

OFFICE/INDUSTRIAL BUILDING IN LOCKPORT FOR SALE/LEASE



100 IXL Crescent
LOCKPORT, 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 (+/-)	2.05 acres
ZONING	ML - Light Industrial
BUILDING AREA (+/-)	5,510 sq. ft. (4,396 sq. ft. main floor + 1,114 sq. ft. mezzanine offices)
YEAR BUILT	2017
CLEAR HEIGHT (+/-)	12'
COLUMN SPACING	Clear span construction
ELECTRICAL	400-amp, 600 Volt, 3 Phase
TITLE NO.	2749711/1
LEGAL DESCRIPTION	LOT 5 BLOCK 4 PLAN 43593 WLTO IN RL 155 TO 162 PARISH OF ST ANDREWS
ROLL NO	211504.00
SALE PRICE	\$1,395,000
PROPERTY TAXES	\$16,728.97 (2025)
NET RENTAL RATE	\$17.95 per sq. ft.

PROPERTY HIGHLIGHTS

- Located in the St. Clements Industrial Park in the RM of St. Clements
- Mix of open concept and private office space
- Compound space is fully graveled making it ideal for heavy truck and trailer use



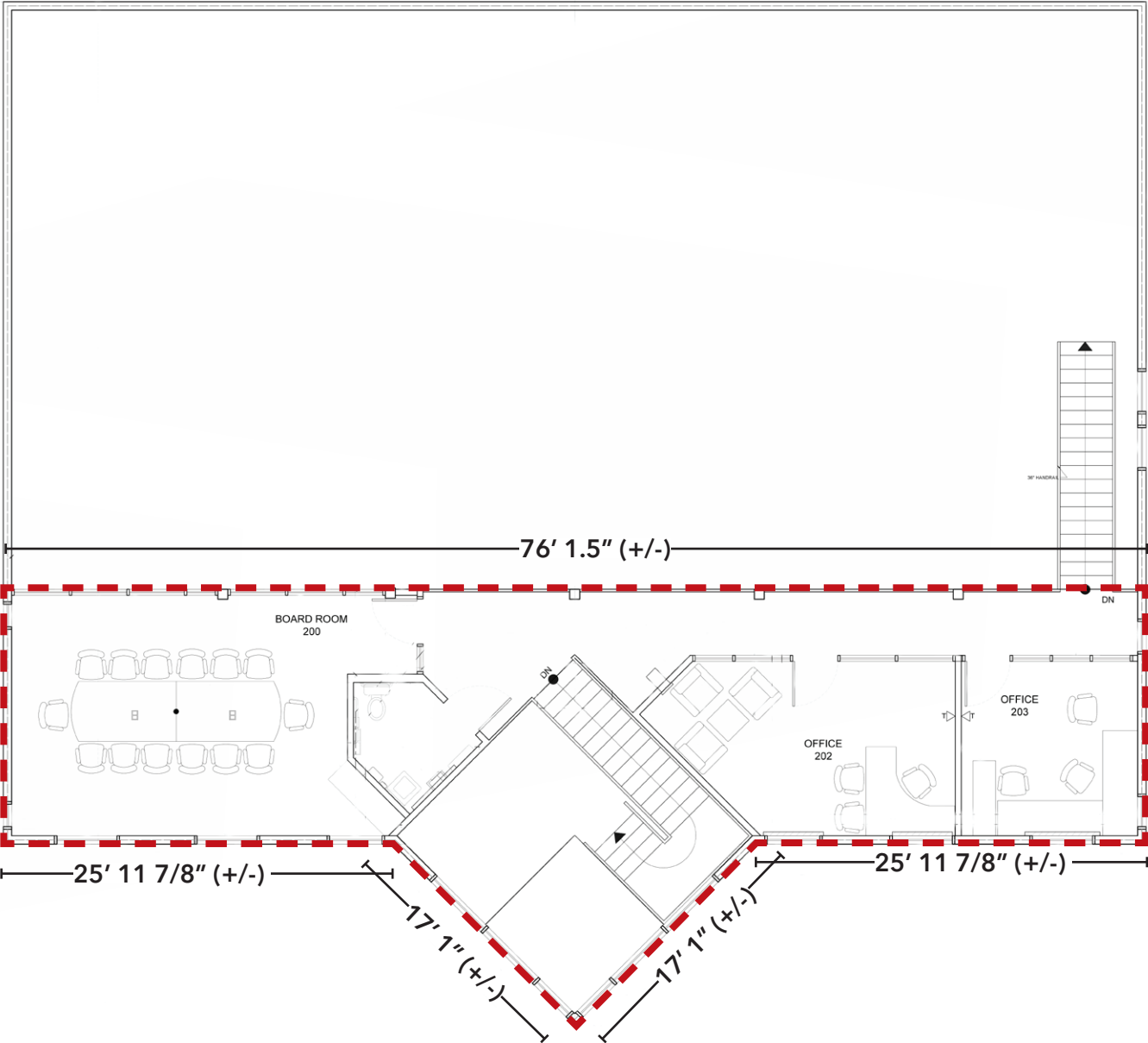
FLOOR PLAN

MAIN FLOOR

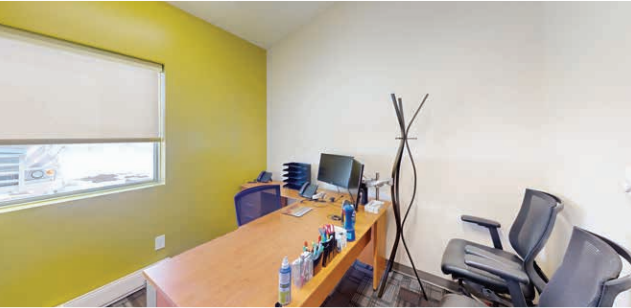
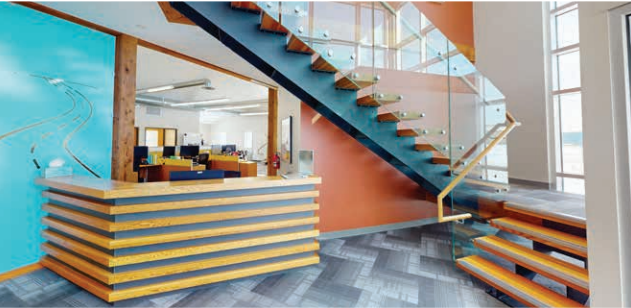


FLOOR PLAN

MEZZANINE



INTERIOR PHOTOGRAPHS



LOCATION OVERVIEW



Lockport is located the RM of St. Clements, roughly 30 km (30 minutes) north of Winnipeg and approximately 15 km (15 minutes) south of Selkirk. Situated on the east side of the Red River with access from Main Street (HWY 9) and Henderson Highway (HWY 204).



Named after the St. Andrews Lock and Dam, a national landmark for the area, is known for being a popular year-round fishing destination and for its iconic takeout stands, including Skinners and Half Moon Drive In.



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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RENNIE ZEGALSKI, Principal

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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

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