

INDUSTRIAL SPACE FOR SALE/LEASE NEAR ST. JAMES INDUSTRIAL



# 1373 SPRUCE STREET

## WINNIPEG, MB



### CONTACT

**ERIC OTT**, Vice President, Sales & Leasing

(204) 985-1378

[eric.ott@capitalgrp.ca](mailto:eric.ott@capitalgrp.ca)

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

**MARIO POSILLIPO**, Senior Advisor, Sales & Leasing

(204) 985-1373

[mario.posillipo@capitalgrp.ca](mailto:mario.posillipo@capitalgrp.ca)

# PROPERTY DETAILS

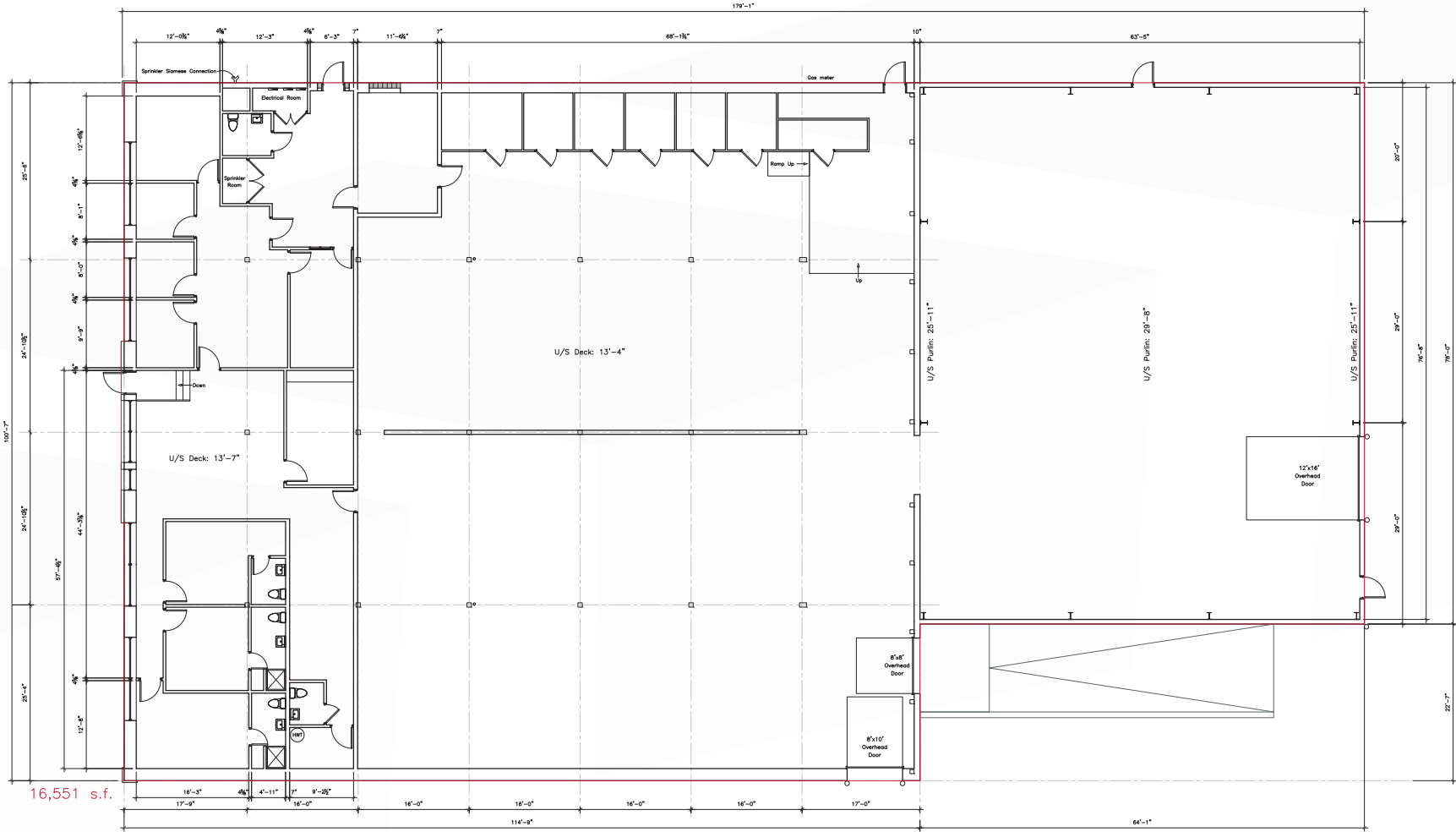
<b>BUILDING AREA (+/-)</b>	16,449 sq. ft.
<b>LAND AREA (+/-)</b>	31,806 sq. ft. (0.73 acres)
<b>SALE PRICE</b>	\$2,350,000.00
<b>NET RENTAL RATE</b>	\$9.95 per sq. ft.
<b>PROPERTY TAX</b>	\$1.49 per sq. ft. (\$24,457.29 for 2025)
<b>TITLE NO.</b>	1536828/1
<b>LEGAL DESCRIPTION</b>	LOT 2 PLAN 25864 WLTO IN OTM LOT 50 PARISH OF ST JAMES
<b>LOADING</b>	(1) Dock (8'x8') & (2) Grade Doors (12'x16' and 8'x10')
<b>ZONING</b>	M2 – Manufacturing – General
<b>CLEAR HEIGHT (+/-)</b>	28' clear in back 4,992 sq. ft. section
<b>ELECTRICAL</b>	400 Amp total service, with a 225 Amp transformer for 600V 3-phase
<b>COLUMNS</b>	Clear span construction in back section
<b>YEAR BUILT</b>	1927 (with a 4,992 SF addition in 2005)
<b>ROLL NO.</b>	13010403000

## HIGHLIGHTS

- Extensive office buildout
- Fully sprinklered
- Versatile loading options (dock & grade)
- Recent upgrades to the front facade enhance curb appeal



# FLOOR PLAN



# INTERIOR PHOTOS



# CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

**MURRAY IND.**

**BROOKPORT BUS. PK.**

**BROOKSIDE BUS. PK.**

**NORTH INKSTER IND.**

**INKSBROOK IND. PK.**

**NORTHWEST BUS. PK.**

**INKSTER IND. PK.**

INKSTER BOULEVARD

**OAK POINT IND.**

**BROOKSIDE IND. PK.**

**WESTON SHOPS**



**OMAND'S CREEK IND.**

**ST. JAMES IND.**

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

PP POLO PARK

# DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT  
*7 minutes*



POLO PARK SHOPPING CENTRE  
*8 minutes*



PORTAGE AND MAIN  
*11 minutes*



CENTREPORT CANADA  
*11 minutes*



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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

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