



FOR SALE
MEET YOUR
MAKERS
BUILDING

329 Cumberland Avenue Winnipeg, Manitoba

- Boutique investment profile
- Strategic downtown Winnipeg location only minutes to Portage & Main
- Fully leased to a diverse mix of specialty service providers, shops, and galleries
- Ownership and control of a rarely offered and profitable 34 stall parking lot

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BUILT IN 1908, 329 CUMBERLAND AVENUE IS A WELL LOCATED MIXED-USE COMMERCIAL ASSET THAT WAS ONCE HOME TO BLUE JEANS, DOWN COATS, AND FUR GARMENT FACTORIES AND IS NOW PROUDLY HOME TO A TRENDY AND COMPLIMENTARY MIX OF SHOPS, SERVICES, AND GALLERIES.

SALIENT FACTS	
Civic Address	329 Cumberland Avenue Winnipeg, Manitoba
Zoning	M - Multiple Use
Site Area	18,000 SF
Building Scale	2 storeys plus lower level
Rentable Area	Approx. 18,173 SF
Occupancy	100% (Small office space available)
WALT	2.3 years as at January 1, 2020
Net Operating Income	\$147,624 (In-Place)
Parking	34 surface stalls (26 leased to Impark)
Ownership	Hechtcorp Holdings Inc.
Offering Price	\$2,495,000 (\$137 PSF ~6.0% OCR)

TENANTS INCLUDE:

- C2 Centre for Craft (Manitoba Craft Council and Manitoba Craft Museum and Library)
- Arts Accessibility Network Manitoba
- Fireside Design and Build: boutique interior design and installation
- Alfa Custom Upholstery: complete furniture refurbishing
- Hamm-Tone Guitar and School of Lutherie
- American Hi-Fi: foremost audio and video consultants
- The Marketing Department: website and marketing design
- Kitchen Designs by Décor: kitchen and bathroom design and installation
- George W. Shannon Design: custom glass design and school



WALK SCORE

98



TRANSIT SCORE

91



BIKE SCORE

90



C2 Centre for Craft
(Manitoba Craft Council and
Manitoba Craft Museum and Library)

LOCATION



329 Cumberland Avenue is strategically situated on the north side of Cumberland Avenue between Hargrave Street and Donald Street in downtown Winnipeg. The property's central location within the Central Business District and The Exchange allows for convenient vehicular and pedestrian access and egress to and from the property along with abundant owned and controlled on-site parking as well as additional neighbourhood and street level parking options.

WALKING DISTANCE

Minutes

To Burton Cummings Theatre	4
To BellMTS Place	6
To 201 Portage Avenue	7
To Portage Place Shopping Centre	7
To Red River College	10
To RBC Convention Centre	12





OFFERING PROCESS

329 Cumberland Street is offered for sale at a list price of \$2,495,000 (\$137 PSF | ~6.0% OCR) with all offers and/or expressions of interest to be reviewed and considered by the Vendor as received. Physical property tours and inspections will be made available to qualified purchasers after a detailed review of all offering material including the available Confidential Information Memorandum (CIM) is completed. Please contact Don White or Clarise Maré at Colliers International in this regard.

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