

REDEVELOPMENT OPPORTUNITY IN THE WEST EXCHANGE DISTRICT



103 PRINCESS STREET

WINNIPEG, MB



BUILDING HERITAGE

103 Princess Street was originally constructed in 1887 as the G.F. & J. Galt Block, a wholesale warehouse for cousins George Frederick and John Galt, who operated as importers and dealers in teas, cigars, wines and general groceries. The building was designed by local architect Charles Henry Wheeler and expanded in 1904 with a fourth storey and a south addition by architect James Henry Cadham. Built in the Romanesque Revival style with mill construction, it is one of the oldest warehouses in the Exchange District National Historic Site and is a municipally designated historic building.



PROPERTY OVERVIEW

PROPERTY DETAILS

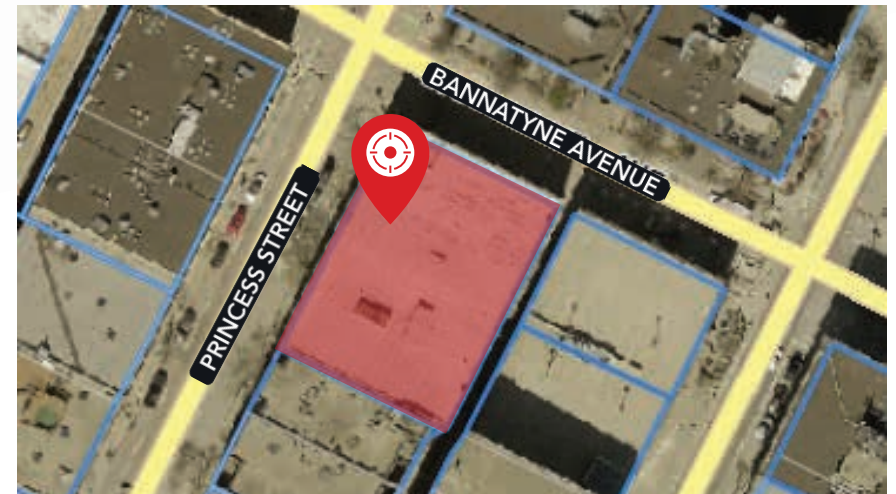
LAND AREA (+/-)	13,385 sq. ft.
ZONING	C (Character)
BUILDING AREA (+/-)	49,000 sq. ft.
YEAR BUILT	Originally built in 1887. Expanded in 1904
FLOORS	4
ASKING SALE PRICE	\$1,895,000
PROPERTY TAXES	TBD

BUILDING DETAILS

ROOF	Well-maintained spray-foam roof
MECHANICAL	Well-maintained boiler system
BUILDING CONSTRUCTION	Brick and heavy timber
FRONTAGE (+/-)	TBD
ELEVATOR	Two freight elevators and one passenger elevator
LOADING	Steel loading dock
SPRINKLER	High-capacity main sprinkler connection to the city water service
FLOOR PLATE (+/-)	Main Floor: 10,500 sq. ft. Second - Fourth Floor: 12,833 sq. ft.

PROPERTY HIGHLIGHTS

- Excellent location in the heart of the West Exchange District
- Prominent corner lot at Princess Street and Bannatyne Avenue
- Four-storey municipally designated heritage building within the Exchange District National Historic Site
- Exposed heavy timber beam and post construction with high ceilings
- Fully developed main floor retail space
- Heritage-designated walk-in vault on main floor
- Original architectural character, including tin ceilings, sliding fire doors, and wood partitioning
- Located steps away from Old Market Square and within walking distance of Downtown, The Forks, and all of the amenities in the Exchange District
- Significant natural light with character windows on three sides



AERIAL OVERVIEW



CANADIAN
MUSEUM FOR
HUMAN RIGHTS

THE FORKS

BLUE CROSS PARK

PORTAGE & MAIN

CANADA
LIFE CENTRE

BURTON CUMMINGS
THEATRE

CENTENNIAL
CONCERT HALL

MANITOBA
MUSEUM

CITY HALL

MARKET LANDS
DEVELOPMENT

RED RIVER COLLEGE

EAST EXCHANGE DISTRICT

The Exchange District is a National Historic Site of Canada in the downtown area of Winnipeg one-block from Portage & Main. The district boasts the largest collection of turn-of-the-20th-century buildings in North America. In all, 62 of the city's 86 heritage structures are in the Exchange District's 20-city block area. The historic structures include massive stone and brick warehouses, elegant terracotta-clad buildings, narrow angled streets, and cobblestone paths.

This architecture provides a perfect backdrop for a thriving commercial and cultural centre home to an array of specialty retailers, restaurants, nightclubs, art galleries, wholesalers, and multifamily developments. The Exchange District offers developers, businesses, and residents boutique hotel options, high-end restaurants and some of Canada's finest brick and beam office assets including a burgeoning tech sector called Innovation Alley.

The Exchange is also home to the city's Theatre District, Old Market Square, Centennial Concert Hall, Royal Manitoba Theatre Centre, City Hall, Red River College Polytechnic Exchange District Campus, Paterson Global Foods Institute, and the new Richardson Innovation Centre. In recent years, the area has attracted redevelopment of commercial buildings for multi-residential use in the form of lofts, condos, and apartments.

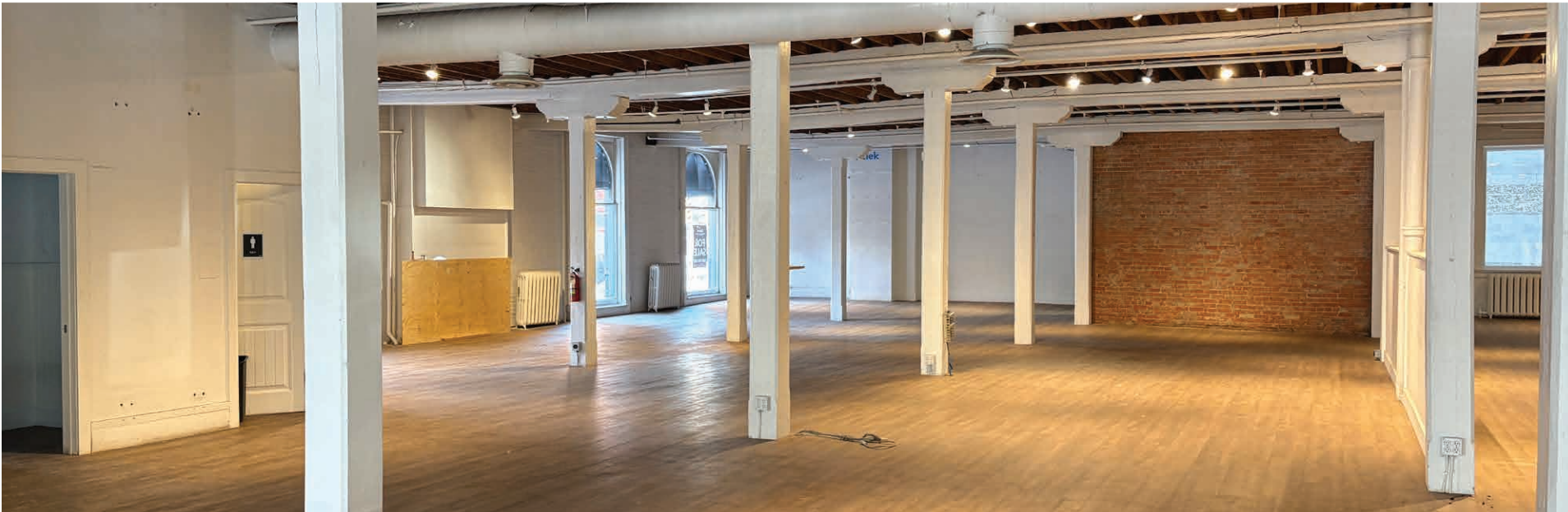
LEGEND

- | | |
|---------------------------------|----------------------------|
| 1. The Forks | 13. Bailey's |
| 2. Cdn. Museum for Human Rights | 14. Carnival Brazilian BBQ |
| 3. Blue Cross Park | 15. Cibo Waterfront Cafe |
| 4. Fairmont Hotel | 16. James Avenue Pumphouse |
| 5. Mere Hotel | 17. Nonsuch Brewing |
| 6. Red River College | 18. Parlour Coffee |
| 7. Market Lands Creative Hub | 19. Amsterdam Team Room |
| 8. Manitoba Museum | 20. The Velvet Glove |
| 9. Royal Manitoba Theatre | 21. Stephen Juba Park |
| 10. Centennial Concert Hall | 22. Patent 5 Distillery |
| 11. Saddlery on Market | 23. Portage & Main |
| 12. Hy's Steakhouse | 24. Sport Manitoba |



INTERIOR PHOTOGRAPHS

MAIN FLOOR



INTERIOR PHOTOGRAPHS

SECOND FLOOR



INTERIOR PHOTOGRAPHS

THIRD FLOOR



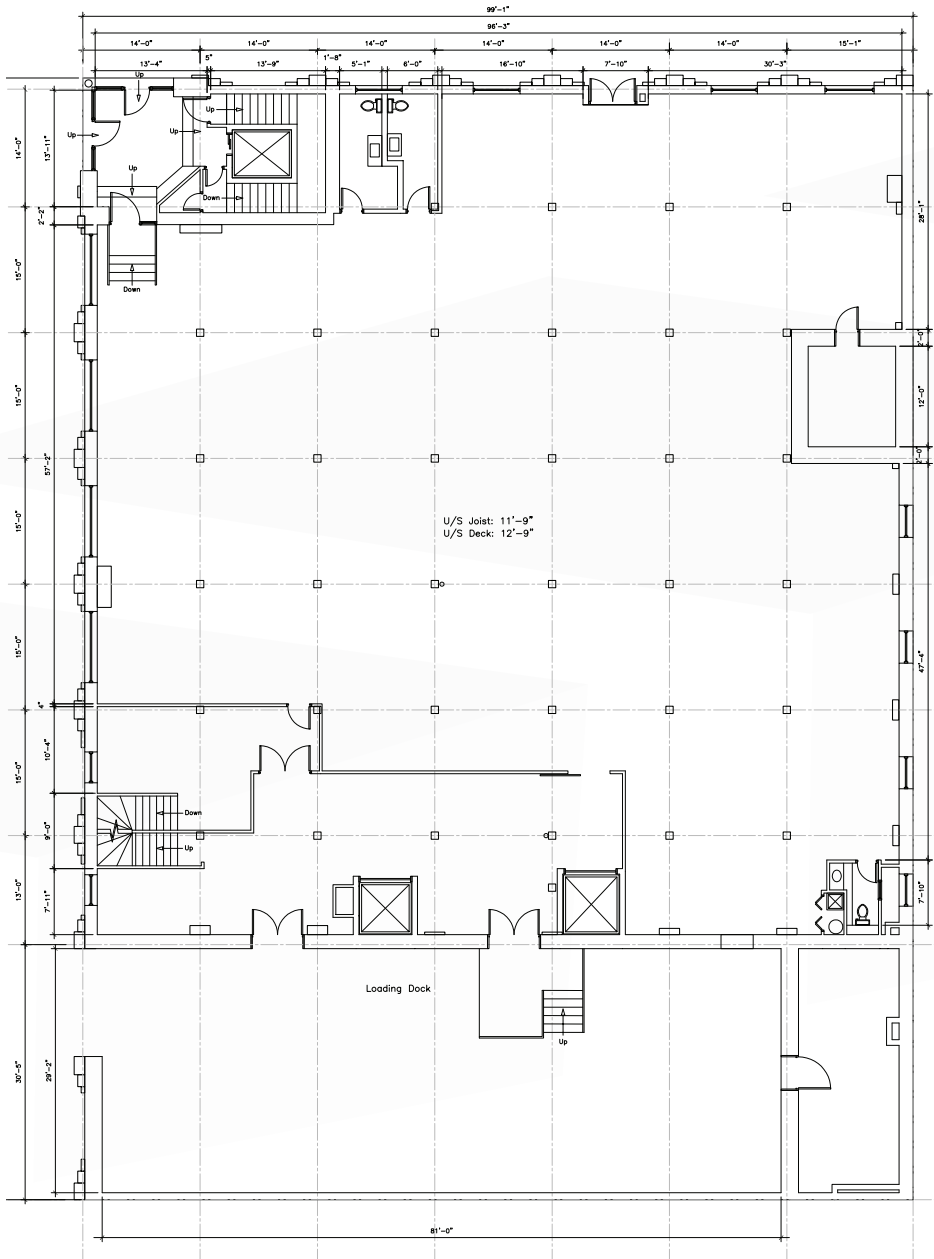
INTERIOR PHOTOGRAPHS

FOURTH FLOOR

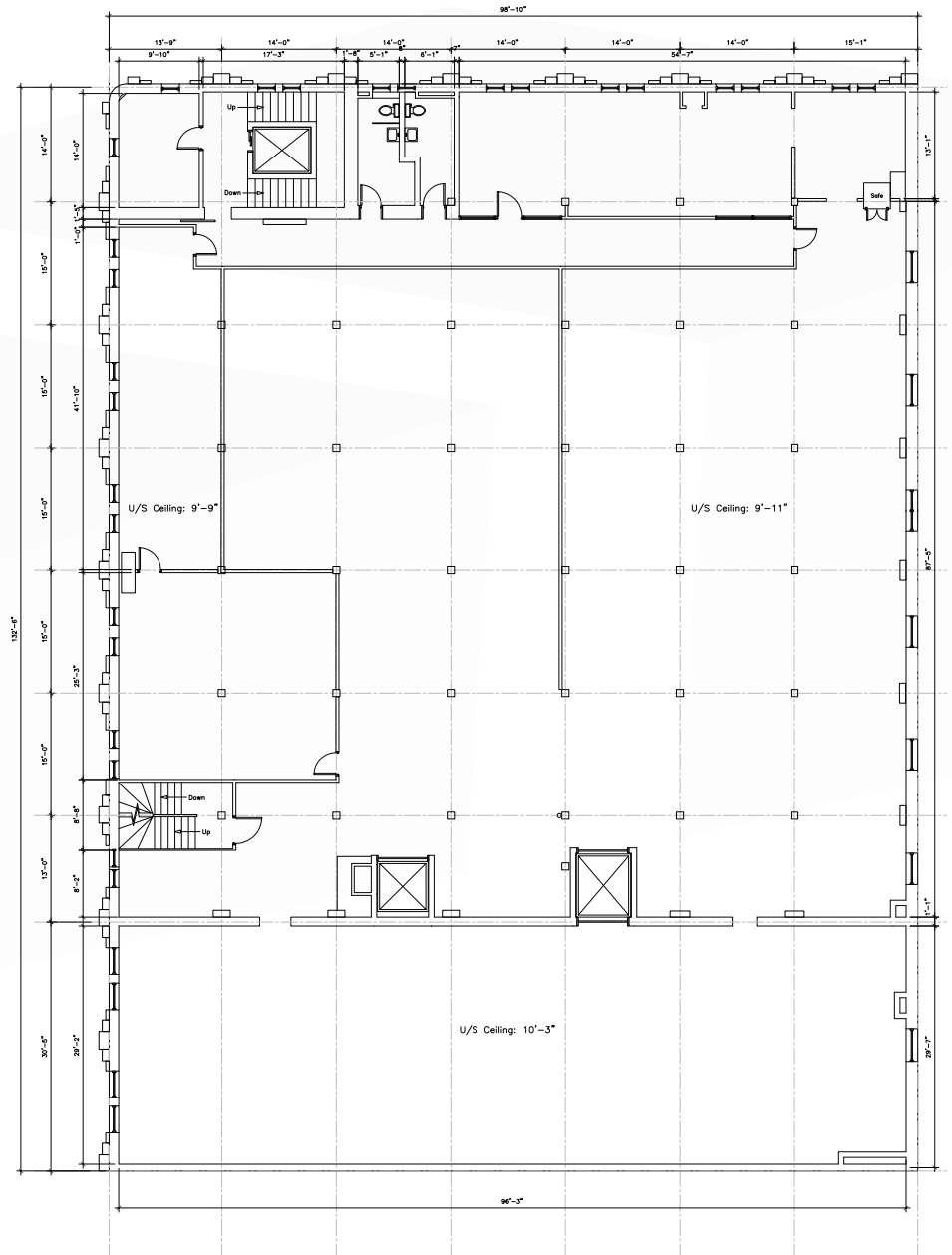


FLOOR PLAN

MAIN FLOOR

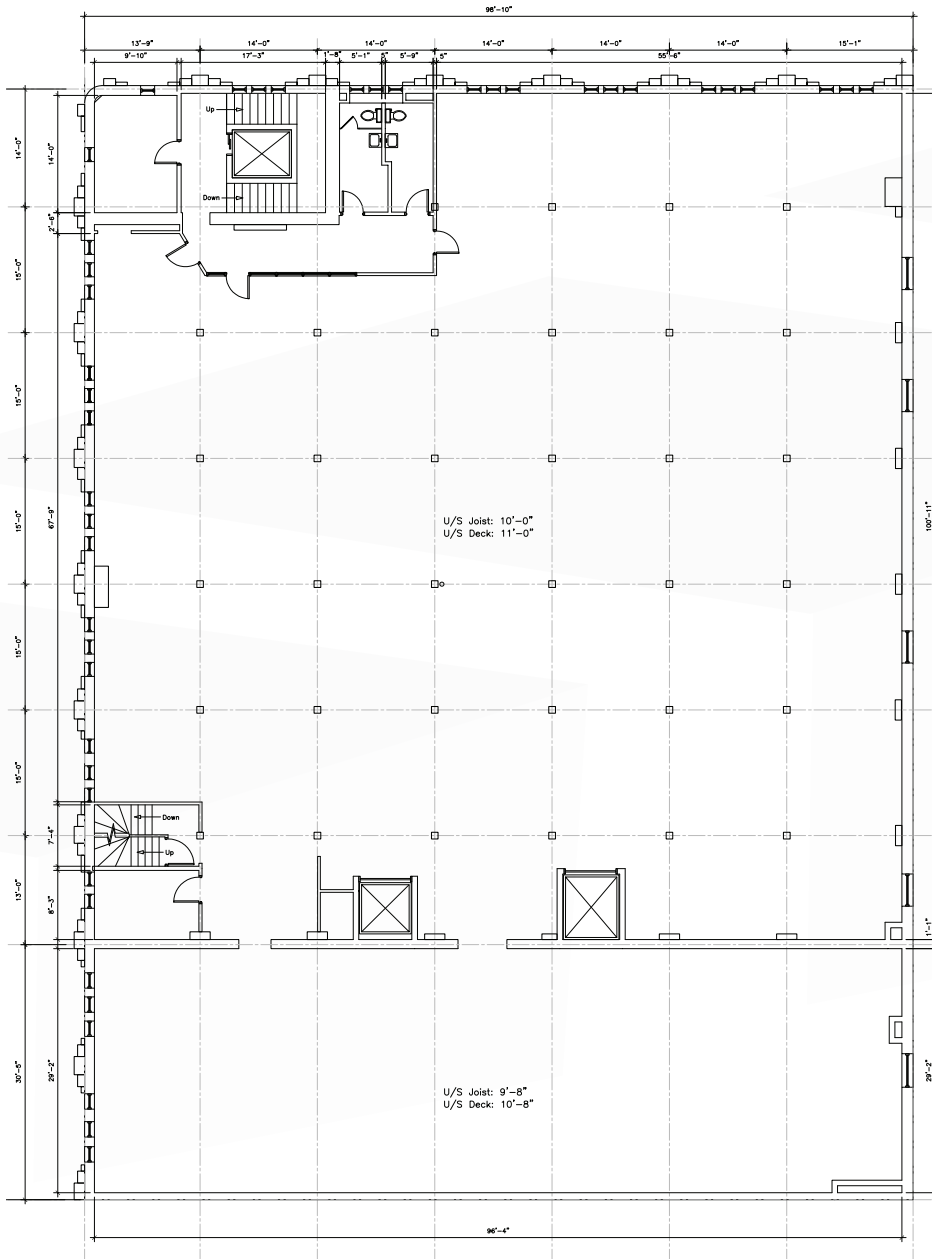


SECOND FLOOR

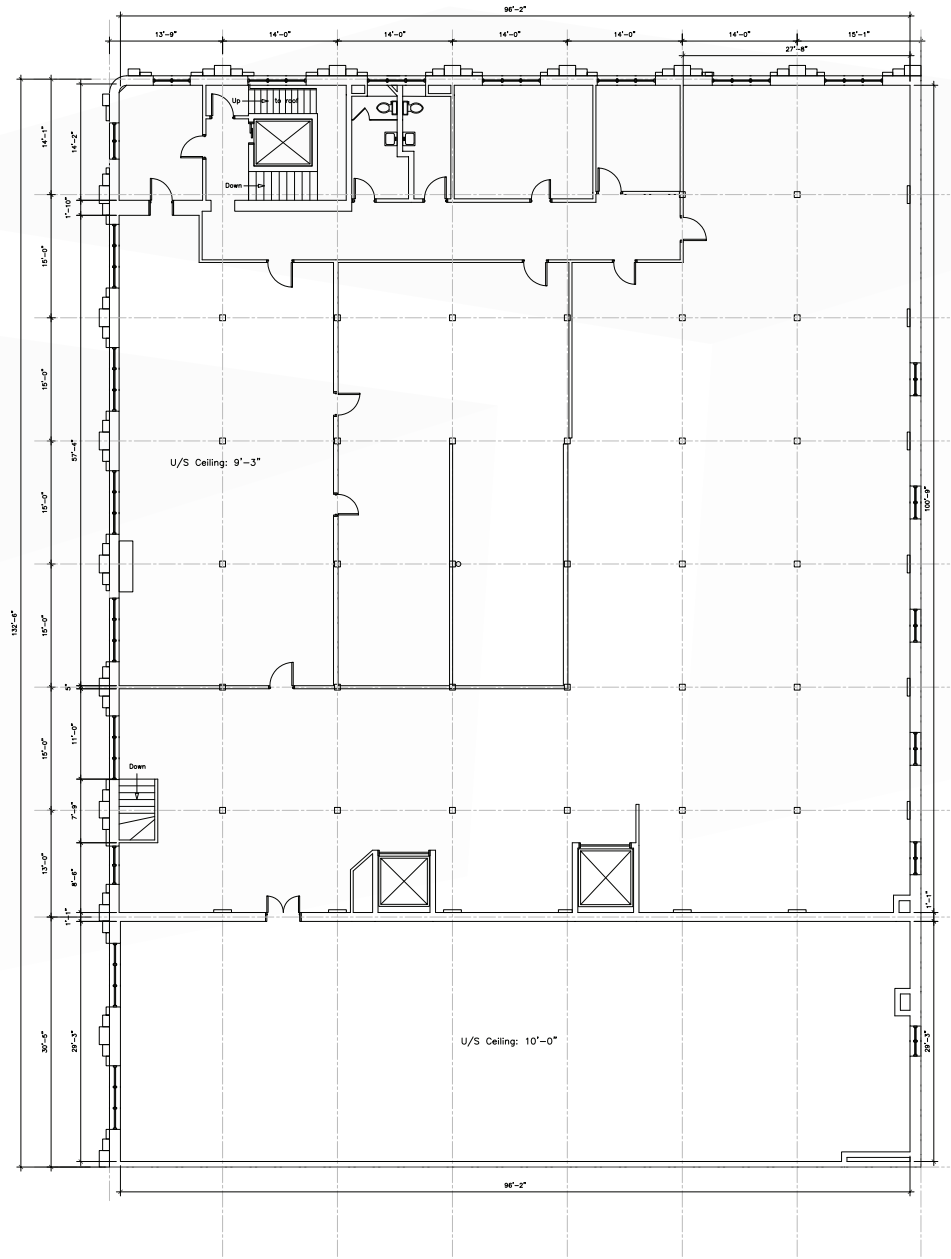


FLOOR PLAN

THIRD FLOOR



FOURTH FLOOR





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