

A photograph showing the exterior of a single-story stand-alone building. The building has a light-colored facade with a prominent green horizontal band across the upper portion. It features large glass windows and a central entrance. The building is situated on a street corner with a parking lot in front containing several cars. The sky is blue with scattered white clouds.

741 Portage Avenue, Winnipeg | Manitoba

Prominent Stand-Alone Building on **Portage Ave**

741 Portage is a single-storey, 1,863 square foot retail/office building offering high-visibility with excellent access from Portage Avenue. Located four minutes from Portage & Main, this prominent stand-alone building has exposure to 40,300 daily vehicles*. The building consists of a large reception area with a glass divide separating three offices, a staff room with private back entrance, two washrooms, and an open workstation/reception area.

*According to the City of Winnipeg's 2022 Traffic Flow Map

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Property Overview

Address:	741 Portage Avenue
Zoning:	C2
Net Rent:	Market Rates
CAM:	\$7.88 (2024 Estimate)
Tax:	\$10.41 (2024 Estimate)
Rentable Area:	1,863 SF
Parking:	Available on site
Available:	Immediately



Key Highlights



Excellent transit access



Major traffic artery



Parking available on site



Stand-alone building



Wheelchair accessible

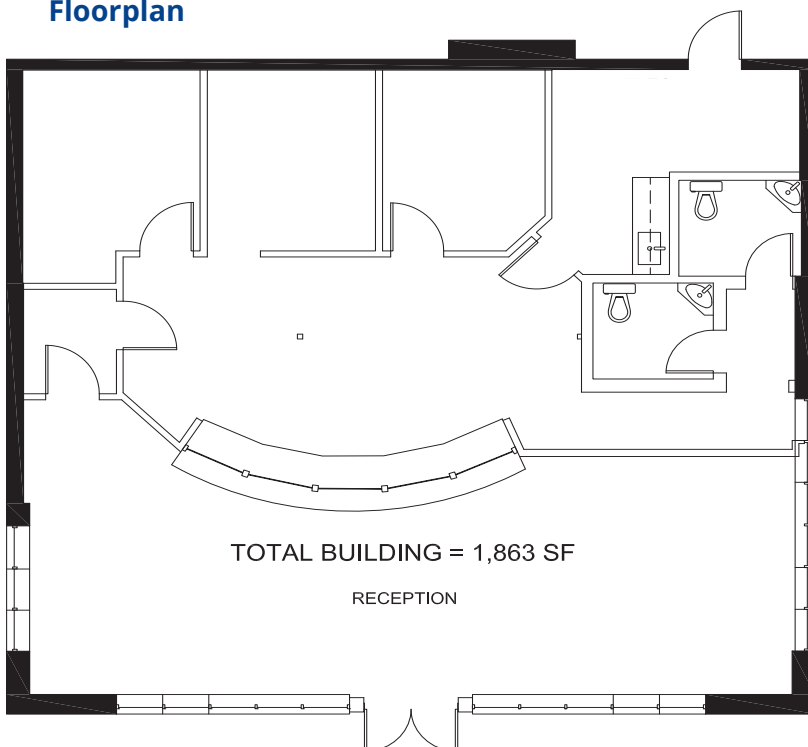


Periphery of downtown



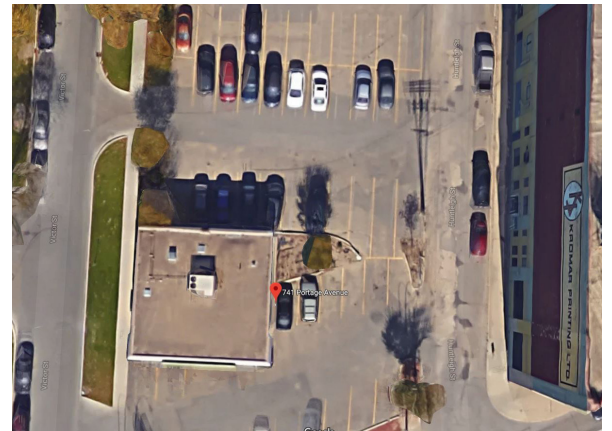
Walk Score 93

Floorplan



1,863 SF

- Three offices
- Staff room with private back entrance
- Large reception/open office workstation
- Two washrooms





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