

WAREHOUSE SPACE IN ST. JAMES INDUSTRIAL PARK FOR SALE



872 BRADFORD STREET

WINNIPEG, MB



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

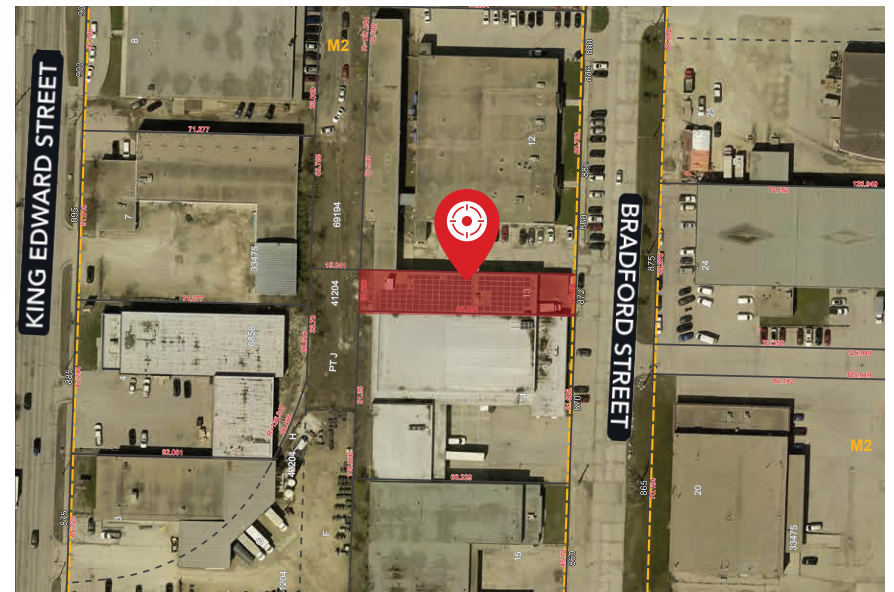
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PROPERTY DETAILS

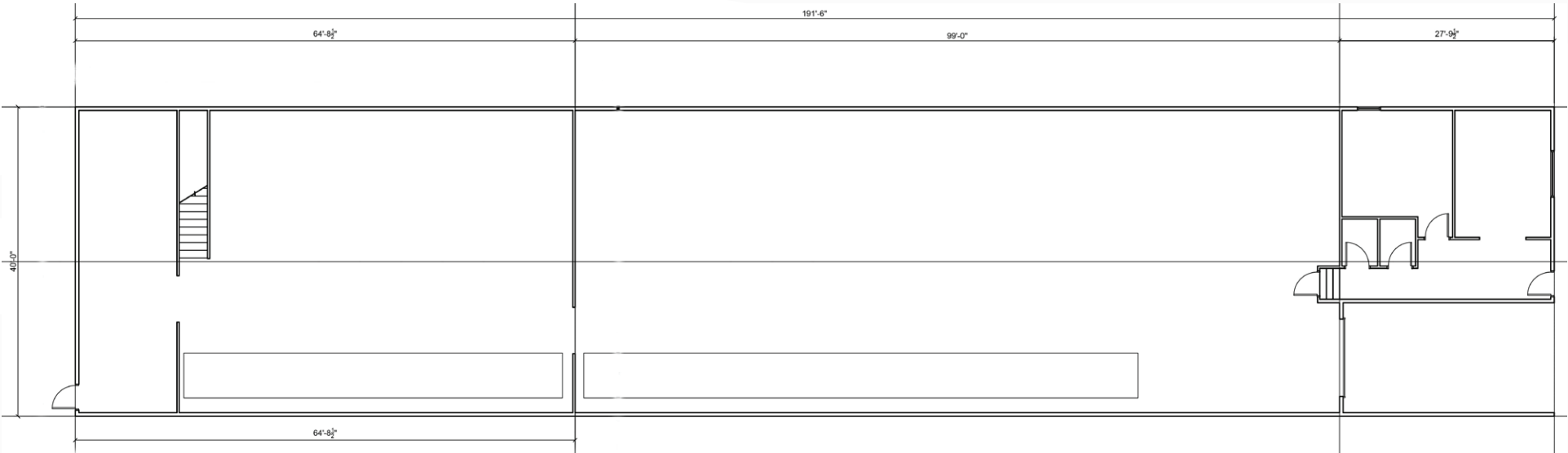
LAND AREA (+/-)	8,950 sq. ft.
ZONING	M2 - Manufacturing - General
BUILDING AREA (+/-)	7,363 sq. ft. + 480 sq. ft. mezzanine
YEAR BUILT	1962
CEILING HEIGHT (+/-)	16'0"
COLUMN SPACING	Clear span construction
LOADING	(1) 10' x 10' Dock Level Door
ELECTRICAL	225-amp, 240 Volt, 3 Phase
TITLE NO.	2157186/1
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

CENTREPORT CANADA WAY

BROOKPORT BUS. PK.

NORTH INKSTER IND.

BROOKSIDE BUS. PK.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

INKSTER IND. PK.

INKSTER BOULEVARD

OAK POINT IND.

BROOKSIDE IND. PK.

WESTON SHOPS

OMAND'S CREEK IND.

SITE

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

RRC POLYTECH

MURRAY IND.

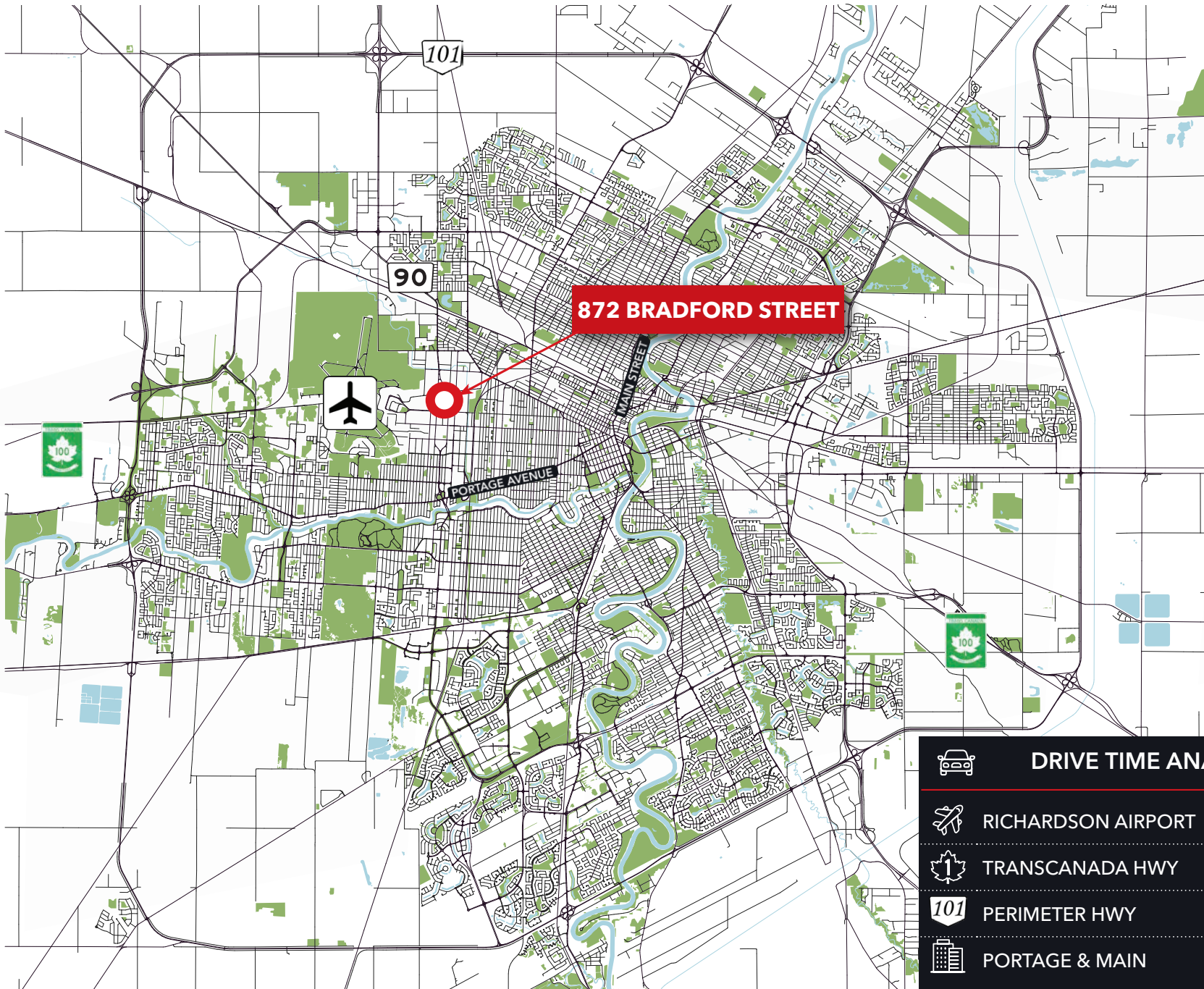
ST. JAMES IND.

PP POLO PARK

LOCATION OVERVIEW



LOCATION OVERVIEW



DRIVE TIME ANALYSIS		
	RICHARDSON AIRPORT	4 min. / 1.1 km
	TRANSCANADA HWY	12 min. / 3.0 km
	PERIMETER HWY	27 min. / 12.0 km
	PORTAGE & MAIN	24 min. / 6.3 km



COMMERCIAL REAL ESTATE
SERVICES INC.

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