

# FOR SALE

Industrial Building Available in North Transcona

293 Jean Marc Avenue, R.M. of Springfield, Manitoba

## INDUSTRIAL STRENGTH



**SIGNAGE**  
OPPORTUNITIES



**GREAT**  
ACCESS



**CLOSE TO**  
TRANSPORTATION  
ROUTES



**AMPLE**  
PARKING

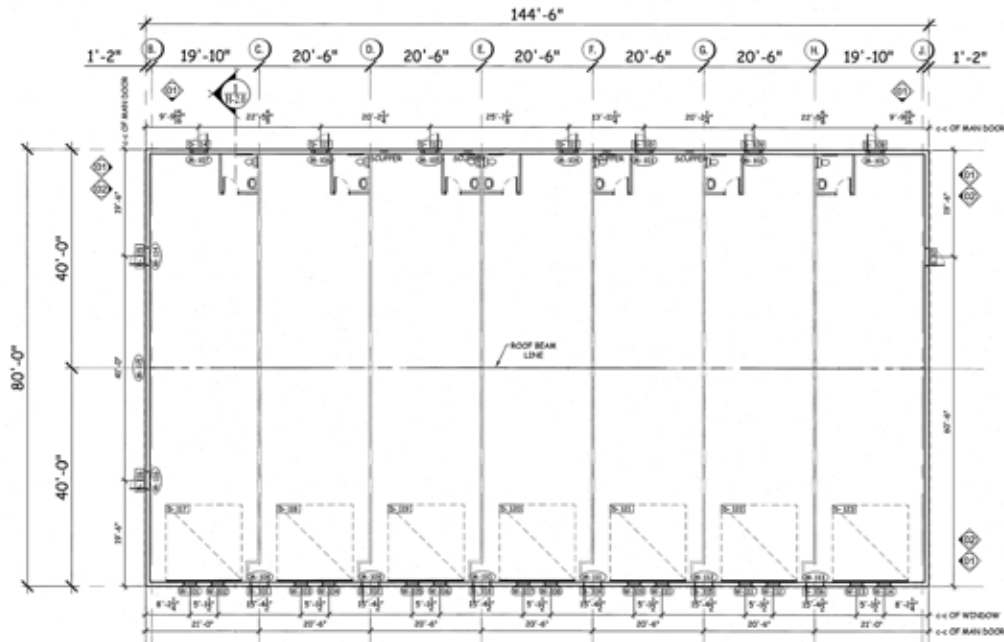
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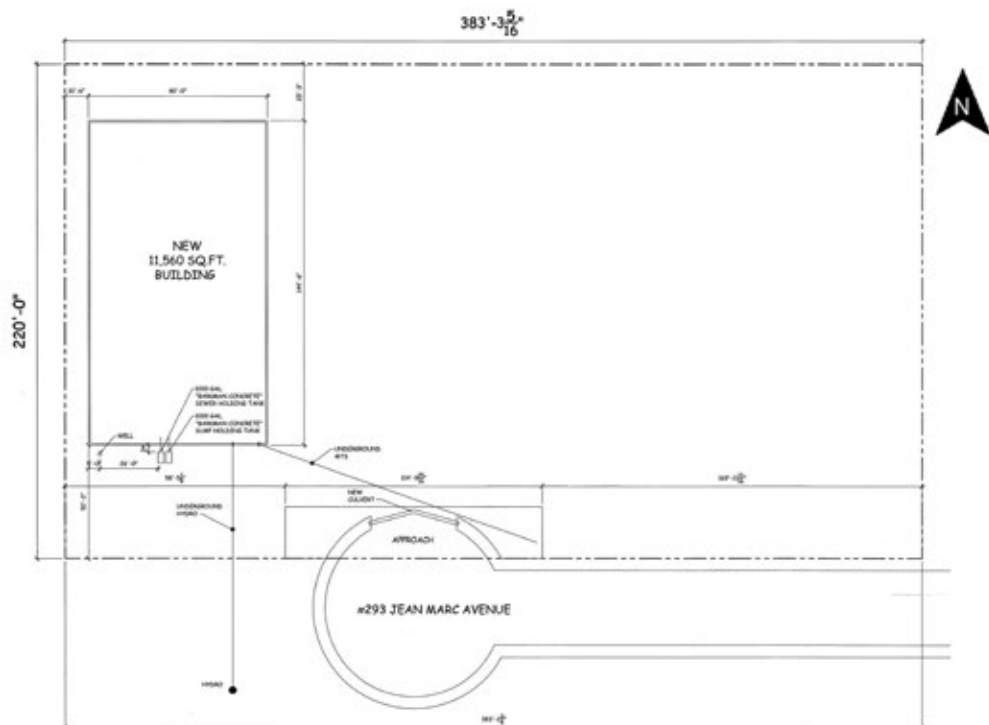
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## BUILDING PLAN



## SITE PLAN



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## PROPERTY SUMMARY

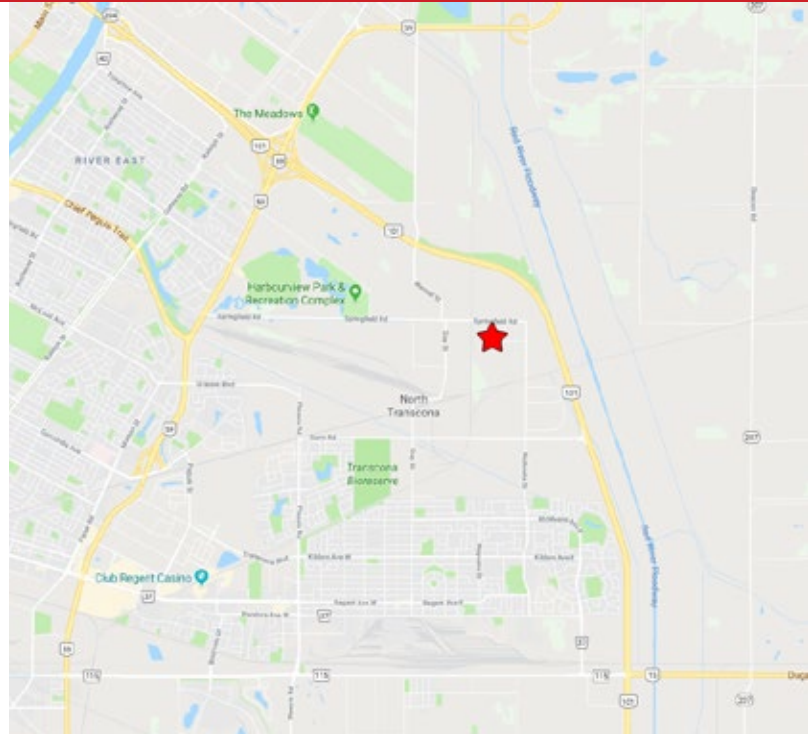
Building Size	11,560 +/- SF
Lot Size	1.94 +/- Acres
Zoning	MG - Industrial General
Year Built	2009
Ceiling	20 ft. +/- Clear
Power	600 Volt 3 Phase 400 Amp
Bay Sizes	20 ft. +/- x 80 ft. +/-
Loading	14 ft. x 14 ft. Grade Level
Construction	Precast Concrete Panels

## FINANCIAL

Sale Price	\$1,595,000
Property Taxes (2019)	\$21,978.40
Roll Number	71975 RM of Springfield, MB

## FEATURES

- Ideal for investor or owner-user.
- Building constructed of precast concrete insulated sandwich panels.
- Walls are R-16 and roof is R-20 insulation.
- Water provided by on-site well.
- 1000 gallon sewer and 1000 gallon sump holding tanks.
- Natural gas available at the property line.
- Paved access to property.
- Close proximity to Perimeter Highway.



- Each of the 7 bays features 14 ft. x 14 ft. overhead grade door, in-floor heating, 600 Volt 3 Phase 100 Amp service with a transformer and 120/240 volt panel.



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FOR MORE INFORMATION, PLEASE CONTACT:

**Ian Corbett**  
P (204) 928-8231  
C (204) 688-7653  
[icorbett@shindico.com](mailto:icorbett@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

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International



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