~ 12.93 Acres (+/-) of Heavy Industrial Land with In-Place Rental Income ~

FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

50 Nicolas Avenue

WINNIPEG, MB

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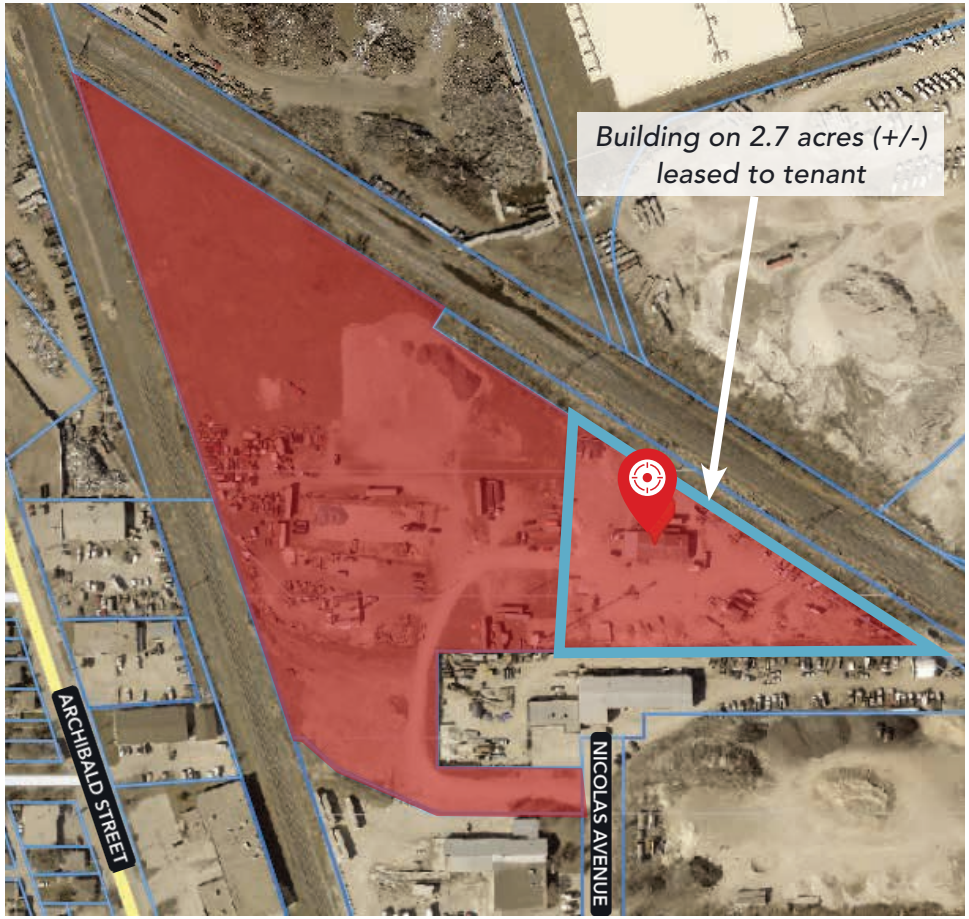
Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-)	4,000 sq. ft. built in two sections (1968 & 1980)
LAND AREA (+/-)	12.93 acres
SALE PRICE	$4,225,000 ($325,000/acre)
ZONING	M3 - Heavy Industrial
LEGAL DESCRIPTION	LOTS 1, 4, AND 5 PLAN 3197 WLTO TOGETHER WITH A RIGHT-OF-WAY FOR ALL PURPOSES AND AS APPURTENANT TO THE SAID LOTS OVER AND UPON FIRSTLY: LOTS 3 AND 4 PLAN 10938 WLTO AND SECONDLY: LOT 15 PLAN 3197 WLTO IN LOTS "G" AND 309 ROMAN CATHOLIC MISSION PROPERTY
TITLE NUMBER	3162675/1 & 3162676/1
ROLL NUMBER	06031673500
TAXES	$32,142.22 (2024)

HIGHLIGHTS

- 2024 Phase II Environmental Site Assessment Report available
- Site Servicing Plan Available
- Quick access to Route 59 from Marion Street
- Zoning and location ideal for heavy industrial users
- Four separate Hydro meters installed; 3 Phase power available
- 4,000 sq. ft. building on 2.7 acres (+/-) leased to long-term tenant for rental income



Building 1

PROPERTY DETAILS

BUILDING AREA (+/-)	4,000 sq. ft. built in two sections (1968 & 1980)
OCCUPANCY	Leased for a 3 year term
LOADING	(2) 14 ft. grade doors
CLEAR HEIGHT (+/-)	16 ft.
ELECTRICAL	200 amp, 600 volt, 3 Phase
UTILITIES	Electrical heat, well and septic tank

PHOTOS

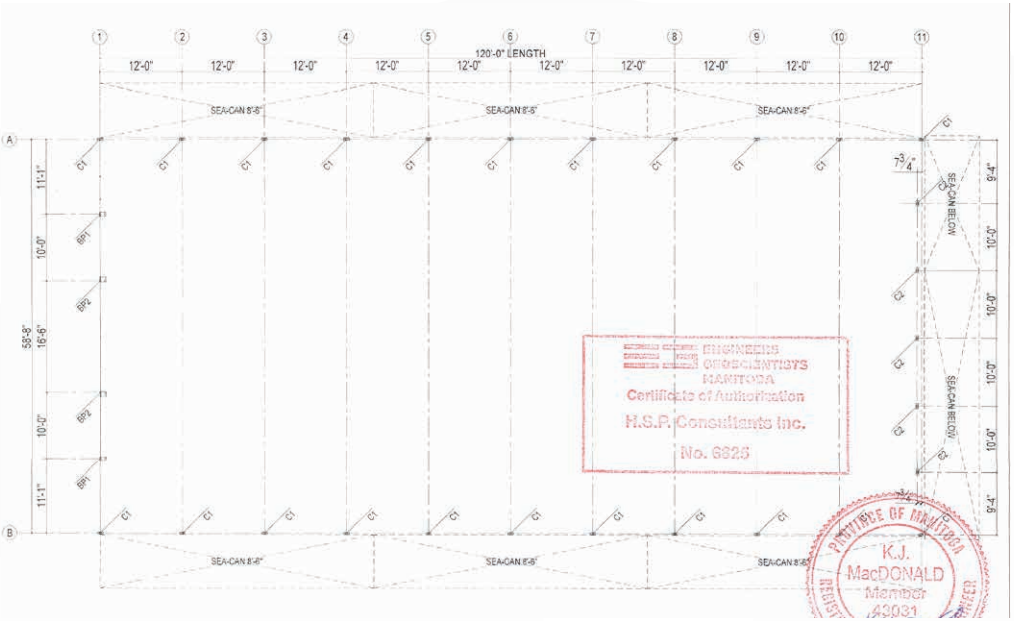
Engineered Fabric Building

PROPERTY DETAILS

BUILDING AREA (+/-)	7,200 sq. ft.
OCCUPANCY	Available for end user
LOADING	(1) grade door
CLEAR HEIGHT (+/-)	26 ft.

HIGHLIGHTS

- FastCover 60' x 120' engineered fabric building available
- Installed in 2022 with engineered drawing package available
- Replacement cost $200,000 (+/-)



PHOTOS

MISSION IND.
STAR BUILDING MATERIALS
MAPLE LEAF
Jade
VersaCold LOGISTICS SERVICES
Dufresne
NELSON RIVER CONSTRUCTION
LAFARGE
BRENNTAG
ROOFMART EXTERIOR BUILDING SUPPLY
CROSSROADS STATION SC
THE HOME DEPOT
PRINCESS AUTO
CANADIAN TIRE
Tim Hortons
COSTCO WHOLESALE
REAL CANADIAN SUPERSTORE
Mobil
Walmart
staples
save on foods
DUGALD IND.
DYNAMIC MACHINE
MATRIX METAL CASTING
TREK DIESEL LTD.
GREIF
ALL-FAB BUILDING COMPONENTS
OLYMPIC BUILDING CENTRE
CUSTOM CASTINGS
Crescent MULTI FOODS WHOLESALE DISTRIBUTORS
VICKAR AUTOMOTIVE GROUP
TERRACON BUS. PK.
Reliance Superior HEATING AIR CONDITIONING
PINCHIN
CANADA MOVING
e.h.price
Accutech Engineering Inc. Tomorrow's Technology Today
ALI ARC
Phason
CENTIMARK Innovative Roofing and Flooring Solutions
ST. BONIFACE IND. PK.
FedEx Ground
parmalat
PREMIER PRINTING
mti
GENVION CORPORATION
MELET
PERMER
SHOEMAKER
Mid West Packaging Limited
ColorAd
CGC
T.E.A.M.S.
encore-metals
SAMUEL
REGENT AVENUE WEST
kildonan place
LAGIMODIERE BOULEVARD
DUGALD ROAD
SITE

Drive Time Analysis

HWY 59
4 minutes

KILDONAN PLACE
9 minutes

PERIMETER HIGHWAY
14 minutes

CHIEF PEGUIS TRAIL
12 minutes

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Contact

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