

FOR SALE

Freestanding Former Financial Institution Available

16 Main Street, Starbuck, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
EXPOSURE**



**AMPLE
PARKING**

FOR SALE

16 Main Street, Starbuck, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Total Building Size	6,500 +/- SF (1,550 SF Mezzanine)
Lot Size	7,800 +/- SF
Frontage	60'
Year Built	1973 & 1985
Electrical	3 Phase 400 Amp
Zoning	CG - Commercial General

FINANCIAL

Sale Price	\$325,000
Property Taxes (2016)	\$9,797.38
Assessment	\$467,700
Title Number	2400799
Legal Description	Lot 6/7 Block Plan 640
Roll Number	254200

FEATURES

- Originally built in 1973 with a two story 31 x 50 addition in 1985.
- Upgrades & modernization including roof, furnace, air-conditioning, and interior finish.
- Main floor includes five teller stations, 16 x 10 vault, seven offices and storage with ATM in front lobby.
- Open concept design, suitable for a variety of retail and office uses.

LOCATION

- Located in the Hamlet of Starbuck on the west side of Main Street in the R.M. of MacDonald, the fastest growing municipalities in the province with most of the growth in small hamlets.
- The R.M. of MacDonald with a population of 6,280 persons, is located southwest of the City of Winnipeg and includes 12 townships of land along with small Hamlets of Sanford, Starbuck, La Salle, Oak Bluff and Brunkild.
- Starbuck offers banking, hotel, grocery store, some farm services, schools and recreational activities.



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FOR MORE INFORMATION, PLEASE CONTACT:

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