

INDUSTRIAL AND COMMERCIAL SPACE IN SELKIRK FOR SALE



43 MAIN STREET & 408 PITTSBURG AVENUE

SELKIRK, MB

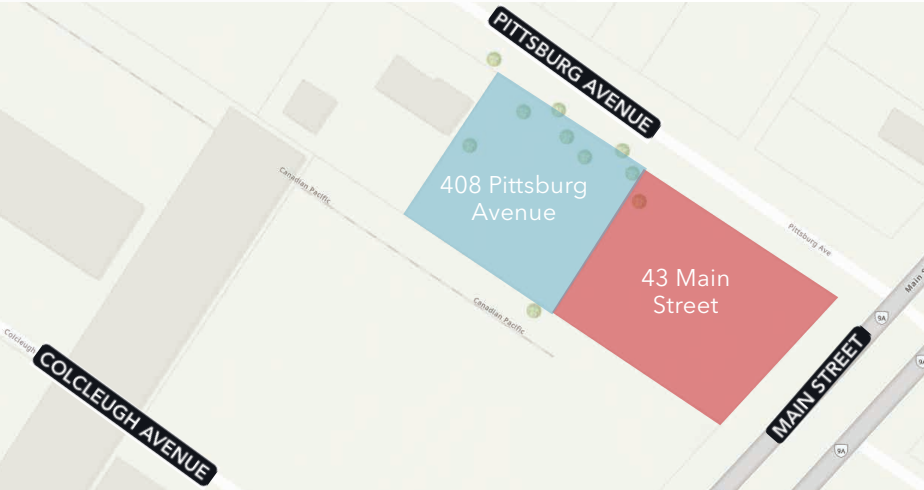


BOB ANYTMNIUK, Vice President, Sales & Leasing
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PROPERTY OVERVIEW

PROPERTY DETAILS

LAND AREA (+/-)	43 Main Street:	25,716 sq. ft.
	408 Pittsburg Avenue:	21,329 sq. ft.
	Total:	47,045 sq. ft.
BUILDING AREA (+/-)	43 Main Street:	2,850 sq. ft.
	408 Pittsburg Avenue:	3,600 sq. ft.
	Total:	6,450 sq. ft.
YEAR BUILT	43 Main Street:	2013
	408 Pittsburg Avenue:	2022
SERVICES	Municipal water, electricity and gas	
LOTS	Mix of asphalt, packaged aggregate Fenced	
SALE PRICE	43 Main Street:	\$1,775,000
	408 Pittsburg Avenue:	\$1,200,000
	Total:	\$2,975,000



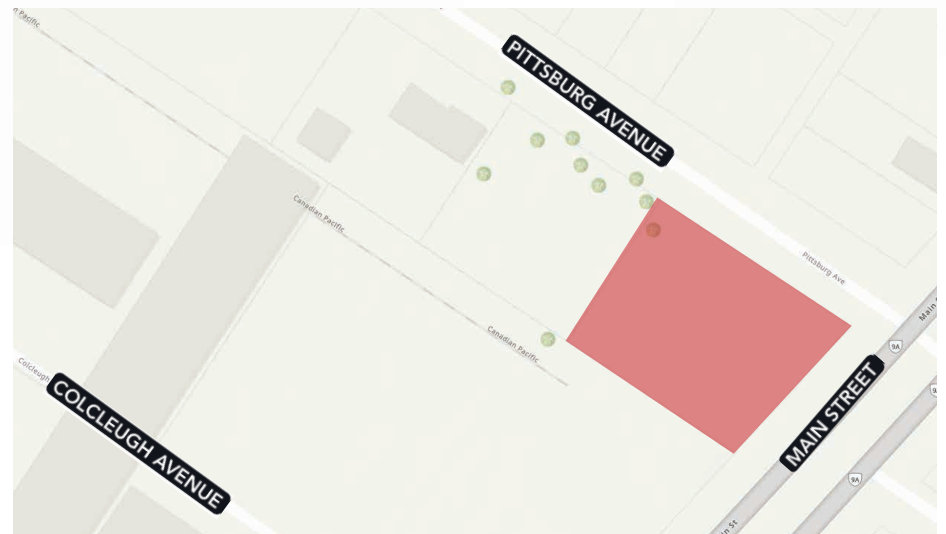
PROPERTY DETAILS

43 MAIN STREET

LAND AREA (+/-)	25,716 sq. ft.
BUILDING AREA (+/-)	2,850 sq. ft.
ZONING	C3
YEAR BUILT	2013
CLEAR HEIGHT (+/-)	16 ft. to underside of roof deck
LOADING	1 grade level overhead door; insulated 16 ft. H x 12 ft. W
LEGAL DESCRIPTION	LOT 4 PLAN 20926 WLTO IN RL 28 AND 29 PARISH OF ST. CLEMENTS
ROLL NO.	110700
SALE PRICE	\$2,975,000 (Cumulative with 408 Pittsburg Avenue)

HIGHLIGHTS

- Tile floor throughout office area
- In floor heating
- 7 finished offices, lunchroom and more
- 400 amp, single phase power
- High level of improvements and finishing
- Not sprinklered
- 177 liters hot water tank
- Patterson Sign rental: \$4,000.00 per year



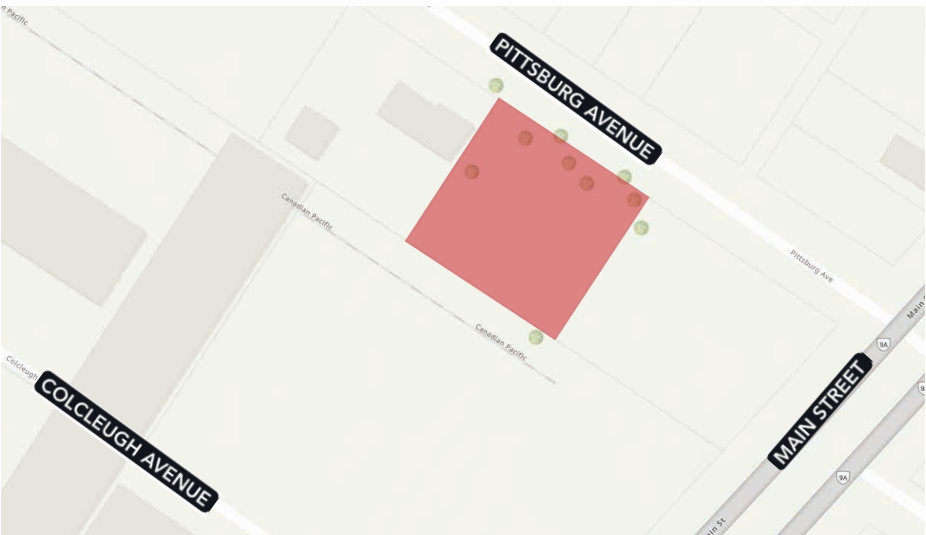
PROPERTY DETAILS

408 PITTSBURG AVENUE

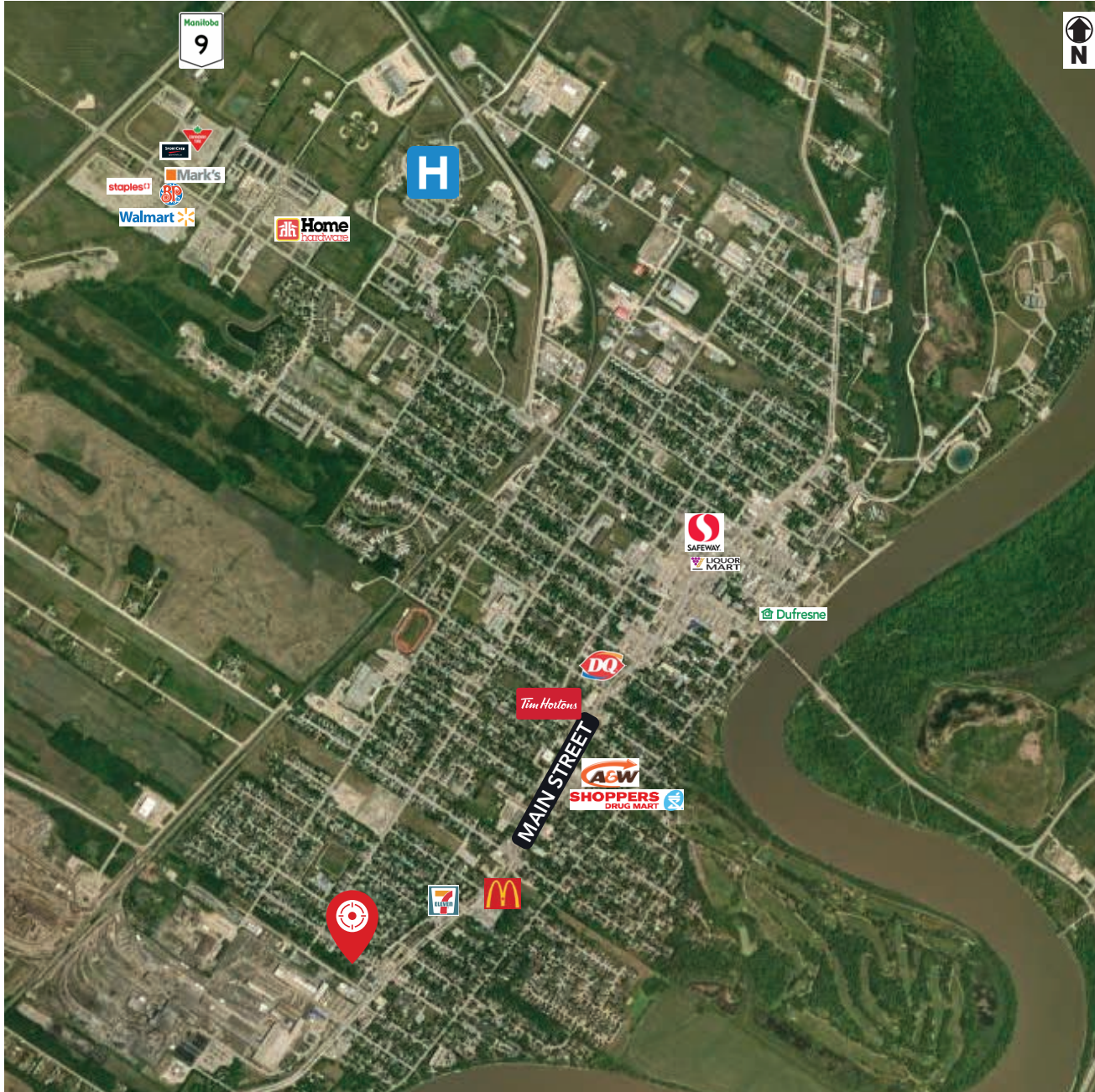
LAND AREA (+/-)	21,329 sq. ft.
BUILDING AREA (+/-)	3,600 sq. ft.
ZONING	M2
YEAR BUILT	2022
CLEAR HEIGHT (+/-)	20 ft. to underside of roof deck; clear span
LOADING	3 grade level overhead doors; insulated 16 ft. x 16 ft.
LEGAL DESCRIPTION	LOT 3 PLAN 20926 WLTO IN RL 28 AND 29 PARISH OF ST. CLEMENTS
ROLL NO.	110610
SALE PRICE	\$2,975,000 (Cumulative with 43 Main Street)

HIGHLIGHTS

- In floor heating
- 400 amp, single phase power
- High level of improvements and finishing
- Not sprinklered
- 177 liters hot water tank



SELKIRK AREA OVERVIEW



Located in Selkirk, Manitoba, a high-demand community with strong residential growth, only 15-minutes from Winnipeg.



Conveniently located on Main Street, surrounded by a mix of service-oriented retailers and restaurants.



Centrally-located on Main Street in walking distance of all educational institutions in the town of Selkirk.

Contact

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