Letter of Intent

Definition

234 Portage is presently a vacant neo-classical structure that was previously used for a financial institution, I.E. Trust companies- banks. It has been vacant since December 2003, but even then, was only partially used. That is, the main floor only. This building was built in 1909. The whole property including two floors and a basement (each of 3600 square feet) need to be redone,

1. To preserve its historical detail and ambience
2. To rehabilitate the building in order to house new commercial and residential tenants reflecting to the needs of the area. The history of the building is described in the attached binder.

In addition, the exterior façade also requires attention as it has deteriorated to some extent over the years. My project will revitalize the whole property to be one of commercial use i.e. multi-tenant

Community Impact

This project will contribute to the present revitalization of downtown Winnipeg. As a building that is extremely visible by being one block from Portage and Main, and by being on Portage Avenue, where thousands of vehicles by pass it daily. The refurbishing of this building will contribute to the financial business area of the city, encourage residential to the district, and exemplify revitalization of historical buildings. The corporation has already approved two tenants upon completion of the second floor.

White House on Portage LTD.
128 Vanderbilt Drive
Winnipeg, Manitoba
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Legal Address

234 Portage Avenue
Winnipeg, MB
R3C 0B1

Registered Owner

The White House on Portage Ltd.
128 Vanderbilt Drive
Winnipeg, MB
R3Y 1M9

Title

As per attached sheet

Property Assessment roll number

12093117000

Interior Element (heritage)

- front entrance and staircase
- skylight and corresponding ceiling
- basement bathroom