

INDUSTRIAL SPACE WITH LOW OP COSTS FOR LEASE



511 MERCY STREET

SELKIRK, MB



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

PROPERTY DETAILS

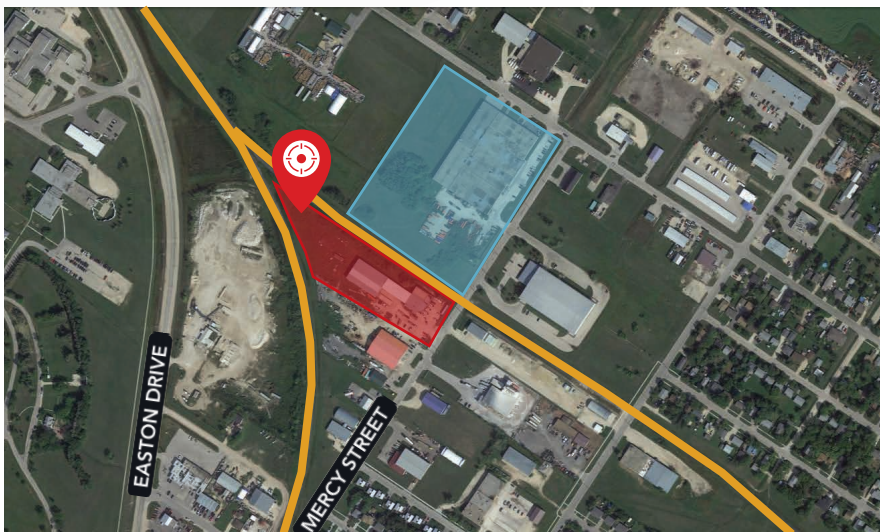
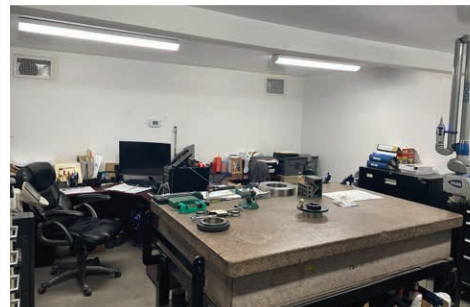
UNIT 2

AREA AVAILABLE (+/-)	21,090 sq. ft.
NET RENTAL RATE	\$12.00 per sq. ft.
ADDITIONAL RENT	\$2.87 per sq. ft. (2025)
LOADING	Dock and Grade Doors
ZONING	M1 - Industrial
CLEAR HEIGHT (+/-)	21'
ELECTRICAL	600 Amp, 600 Volt, 3 Phase service

HIGHLIGHTS

- Compound on excess land can be fenced and graveled to suit
- Additional rent includes hydro and gas

PHOTOS



PROPERTY DETAILS

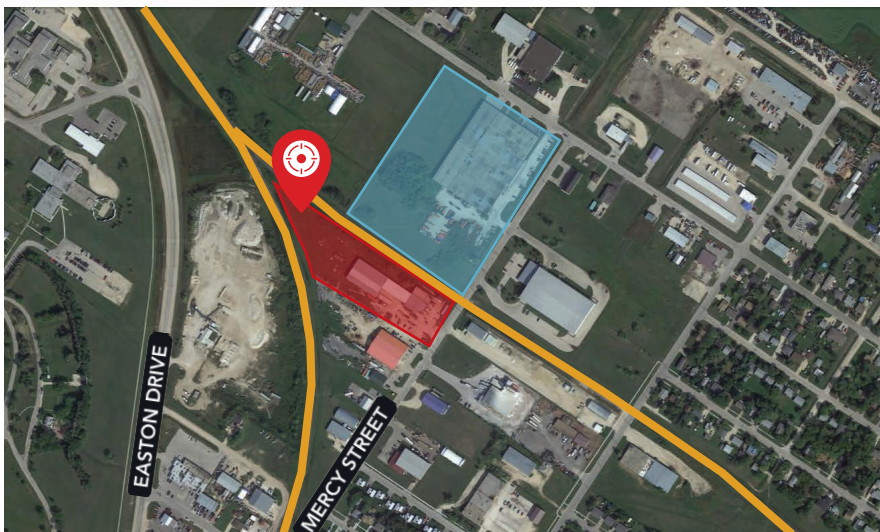
UNIT 3

AREA AVAILABLE (+/-)	3,280 sq. ft.
NET RENTAL RATE	\$8.00 per sq. ft.
ADDITIONAL RENT	\$2.87 per sq. ft. (2025)
LOADING	Grade Doors
ZONING	M1 - Industrial
CLEAR HEIGHT (+/-)	26' 4"
ELECTRICAL	600 Amp, 600 Volt, 3 Phase service

HIGHLIGHTS

- Compound on excess land can be fenced and graveled to suit
- Additional rent includes hydro and gas

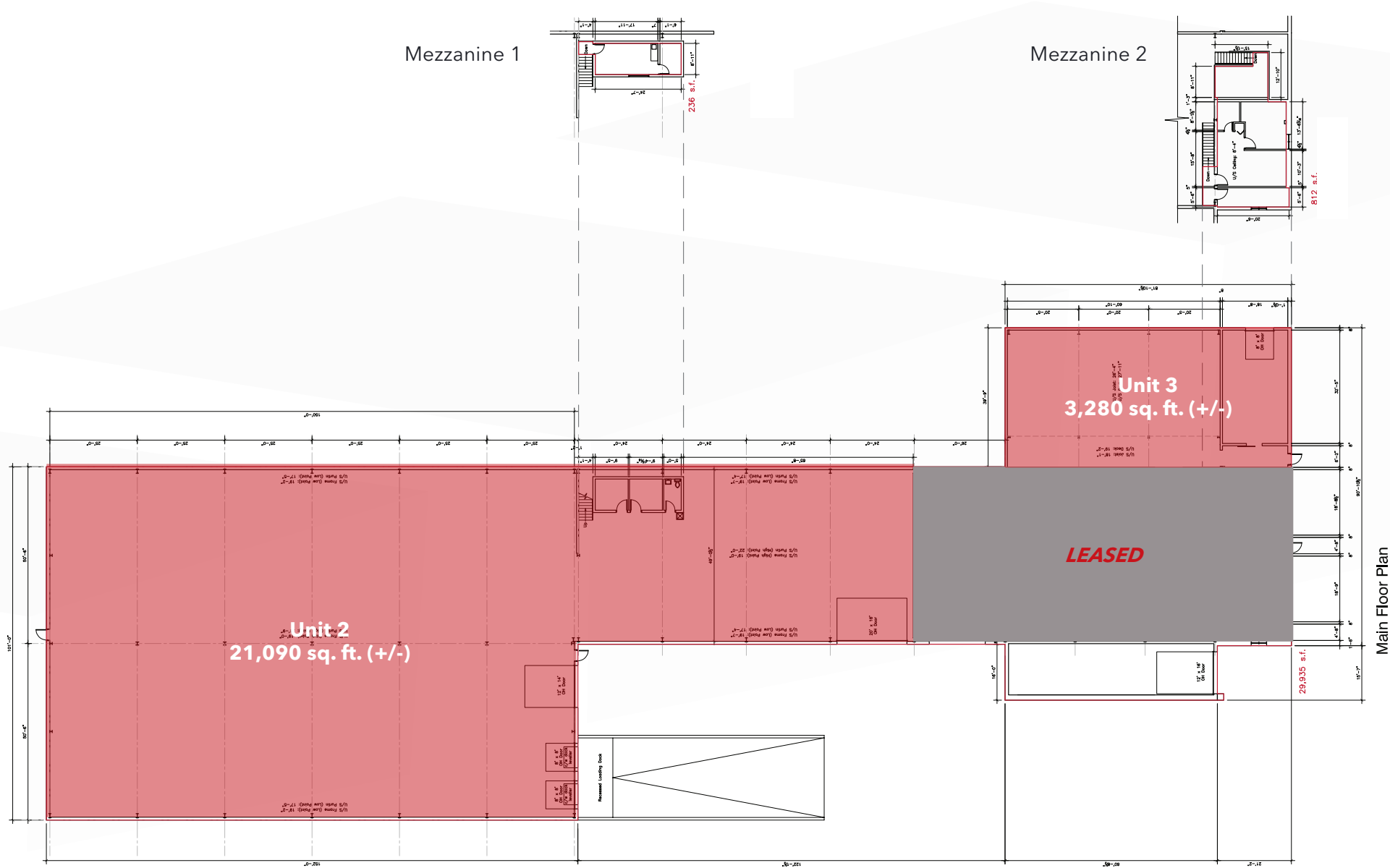
PHOTOS



SITE AERIAL



FLOOR PLAN



Main Floor Plan

MERCY STREET INDUSTRIAL COMPLEX



Situated at the corner of Mercy Street and Greenwood Avenue, at the heart of Selkirk's industrial area, the complex is strategically located near major transportation routes, including Hwy 4, Hwy 9, and serviced by a CPKC Rail line. The area is fully serviced by public transportation running along Greenwood Avenue, and nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

There are upcoming vacancies in 511 Mercy & 605 Mercy, with major tenants relocating into larger premises and freeing up new space. The Landlord is in the process of upgrading the buildings with significant investment in façade, roof, utilities, lighting.

There is excess land available for compound development, or standalone build-to-suit opportunity.



Contact

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