

RARELY AVAILABLE SINGLE TENANT BUILDING AT THE BUSY CORNER OF EMPRESS & WELLINGTON FOR SALE/LEASE



1447 WELLINGTON AVENUE

WINNIPEG, MB



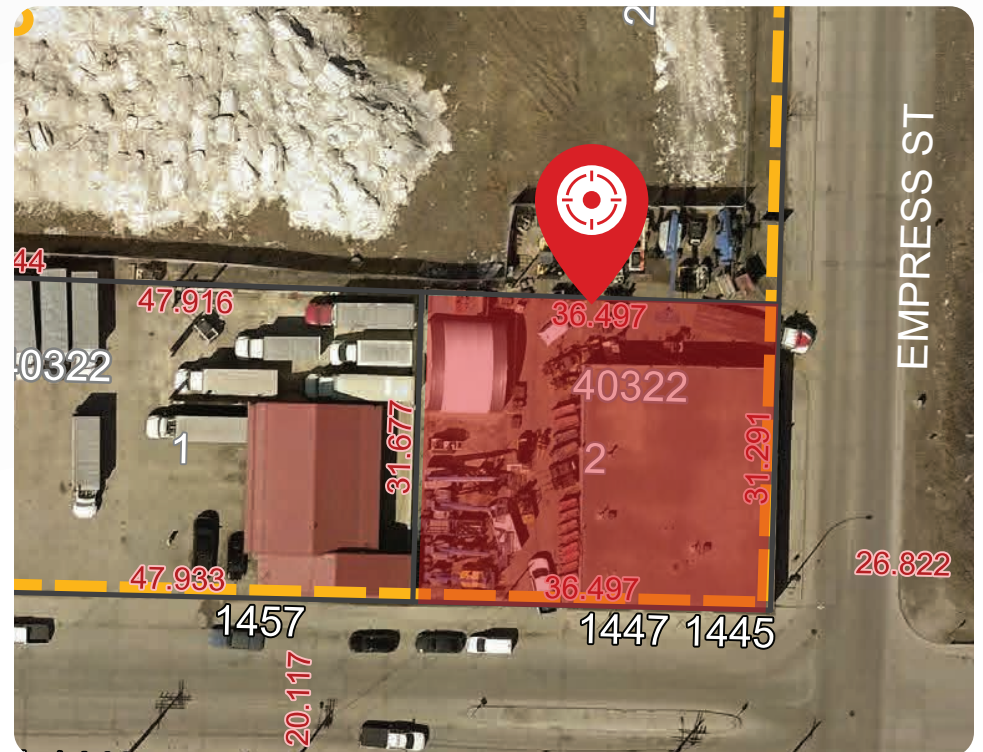
PROPERTY OVERVIEW

PROPERTY DETAILS

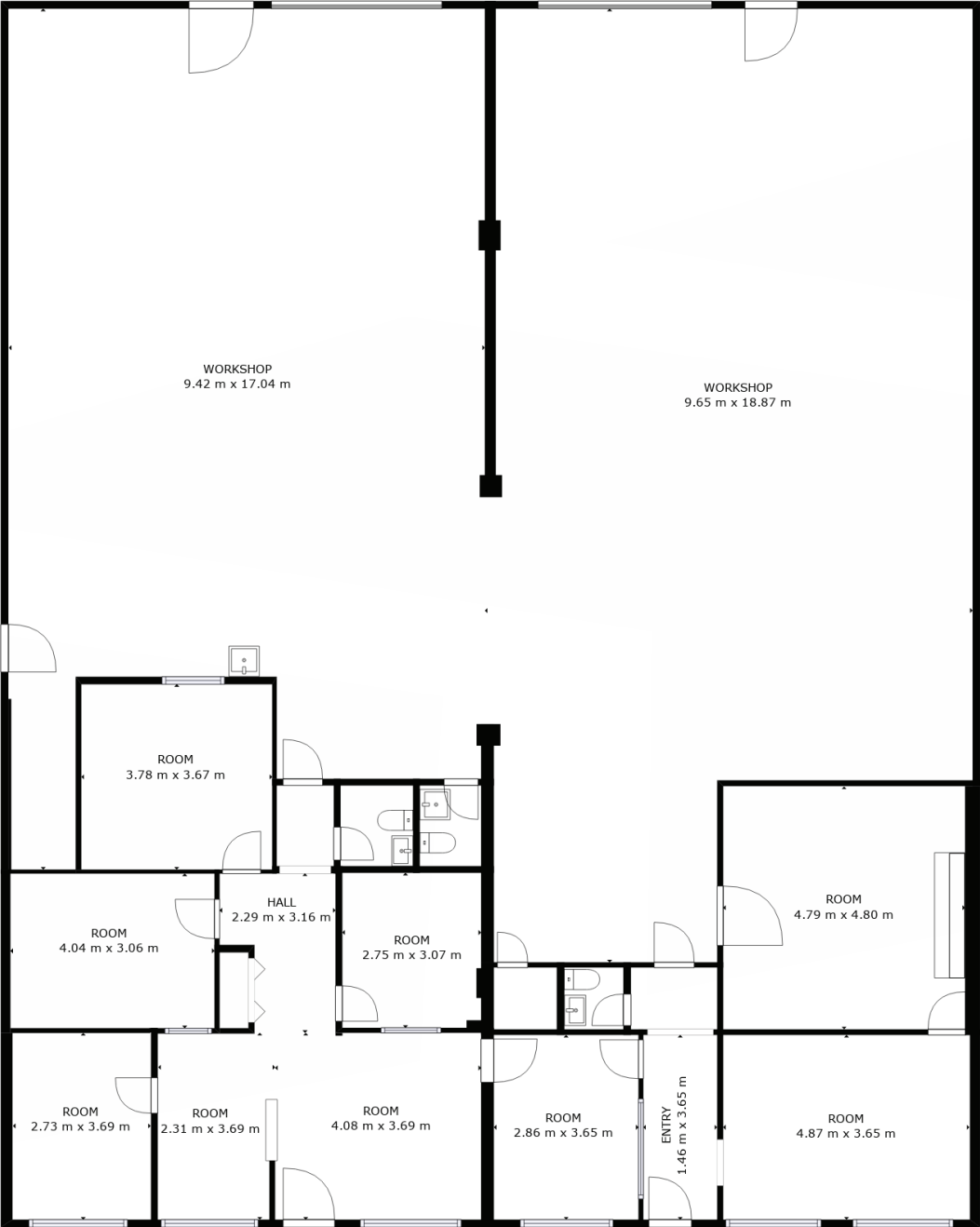
LAND AREA (+/-)	12,334 sq. ft.
ZONING	M3 - Manufacturing - Heavy
BUILDING AREA (+/-)	5,120 sq. ft.
YEAR BUILT	1960
CLEAR CEILING HEIGHT	12'
LOADING	(2) 10'x10' grade loading doors
ELECTRICAL SERVICE	200 Amp, 240 Volt, Single Phase 100 Amp, 208 Volt, 3 Phase
TITLE NO.	1857374/1
LEGAL DESCRIPTION	LOT 2 PLAN 40322 WLTO IN RL 42 PARISH OF ST. JAMES
ROLL NO.	13096011900
PROPERTY TAX	\$16,691.91 (2025)
SALE PRICE	\$1,356,800
BASIC RENT	\$12.50 per sq. ft.
ADDITIONAL RENT	\$4.69 per sq. ft.

PROPERTY HIGHLIGHTS

- High-traffic location with exposure on both Wellington Avenue and Empress Street
- Minutes away from CF Polo Park and the Richardson International Airport
- Fully built-out office space



FLOOR PLAN



OFFICE PHOTOGRAPHS



SHOP PHOTOGRAPHS





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

ERIC OTT, Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

DAWSON GROENING, Advisor, Sales & Leasing

(204) 985-1383

dawson.groening@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.