

FOR SALE/LEASE

Automotive Retail Showroom, Parts Department & Service Centre

1066 Nairn Avenue, Winnipeg, Manitoba



**SIGNAGE
OPPORTUNITY**



**GREAT
ACCESS**



**174,000+
POPULATION**

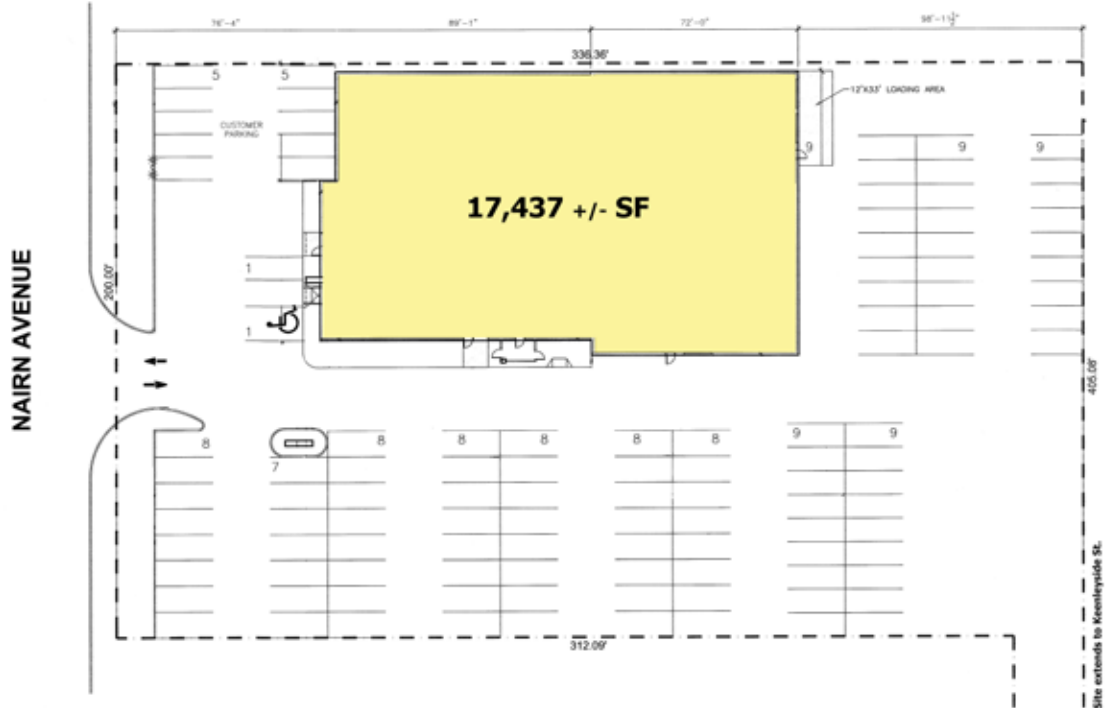
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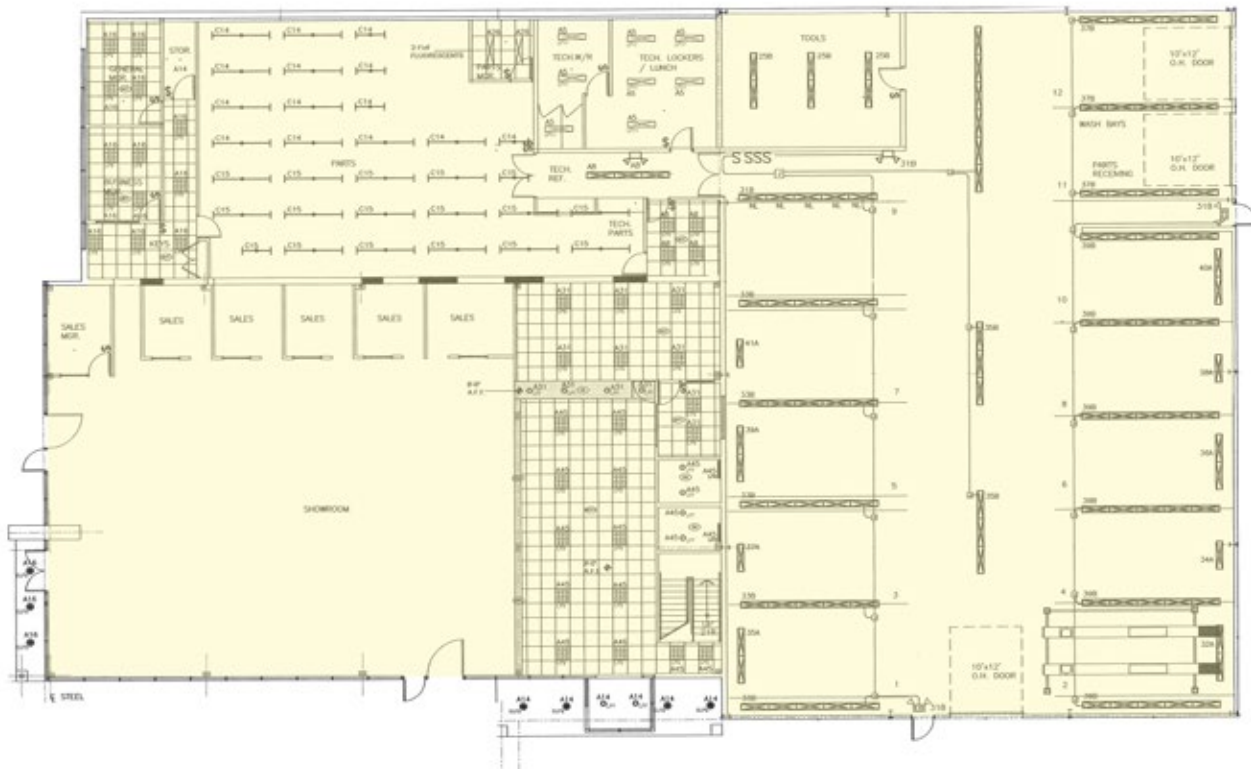
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SITE PLAN:



FLOOR PLAN:



204.474.2000

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PROPERTY SUMMARY

Building Size	17,437 +/- SF
Land Area	74,613 +/- SF (1.71 +/- Acres)
Sale Price	\$3,575,000
Net Lease Rate	\$17.95/SF
Available	April 1, 2022 (potentially sooner)
Property Taxes (2020)	\$52,993.99
Zoning	C3 - Commercial

FEATURES

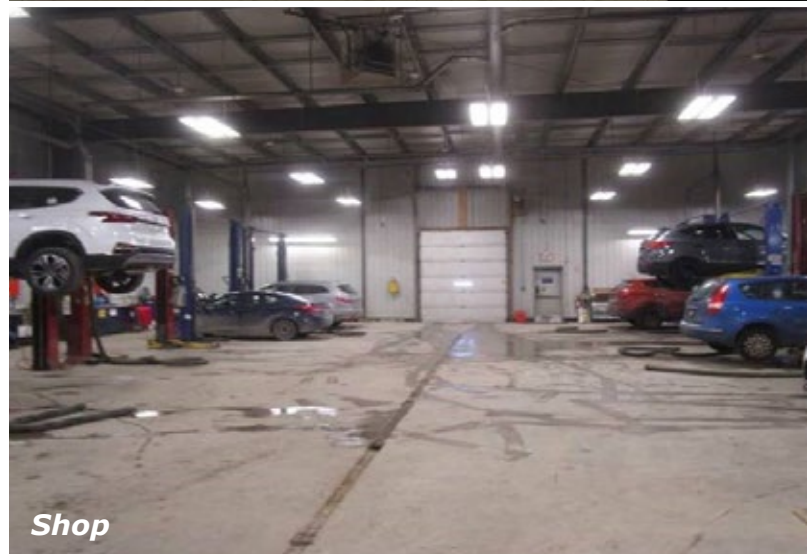
- Impressive showroom with high ceilings (19 feet to the underside of deck) and windows on 2 sides.
- Over 135 +/- vehicles can be parked as automotive inventory.
- Developed office on mezzanine level.
- 10 shop bays & 2 wash bays. All hoists were above ground hoists therefore not an environmental concern.
- Three grade level overhead doors.
- Prominent building signage.
- Opportunity for potential expansion to the west &/ or south of property.
- Building was essentially reconstructed in 2007, complete with two additions in 2007 (7,128 SF & 6,874 SF).
- New roof installed in 2007.
- Property was remediated under the supervision of AMEC in 2006. Environmental reports in Vendor's possession.

LOCATION

- Situated in East Winnipeg's dominant shopping node.
- Excellent site access & egress with exposure on the going home side of Nairn Avenue.



Showroom



Shop



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TRAFFIC

- 100,900 vehicles per day at Nairn/Regent Avenue and Lagimodiere Boulevard.

City of Winnipeg Public Works Department 2018



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Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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