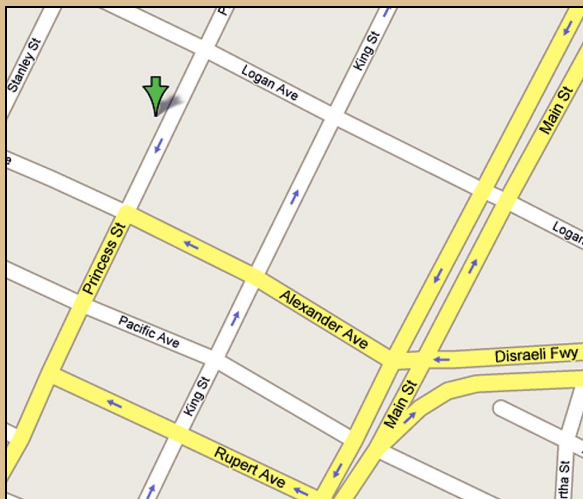
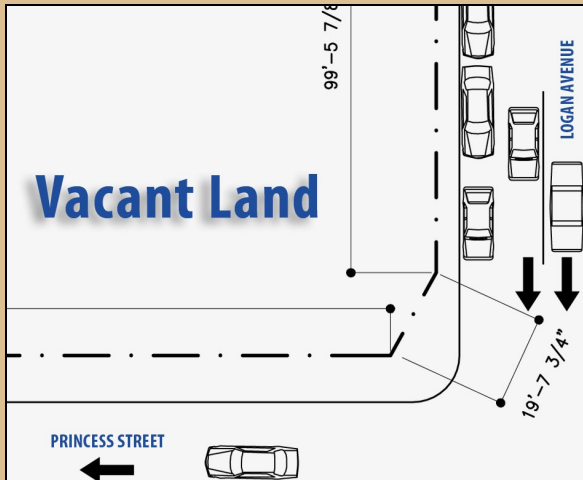


Development Opportunity

260 Princess Street

Winnipeg, Manitoba



BEDFORD INVESTMENTS

Commercial Properties

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Broker Participation Welcomed

Overview

260 Princess Street in Winnipeg is situated on the south-west corner of Princess Street and Logan Avenue and offers exciting residential or commercial development opportunities. This highly visible site is just north of Red River College – Princess Street Campus and only two blocks west of Main Street.

Property Features

- Development Opportunity (land lease or built to suit)
- High traffic count (approx. 40,000/weekday)
- Controlled intersection
- Existing curb cuts
- +/- 23,100 sq. ft.
- High frequency bus service
- Close proximity to: China Town (to the east), Red River College – Princess Street Campus, University of Winnipeg – Division of Continuing Education, City Hall, Public Safety Building, Residential Lofts, Restaurants, Pubs, Galleries, Theatres, Museums and Office Buildings
- Zoning: 'C' – Character Sector