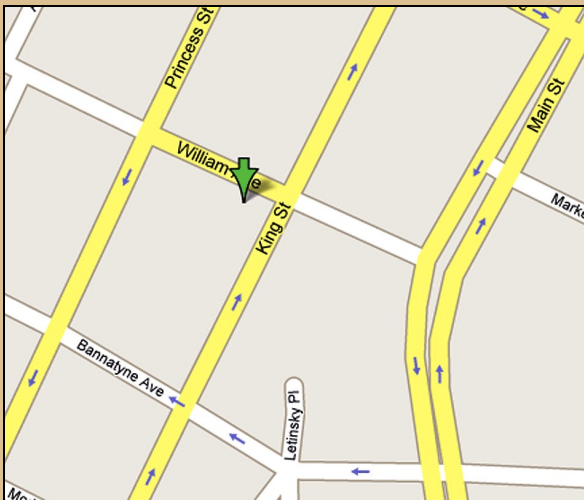


For Lease Retail Space 284 William Avenue Winnipeg, Manitoba



BEDFORD INVESTMENTS

Commercial Properties

275 McDermot Avenue
Winnipeg, MB R3B 0S9
Canada

Phone: (204) 942-7370

Fax: (204) 943-7617

Email: info@bedfordinvestments.com

www.bedfordinvestments.com

Broker Participation Welcomed

Overview

Located at 284 William Avenue in Winnipeg's historic Exchange District, this charming character building is perfect for any business that wants to make a lasting impression. This rare storefront opportunity is surrounded by residential lofts and conveniently located next door to Subway restaurant and The University of Winnipeg - Division of Continuing Education and, across the street from Red River College – Princess Street Campus and City Hall. Potential patio opportunity.

Property Features

- High profile two-storey character building
- Brick/timber construction
- Hardwood floors
- Large storefront windows
- 13' tin-pressed ceiling
- Dock loading
- Excellent exterior (fascia) signage opportunity
- +/- 5,000 sq. ft. (2,500 sq. ft. x 2)
- High frequency bus service
- Close proximity to: Red River College – Princess Street Campus, University of Winnipeg – Division of Continuing Education, City Hall, Public Safety Building, China Town, Residential Lofts, Restaurants, Pubs, Galleries, Theatres, Museums and Office Buildings
- Ideal use: café, pub, restaurant, bookstore, lounge, clothing store, art gallery, etc.
- Zoning: 'C' – Character Sector

