

REDEVELOPED MAIN FLOOR SPACE FOR LEASE

284 WILLIAM AVENUE

WINNIPEG, MB



DAWSON GROENING, Advisor, Sales & Leasing
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PROPERTY DETAILS

AREA AVAILABLE (+/-)	Main Floor:	1,680 sq. ft.
	Lower Level:	865 sq. ft.
	Total:	2,545 sq. ft.

GROSS RENTAL RATE	\$24.00 per sq. ft.
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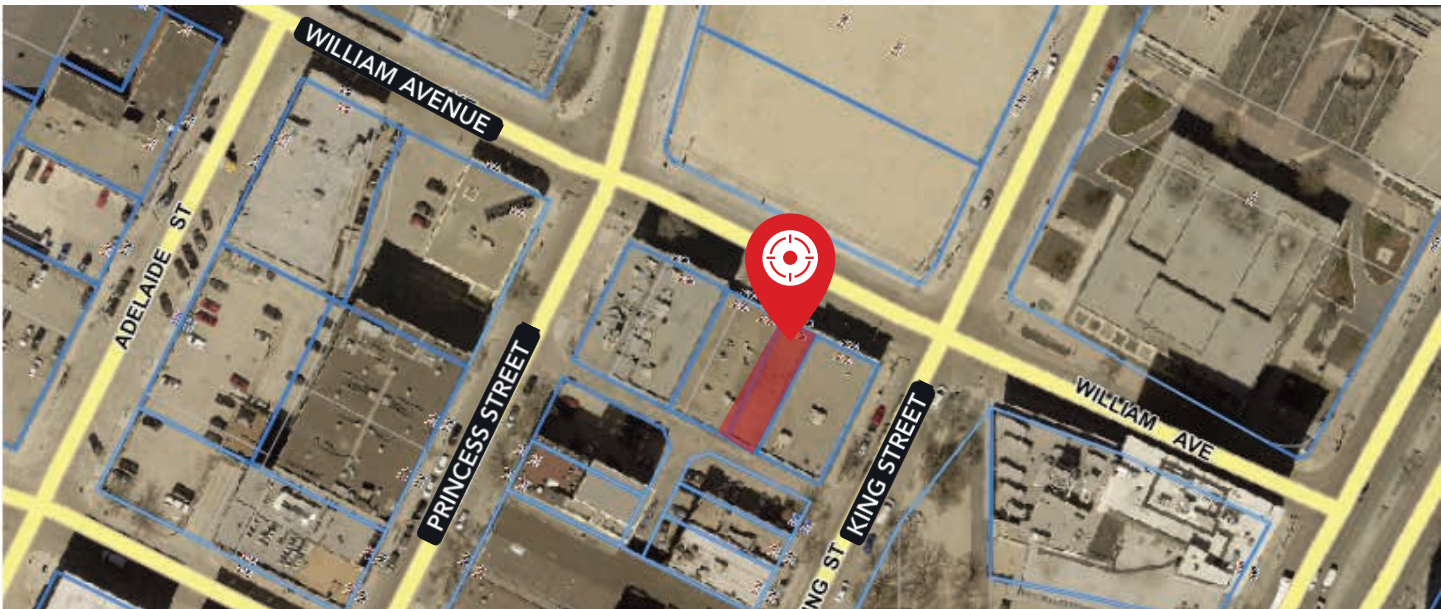
YEAR BUILT	1903
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ZONING	C - Character
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AVAILABILITY	Immediately
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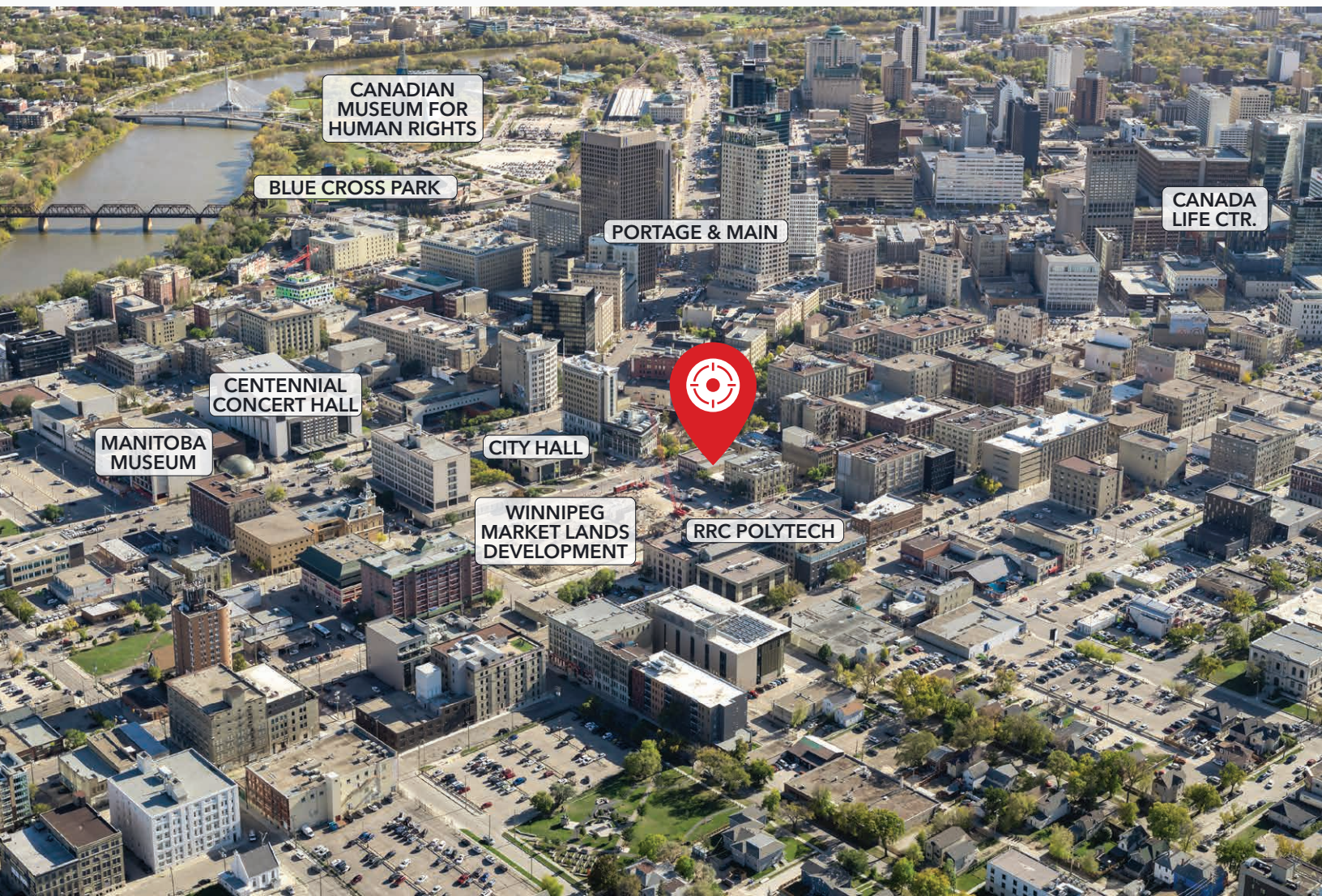
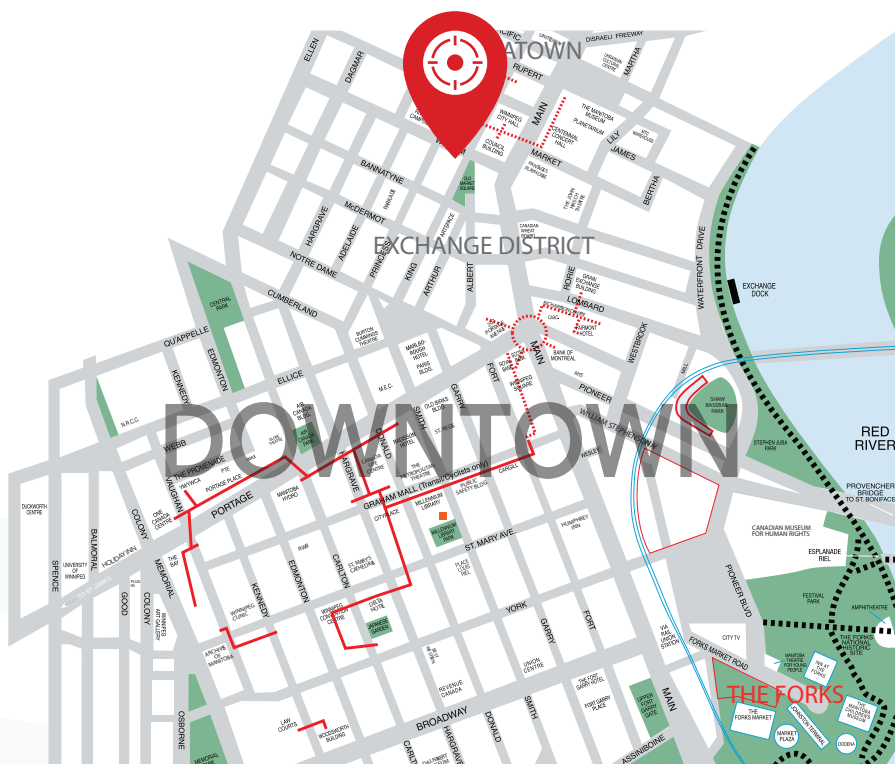
HIGHLIGHTS

- Recently redeveloped historic building located in the West Exchange District
- Located directly across from the Market Lands redevelopment
- Open concept space with finished lower level
- Ideally located near Old Market Square with great visibility along William Avenue
- Large windows offering excellent natural light
- Steps away from RRC Polytech
- Convenient access to major Winnipeg Transit Bus Routes



INTRODUCING 284 WILLIAM AVENUE

Capital Commercial Real Estate Services is pleased to offer prime main-floor retail space within 284 William Avenue (Winnipeg Saddlery Building). Ideally situated in the heart of downtown Winnipeg's East Exchange District, directly across the new Market Lands development and is a short walk to many downtown landmarks and amenities including; Portage & Main, The Forks, the Centennial Concert Hall, and the Manitoba Museum. The Location also affords the 284 William Avenue close proximity to the city's financial, legal and technology hub.



BUILDING HISTORY

284 William Avenue, also known as the Winnipeg Saddlery Block Building, consists of a two-storey brick building designed by architect James H. Cadham and built in 1903 by contractors Robert Watson and Christopher H. Simpson for businessman Archibald F. Wright. In September 2015, it became a municipally-designated historic building.

The City Hall/Public Market area was one of the earliest and most heavily developed areas in what evolved into Winnipeg's downtown. First, during the early 1880s railway-driven real estate boom, and then after 1900, dozens of warehouses, commercial blocks, hotels and even the City's main fire hall were built near Winnipeg's "Gingerbread" City Hall, completed in 1886. In 1903, Archibald "Archie" Wright (1842-1912), a pioneer saddler, school trustee and City alderman, built a five-storey mixed-use block, the ground floor home to Wright's successful business, Winnipeg Saddlery.

The building's most identifiable feature, the recessed entrance with large display windows, was a common design feature of many downtown and suburban retail blocks of the late 19th and early 20th century, but examples of the style have become rarer due to demolition and re-development.

The superstructure is built of common clay brick, resting on a rubblestone foundation. One of the most unique features of the building's construction is the use of strengthening metal rods in the wood support beams. The building suffered a serious fire only three years after construction, gutting the top two floors and damaging the rest of the building. Reconstruction of the front entrance, brick repointing and general masonry repairs occurred in 1936. The building has had a history of structural issues, and in 1962, the top three floors were removed.



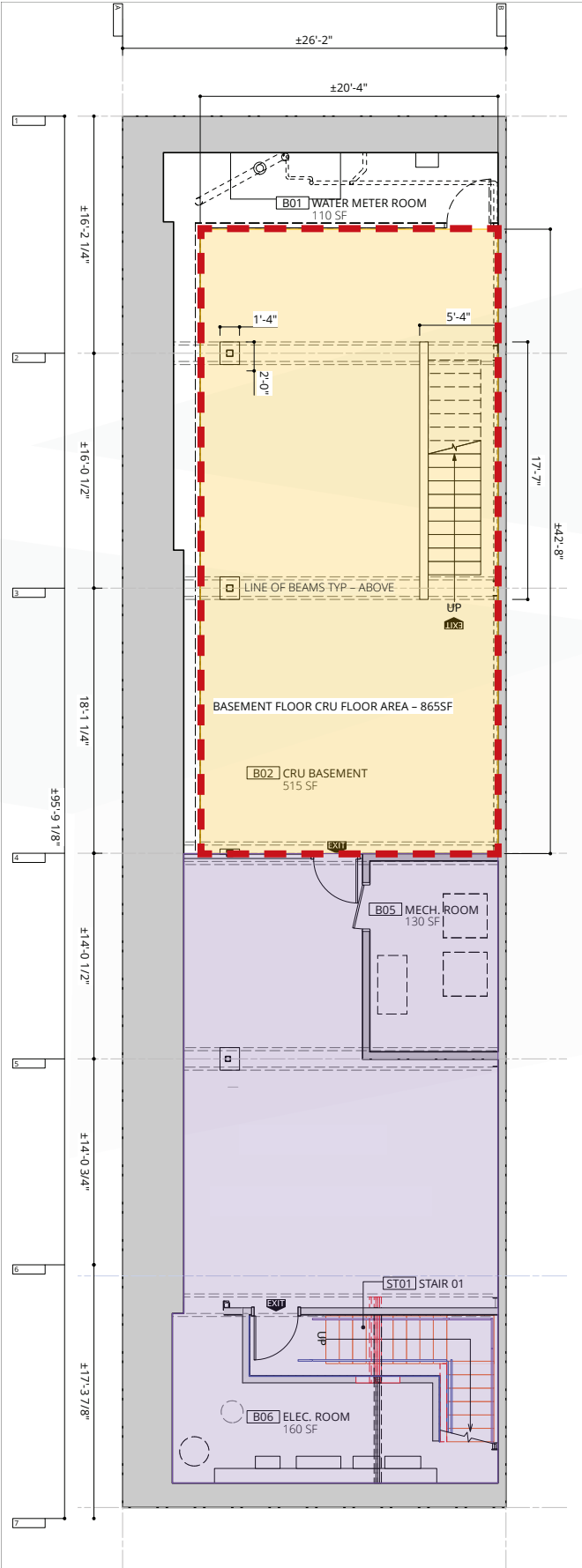
MARKET LANDS DEVELOPMENT

The new Market Lands development is immediately north of 284 William Avenue. The 2.4-acre site was previously home to Winnipeg's Public Safety Building and Civic Parkade. The \$54M, 10-storey mixed-use commercial and residential development is currently under construction with an estimated completion date in 2026. Upon completion, the project will comprise 100 units of mixed-income housing and a 20,000 sq. ft. creative hub steps away from 284 William Avenue.



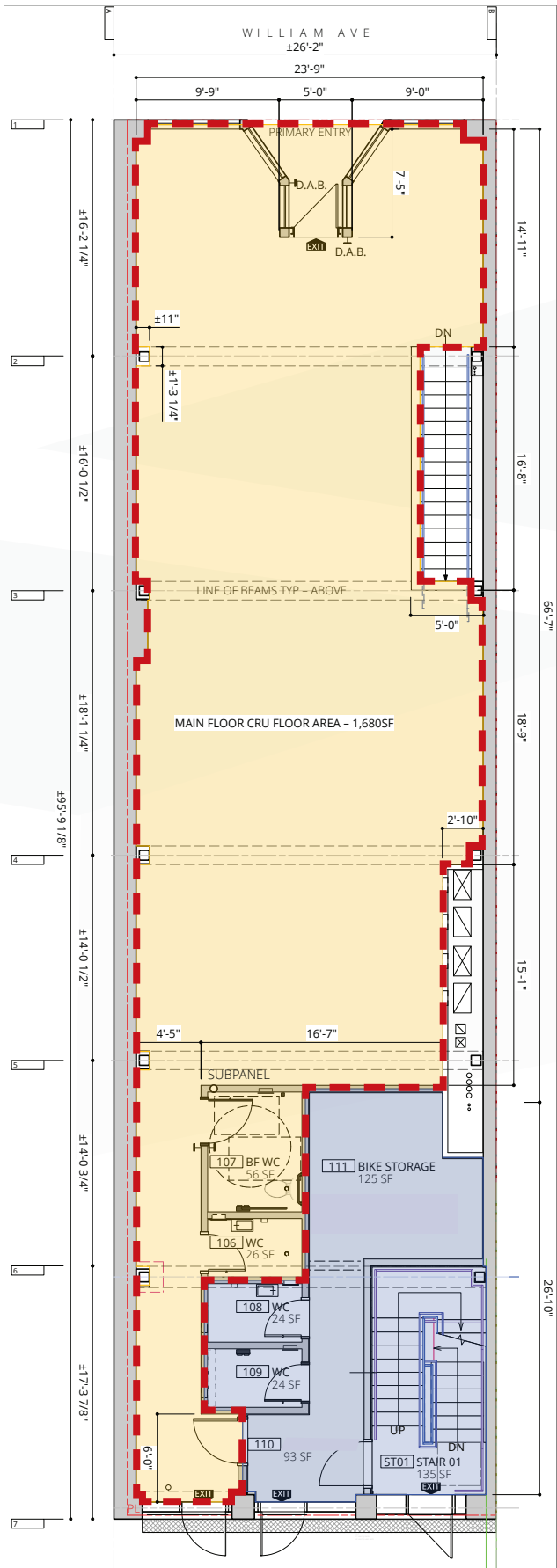
FLOOR PLAN

BASEMENT



FLOOR PLAN

MAIN FLOOR



Contact

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