

WAREHOUSE BUILDING WITH EXCESS LAND FOR SALE IN SELKIRK, MB



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# 520 MERCY STREET

SELKIRK, MB



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# PROPERTY DETAILS

**TITLE NUMBERS** 3267919/1 & 3267920/1

**TAX ROLL NUMBER** 267816.000

**ZONING** M1 - Light Industrial

**YEAR BUILT** 1998

**LAND AREA (+/-)** 10.19 acres

**SITE COVERAGE RATIO** 11.4%

**BUILDING AREA (+/-)** 50,600 sq. ft.

**LOADING** 4 grade-level doors 16' H x 22' W high speed doors

**CLEAR HEIGHT (+/-)** 33' 0" - 37' 6"

**LIFE SAFETY** Fully sprinklered facility

**ELECTRICAL** 2000-Amp, 347/600 Volt, 3-phase, 4-wire

**PROPERTY TAXES** \$133,488.15 (2025)

**SALE PRICE** \$7,350,000

## PROPERTY HIGHLIGHTS

- 3, 15, & 25 ton cranes available
- Excess land for expansion, and outdoor storage
- Market leading clear height up to 37' 6"
- Adjacent to CPKC Rail Line
- Good condition manufacturing facility for end user at below replacement cost



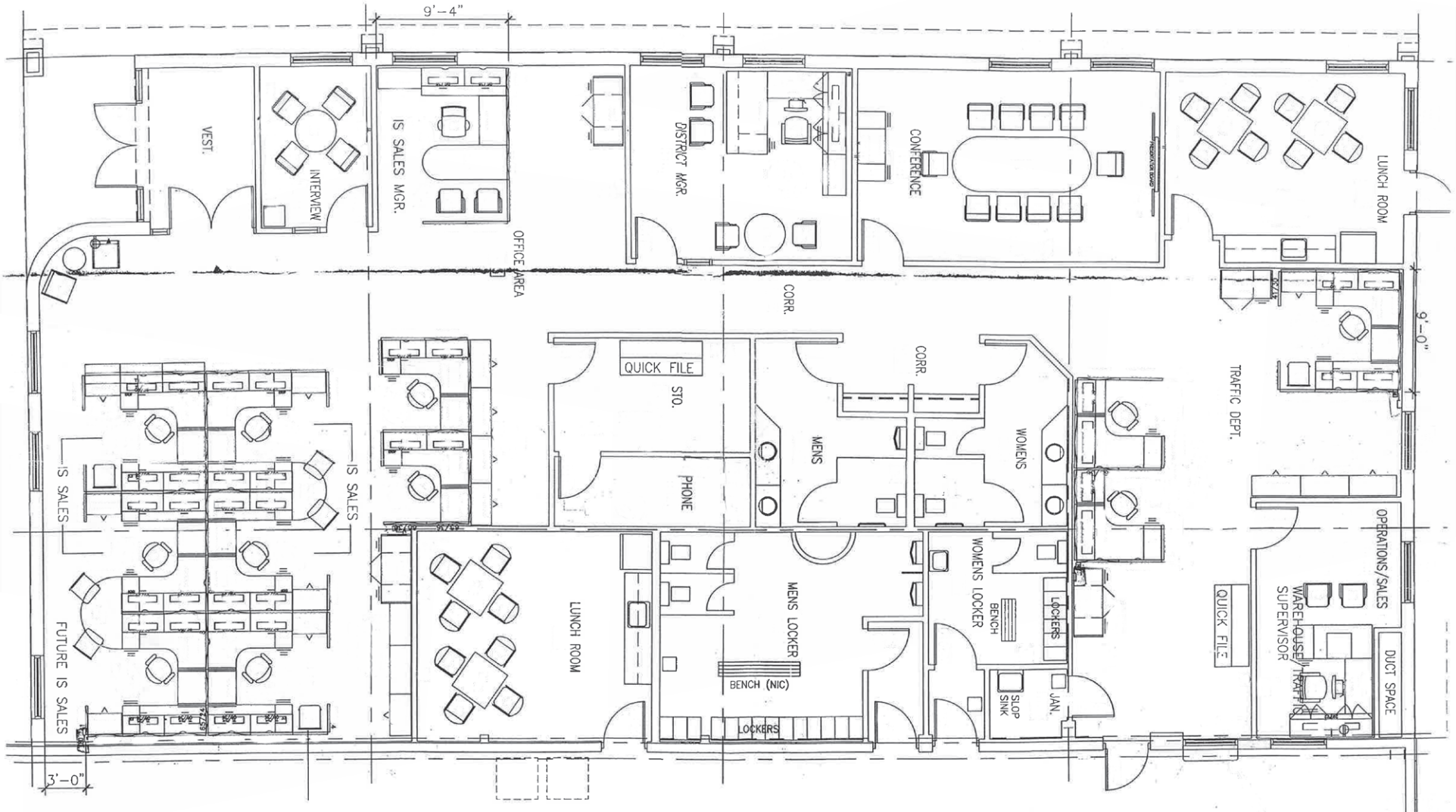
# SITE AERIAL





# FLOOR PLAN

## OFFICE AREA



# FLOOR PLAN



## WAREHOUSE AREA



NOTE: - THE ENTIRE SYSTEM SHALL BE INSTALLED A MINIMUM OF 32'-6" ABOVE FINISH D. FLOOR

CANOPY OVER MAIN DOOR (TYP. 7 LOCATIONS TRUS)

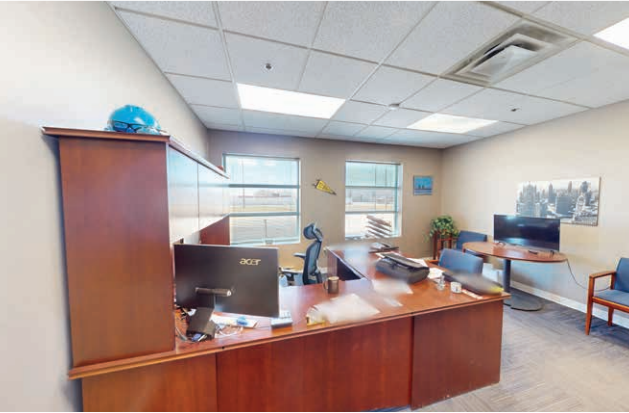
1" INSPECT TEST

# EXTERIOR PHOTOGRAPHS



# INTERIOR PHOTOGRAPHS

## OFFICE AREA



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# INTERIOR PHOTOGRAPHS

## WAREHOUSE AREA

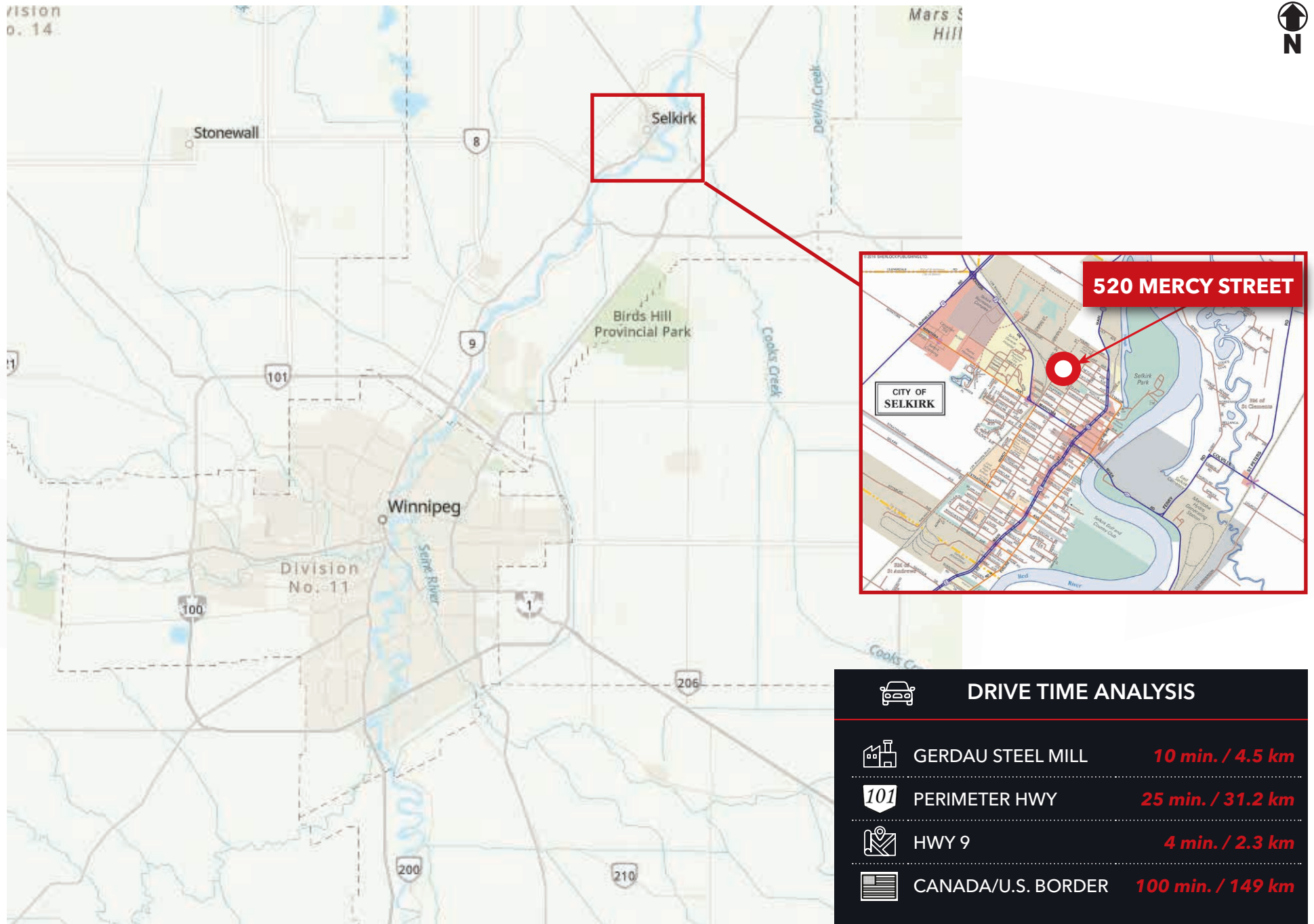


# INTERIOR PHOTOGRAPHS

## WAREHOUSE AREA



# LOCATION OVERVIEW



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## Contact

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