

FOR SALE

Industrial Investment Asset with Build to Suit Opportunity

2091 Brookside Boulevard, Winnipeg, Manitoba



**MINUTES FROM
INTERNATIONAL
AIRPORT**



**CLOSE TO
TRANSPORTATION
ROUTES**



**BROOKSIDE
BOULEVARD
FRONTAGE**



**UNIQUE
BUILD TO SUIT
OPPORTUNITY**

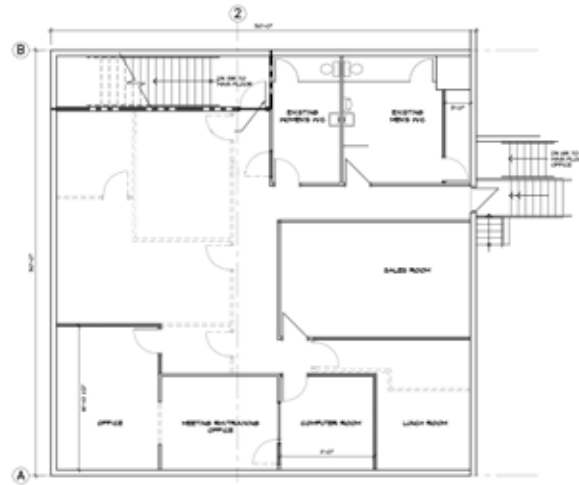
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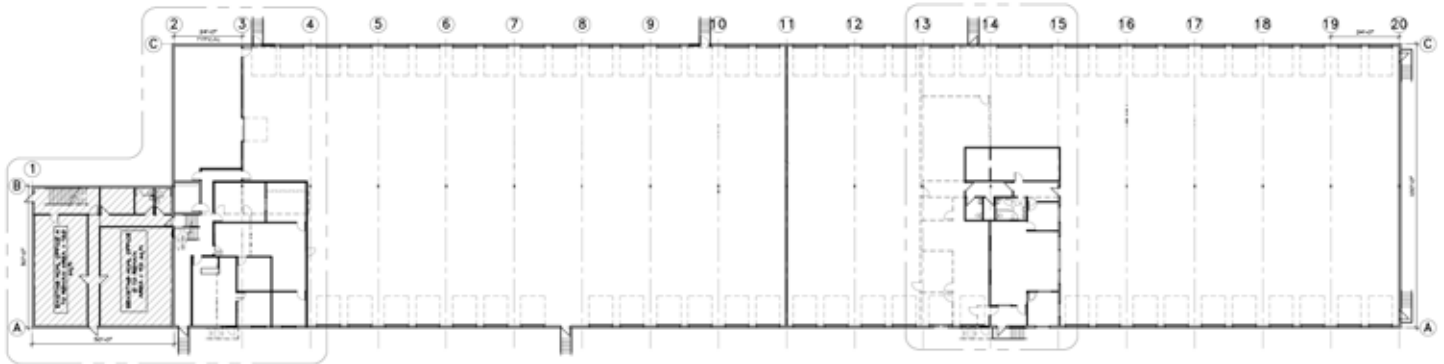
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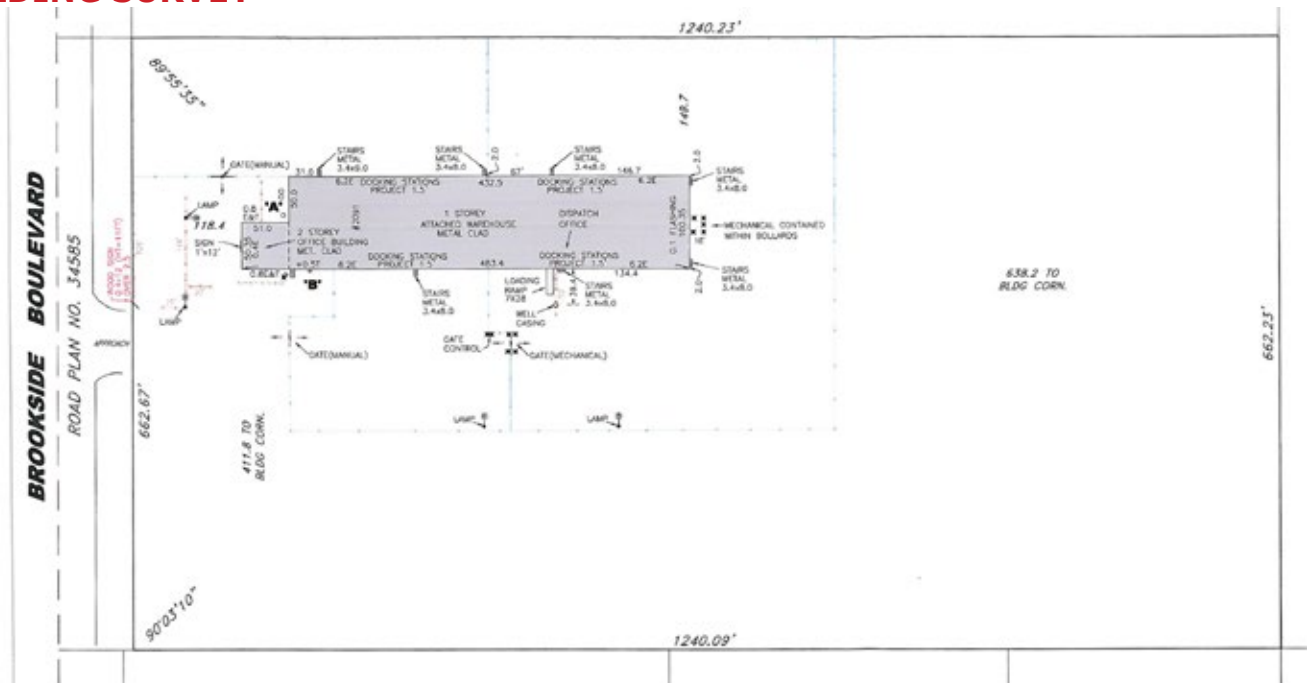
SECOND FLOOR OFFICE PLAN



MAIN FLOOR BUILDING PLAN



BUILDING SURVEY



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PROPERTY SUMMARY

Building Area	46,024 +/- SF
Lot Size	18.85 +/- Acres
Sale Price	\$7,495,000
In Place Income	Available with CA
Property Taxes (2018)	\$101,041.47
Year Built	1969 with addition in 1974
Ceiling Height	10 - 16 ft.
Loading	60 (Cross Dock Facility)
Zoning	C3 - Commercial Corridor
Roll Number	14098388000

*the Purchaser is responsible for confirming the accuracy of size and any other information herein during its due diligence

FEATURES

- **9 +/- acres surplus land for development. A build to suit opportunity with a related party exists.**
- Existing cross dock asset.
- Future 2nd road access to east side of property.
- Truck and trailer parking available.
- Extremely low site coverage of 5.67%.
- Property is serviced by well water and a septic tank with an opportunity to tie into City services.
- Close proximity to Winnipeg James Armstrong Richardson International Airport, the Perimeter Highway and CentrePort Canada Way.
- Adjacent to CentrePort Canada, Canada's only inland port.
- Located in the northwest quadrant of Winnipeg where the highest demand for industrial space is concentrated.



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FOR MORE INFORMATION, PLEASE CONTACT:

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