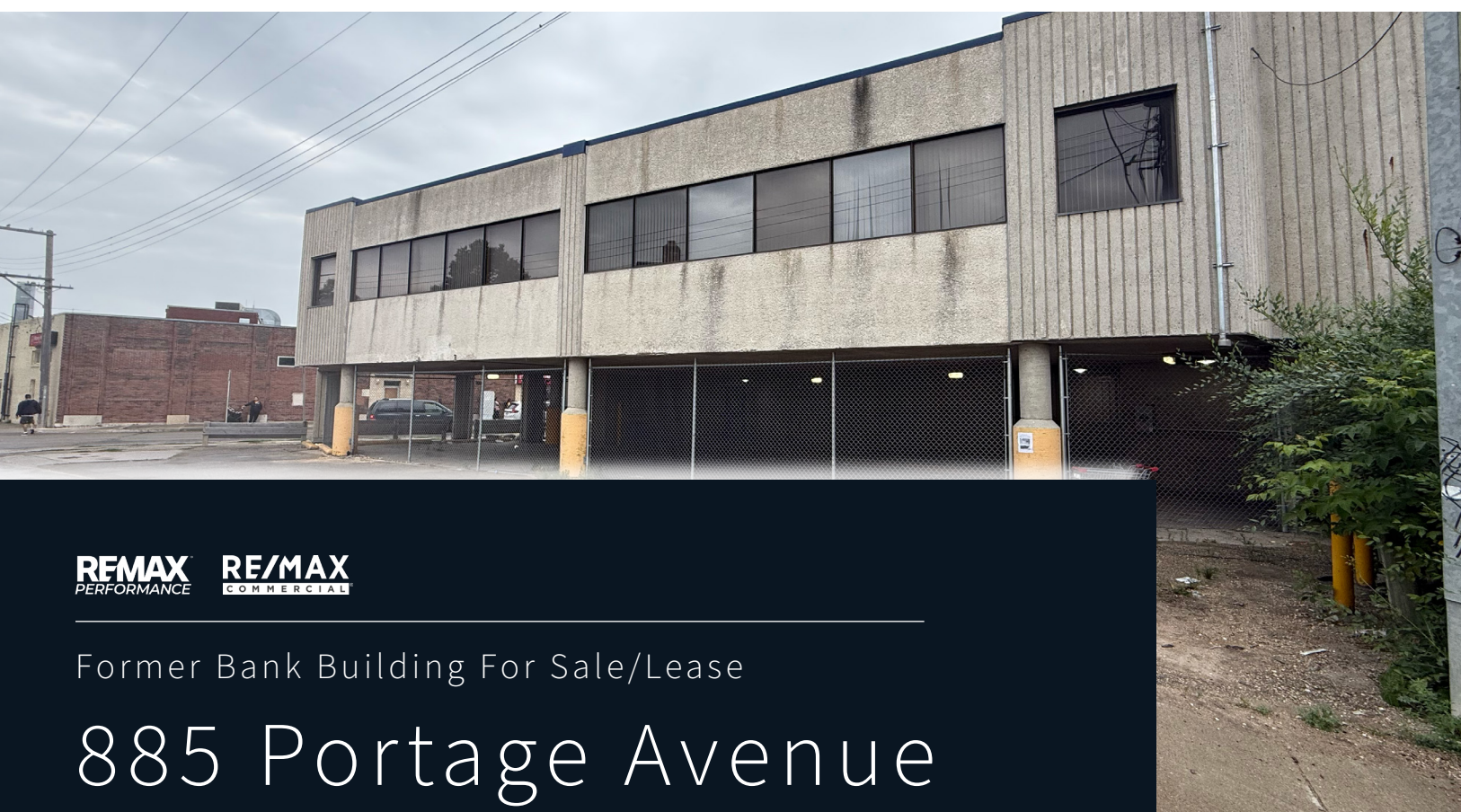




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PERFORMANCE

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COMMERCIAL

Former Bank Building For Sale/Lease

885 Portage Avenue

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Property Highlights

885 Portage Avenue, Winnipeg Manitoba

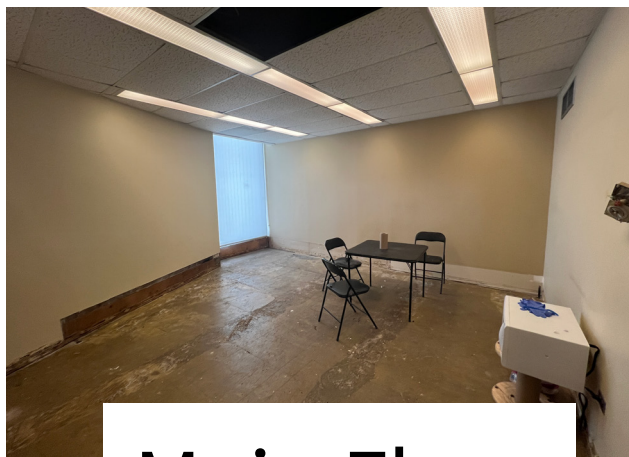
Former Bank Building – Solid Concrete Construction, Exceptionally Well-Built

- **Main Floor:** Large open banking area, 4 private offices, 1 storage room, and 1 secure vault
- **Second Floor:** 7 private offices, 4 storage rooms, accessible washroom, and kitchenette
- **Lower Level:** 7 vaults / secure storage rooms
- **Accessibility:** Elevator service and interior stairwell access to all levels
- **Electrical:** 600 Amp, 3-Phase, 120/208 Volt service
- **Parking:** 9 on-site stalls at the rear, plus street parking on Portage Avenue and Arlington Street
- **Location:** Prominent northwest corner at Portage Avenue & Arlington Street
- **Visibility & Signage:** Excellent exposure along one of Winnipeg’s main commercial corridors
- **Flexible Layout:** Ideal for office, medical, professional services, education, community use, or conversion to retail
- **Transit Access:** Direct access to Route 28 and nearby D14, D15, Blue, and FX4 stops at Portage & Arlington; part of Winnipeg Transit’s Primary Transit Network
- For lease inquiries, please contact the listing team

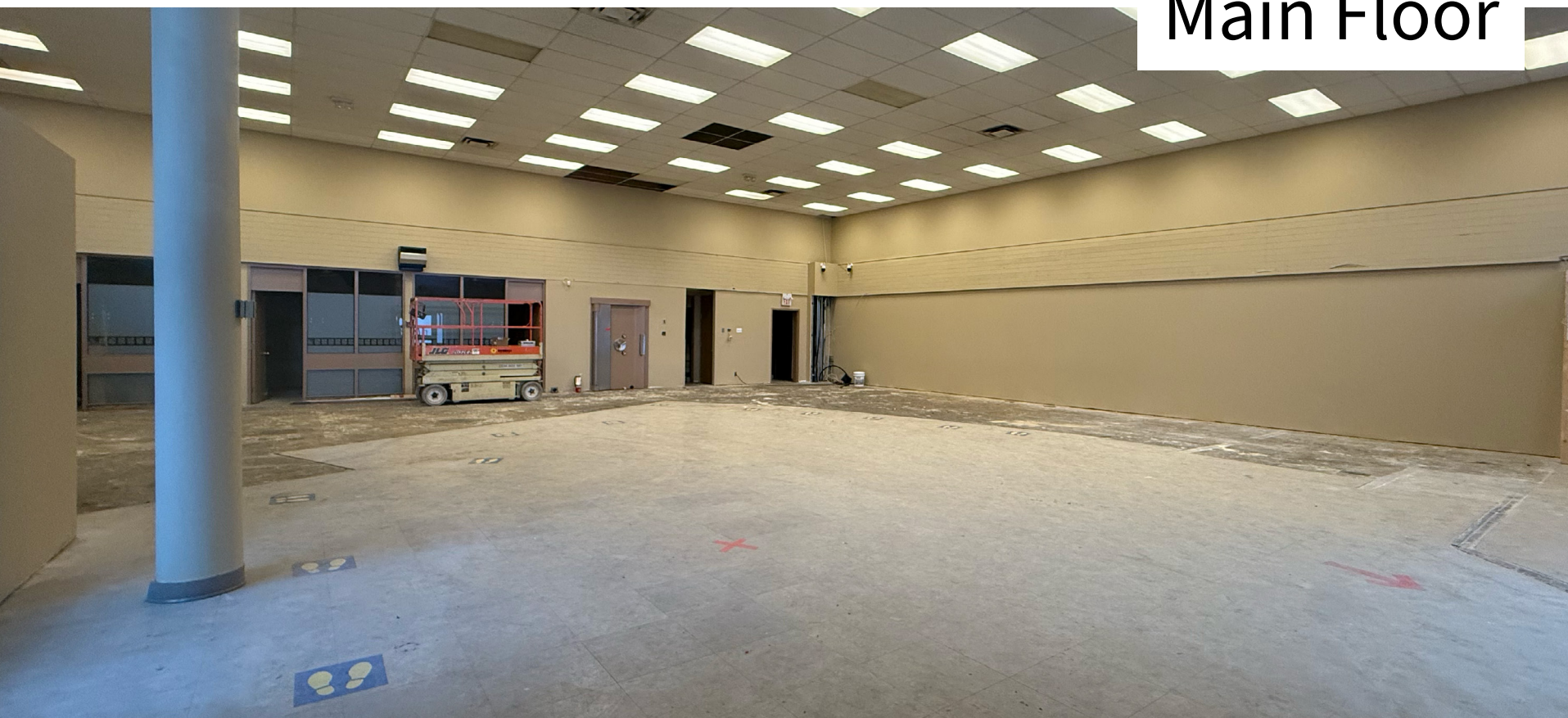
Purchase Price	\$2,100,000.00	Net Rent	TBN
Building Size	±9,200 SF	Zoning	C2 - Community
Price Per SF	\$228.26	Year Built	1973
Lot Size	±10,173 SF	Wall Height	18’
Storeys	2	Parking	±9 on-site parking stalls at rear
Main Floor SF	5,090 SF	Property Type	Bank
2nd Floor SF	4,110 SF	Property Taxes (2025)	\$49,645.74
Lower Level SF	4,582 SF	Traffic Count (2026)	~55,000 AADT



~9 on-site parking stalls at rear



Main Floor





Second Floor

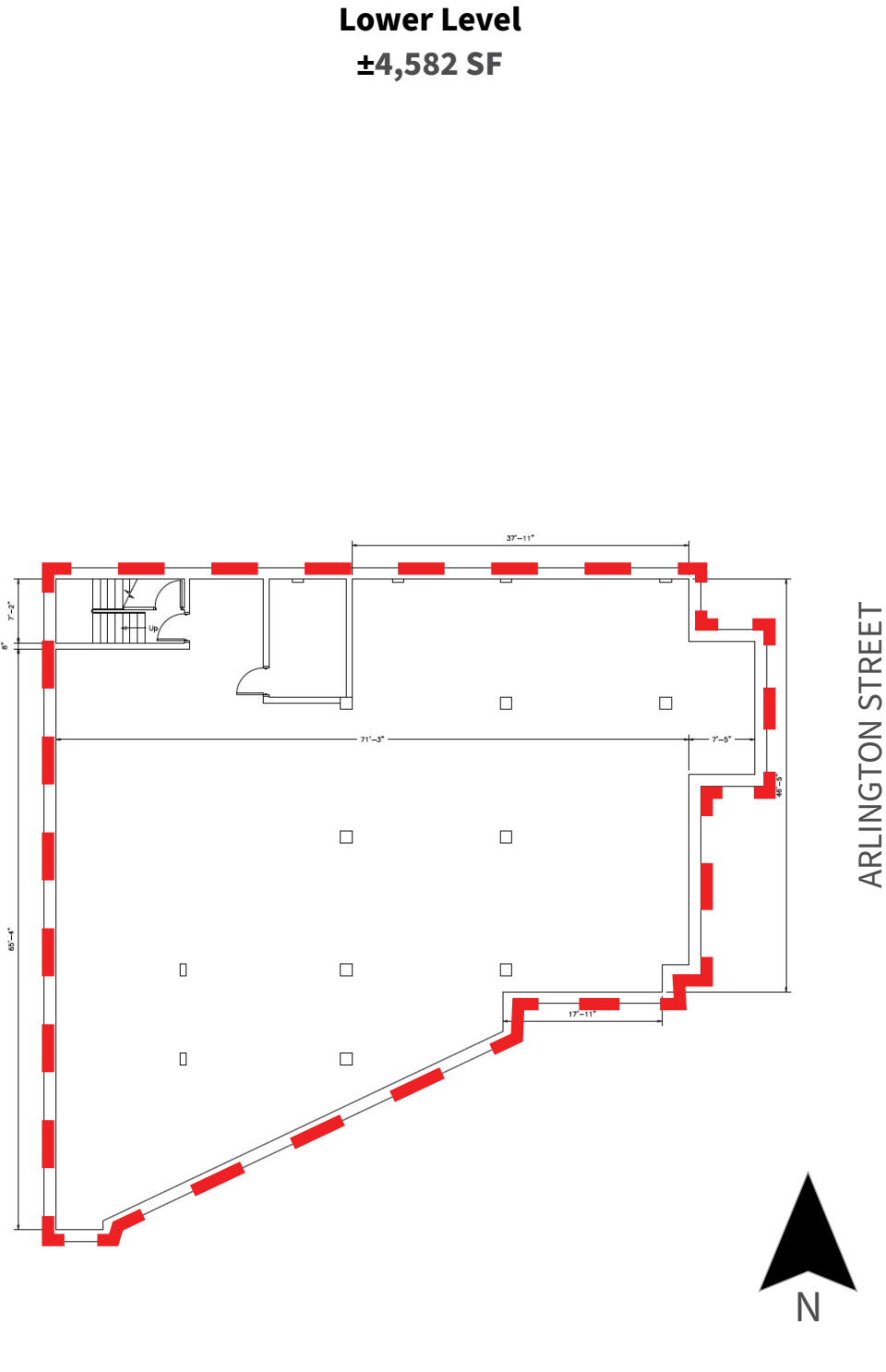
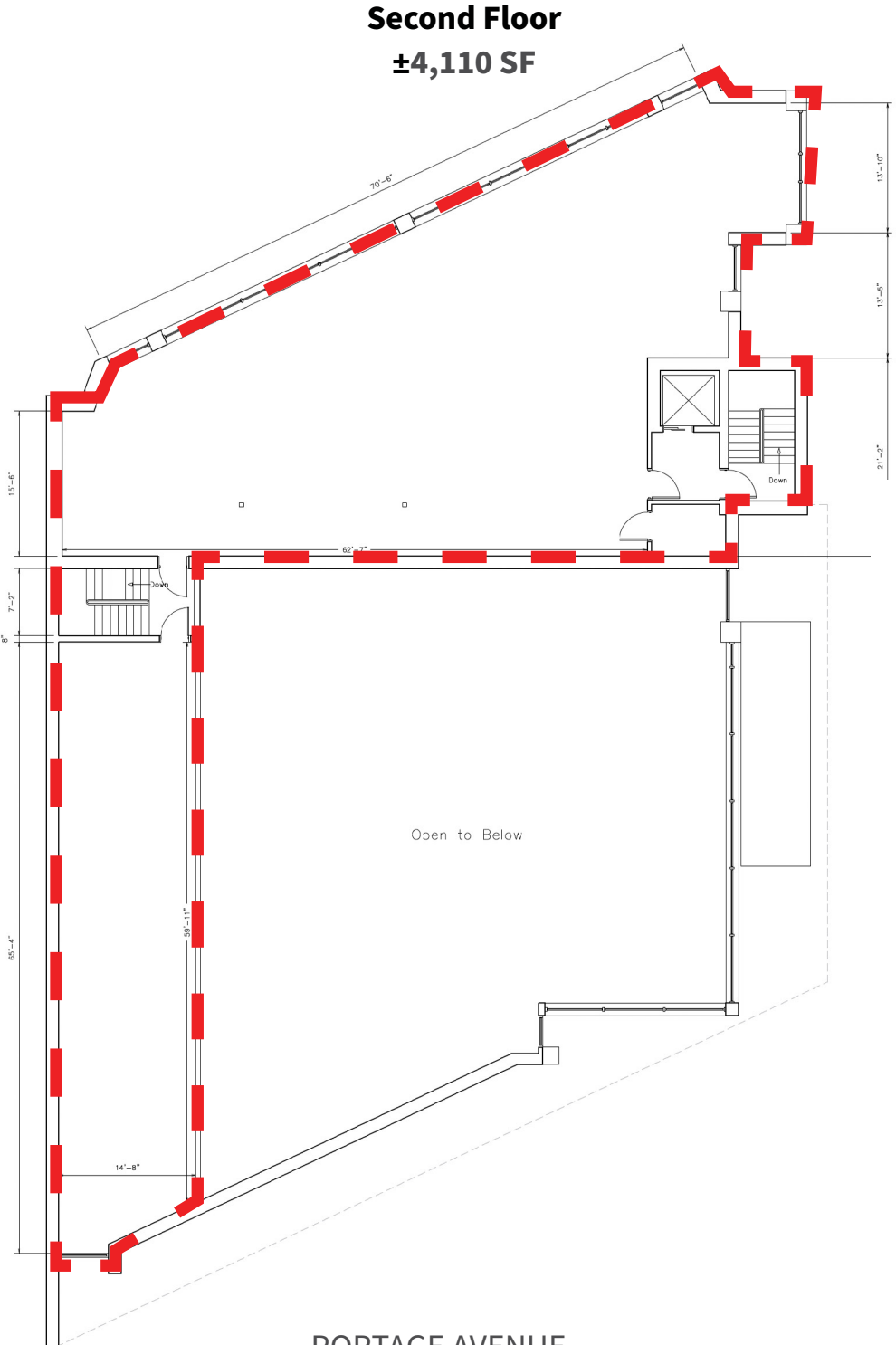
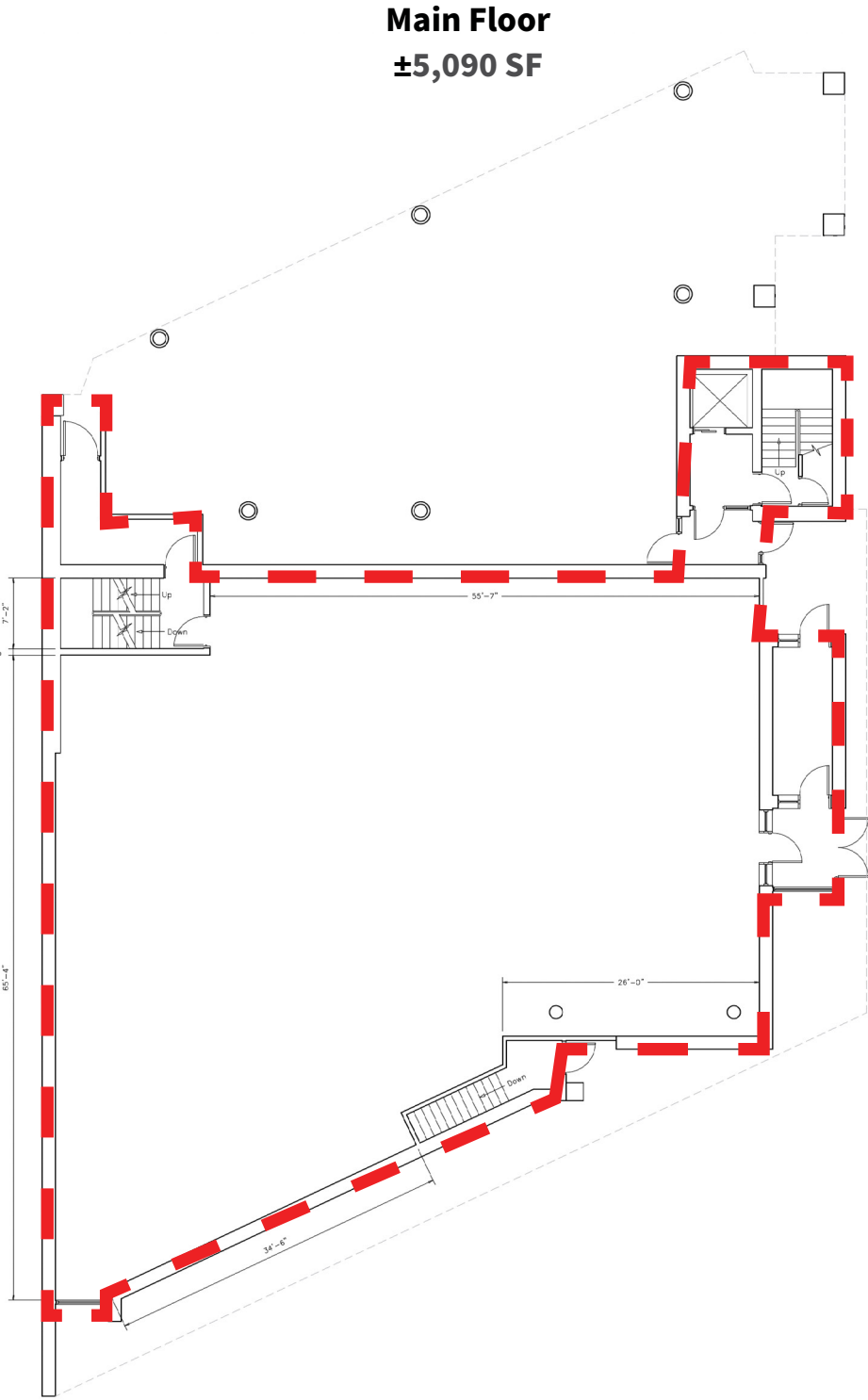




Lower Level



Floor Plan





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