

WAREHOUSE/MANUFACTURING PROPERTY FOR SALE



196 PAQUIN ROAD

WINNIPEG, MB



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Services provided by Eric. A. Ott Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	10,760 sq. ft.
LAND AREA (+/-)	1.44 acres
SALE PRICE	\$1,995,000
PROPERTY TAXES	\$37,219.44 (2025)
CLEAR HEIGHT (+/-)	Ranges from 18'to 65'
ELECTRICAL	600 Volt 3 Phase
LIGHTING	Fluorescent
LOADING	Grade: Two 14' x 14' doors and one 10' x 10' door Dock: One dock level door at van height & one at trailer height with leveler
ZONING	M2 - Manufacturing General
YEAR BUILT	1989

RESTRICTIVE COVENANT

Prior to the fiftieth (50th) anniversary date of the closing date of the sale of the Property, the property, or any portion thereof, shall not be used for or in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements for commercial or hobby livestock producers, without the prior written consent of Vendor. Purchaser agrees that it shall not use or permit the property to be used in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements, and Purchaser further covenants and agrees that it shall not sell, transfer, lease, sublease or otherwise dispose of the property or any portion thereof for use in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements by any of the property for a period of fifty years and that on or before closing a restrictive covenant to this effect shall be registered against the title to the property. Purchaser and Vendor agree that all restrictions contained herein are responsible and valid.



FLOOR PLAN



INTERIOR PHOTOS



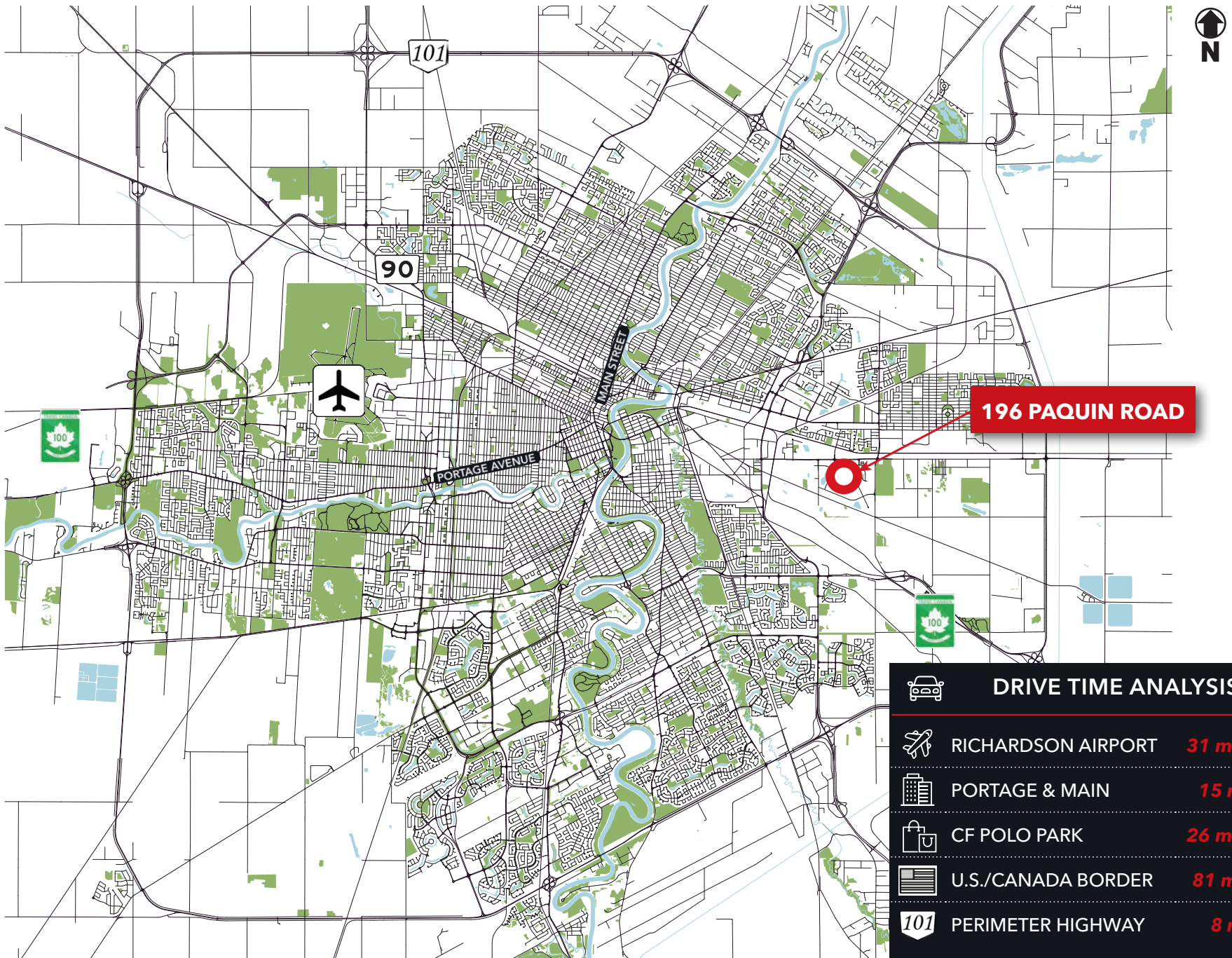
ST. BONIFACE INDUSTRIAL PARK







St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	31 min. / 15.7 km
	PORTAGE & MAIN	15 min. / 8.3 km
	CF POLO PARK	26 min. / 13.6 km
	U.S./CANADA BORDER	81 min. / 117 km
	PERIMETER HIGHWAY	8 min. / 6.7 km

Contact

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