

WAREHOUSE SPACE IN ST. JAMES INDUSTRIAL PARK FOR SALE



872 BRADFORD STREET

WINNIPEG, MB



ERIC OTT, Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca
Services provided by Eric. A. Ott Personal Real Estate Corporation

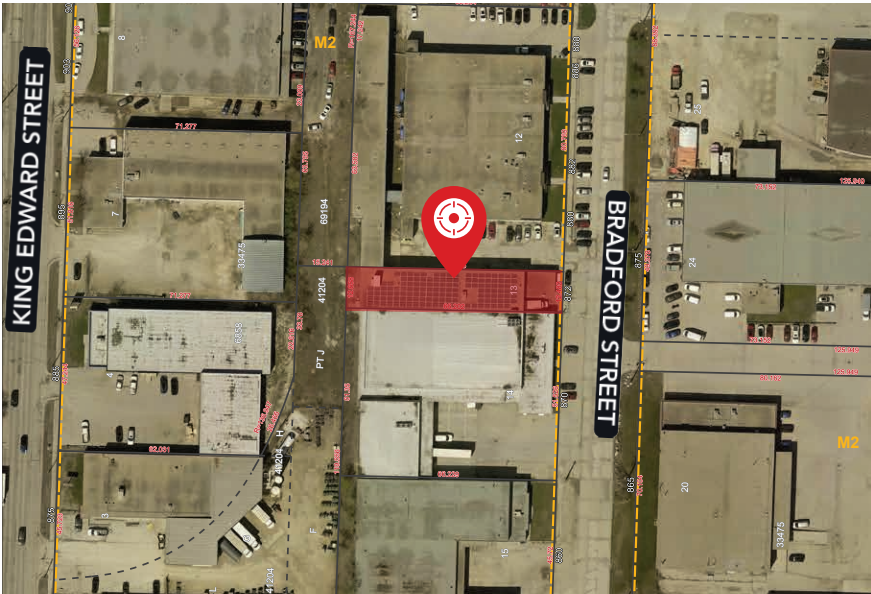
RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

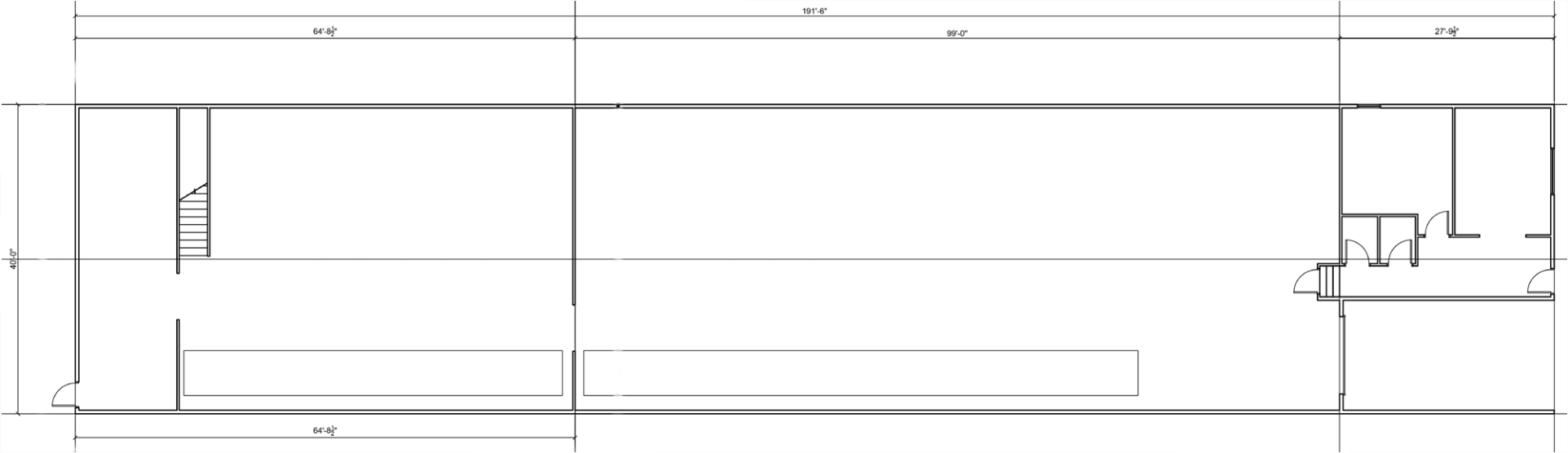
LAND AREA (+/-)	8,950 sq. ft.
ZONING	M2 - Manufacturing - General
BUILDING AREA (+/-)	7,363 sq. ft. + 480 sq. ft. mezzanine
YEAR BUILT	1962
CEILING HEIGHT (+/-)	16'0"
COLUMN SPACING	Clear span construction
LOADING	(1) 10' x 10' Dock Level Door
ELECTRICAL	225-amp, 240 Volt, 3 Phase
TITLE NO.	2157186/1
LEGAL DESCRIPTION	SP LOT 13 PLAN 33475 WLTO IN RL 36 TO 41 PARISH OF ST JAMES
ROLL NO.	07002323400
SALE PRICE	\$1,472,600
PROPERTY TAXES	\$20,627.04 (2025)

PROPERTY HIGHLIGHTS

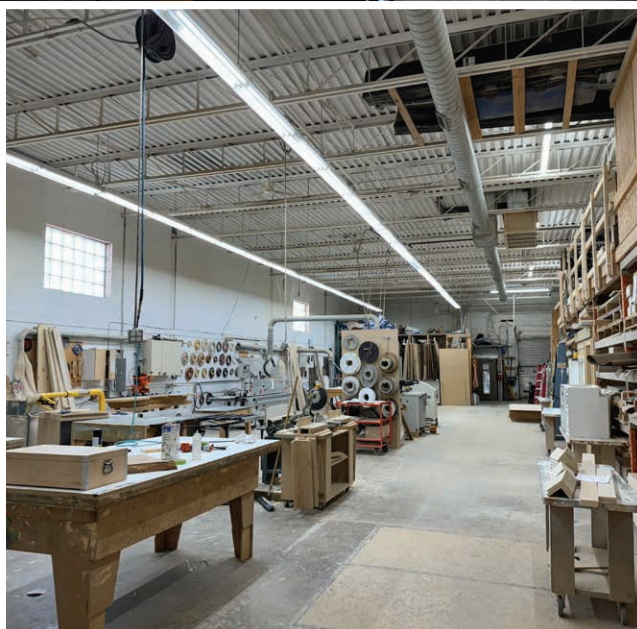
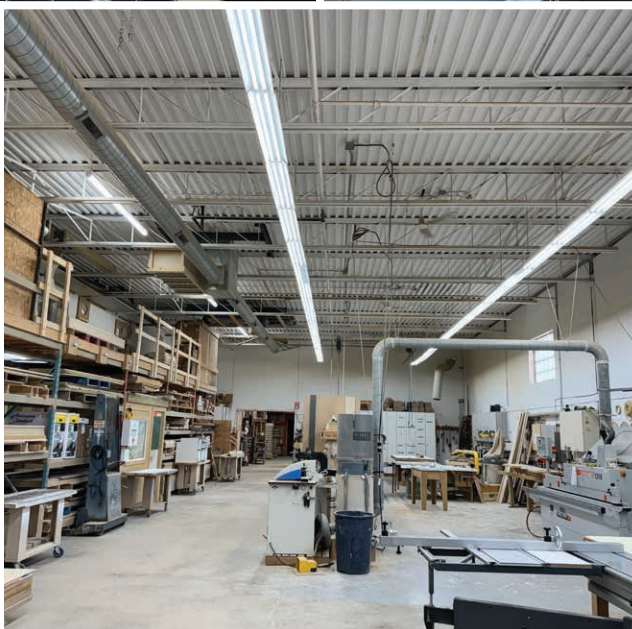
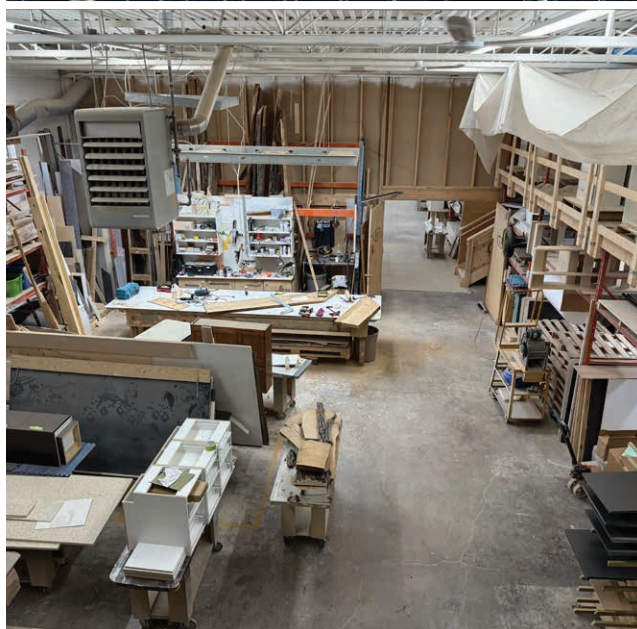
- Single tenant building with dock loading
- Solar array on roof generates electricity to reduce MB Hydro Bills
- Building has party wall agreement with adjacent properties
- Ideally located in the St. James Industrial Park, in close proximity to the amenities of CF Polo Park and the St. James retail node
- Easy access to major transportation routes



FLOOR PLAN



PROPERTY 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.

BOEING

WINPAK NORTH WEST

BROOKPORT BUS. PK.

EMATRIX TRANSPORT LONGVIEW

Photo Merit

BROOKSIDE BUS. PK.

United Rentals Kaycan Tim Hortons

Fairview E.B.O.D. Enterprises Inc. THE ROSEDALE GROUP

KALTIRE FedEx Oil Mart

EASTSIDE HEAVY TRUCK Comet Mobil 1

QuikX TRANSCOR BELL

NORTH INKSTER IND.

KINDERSLEY

EDGE

PENNER INTERNATIONAL

Montreal Transport

TFI International

INKSBROOK IND. PK.

SHI

FGI

TEXCAN

Mountain Tire staples

Sameday WORLDWIDE

NORTHWEST BUS. PK.

McKESSON

UPS

INKSTER IND. PK.

Photo

Richman

NATIONAL EQUIPMENT

CANADA GOOSE

Tim Hortons

Jobeyr

amazon

PROSOL

BRICKWHITE

INKSTER BOULEVARD

OAK POINT IND.

Erb

Canada Cartage

MASSIM

Garucwine

BROOKSIDE IND. PK.

FREIGHTLINER

ROSENAU TRANSPORT LTD

MAJOR Drilling

COSENTINO

Institutum

AD MOORE COMMERCIAL

IPEX

NJI

WESTON SHOPS

MS

electra sign

CP

OMAND'S CREEK IND.

ASL Distribution Services

Cardinal Health

EMATRIX TRANSPORT

Veritiv

m northern

Core-Mark

ST. JAMES IND.

WPA

Bison

Costco

CertainTeed

Russell Metals

StandardAero

EMCO CORPORATION

MAGELLAN

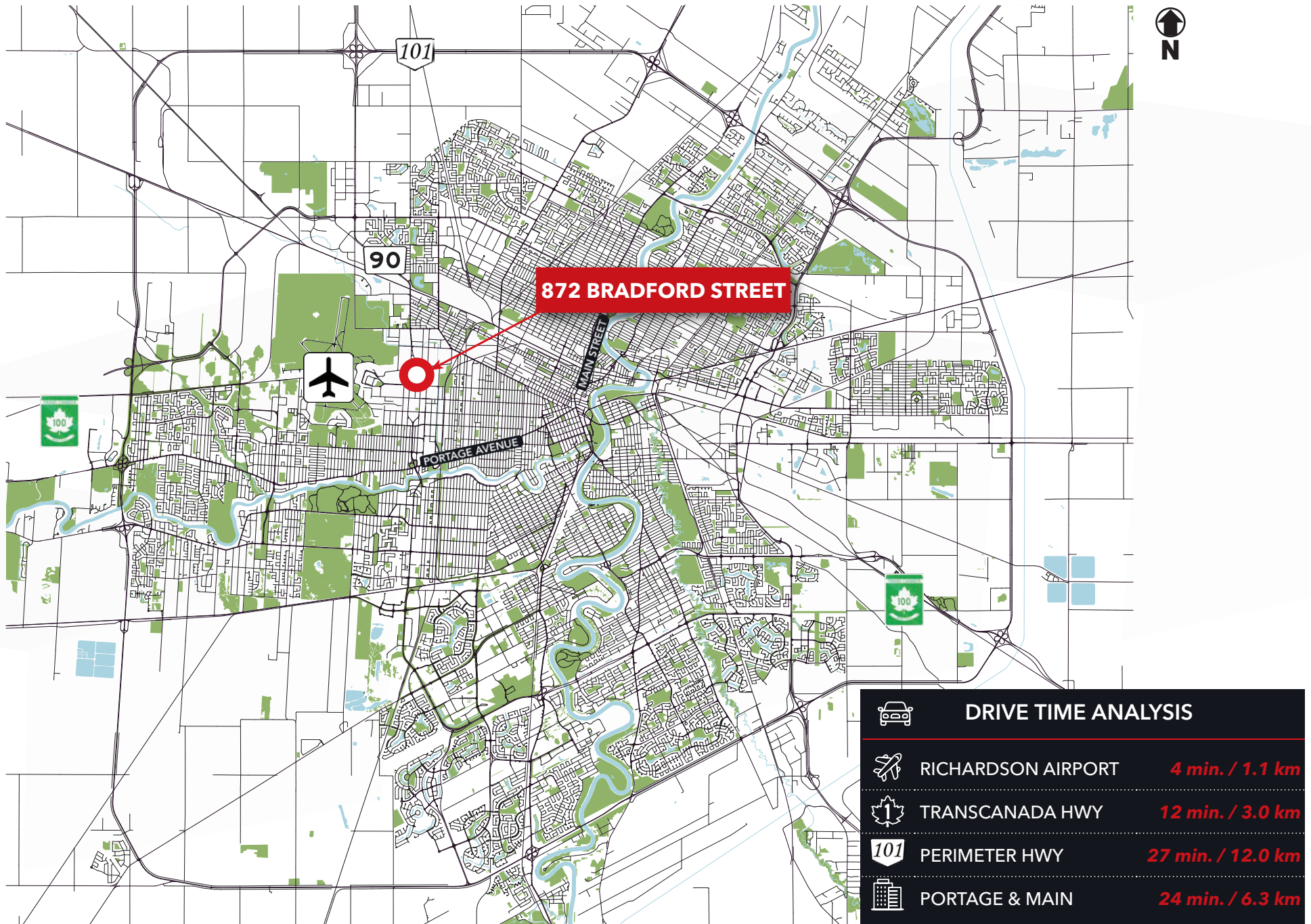
WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

Pp
POLO PARK

LOCATION OVERVIEW



LOCATION OVERVIEW





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

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

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.