

FOR SALE

Freestanding Office / Retail Building

3187 Birds Hill Road, East Saint Paul, Manitoba



**FORMER BANK
BUILDING**



**OWNER-OCCUPIER
OPPORTUNITY**



**DOMINANT
SIGNAGE**



**AMPLE
PARKING**

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PROPERTY SUMMARY

Building Area	+/- 2,600 SF plus lower level
Land Area	7,800 SF
Offering Price	\$775,000
Property Taxes (2024)	\$13,243.17
Zoning	CB – Commercial Business
Parking	+/- 12 stalls plus ample street parking

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

FEATURES

- Former bank branch.
- Developed and functional lower level.
- Freestanding digital pylon sign.
- Windows on 3 sides.
- Suitable for a variety of uses including medical, office, service, and retail.

LOCATION

- Situated at the southeast corner of Birds Hill Road & Agar Avenue.
- Directly adjacent to Memorial Park and ample green space.
- Across the street from Sobeys.
- Birds Hill Road links directly to Highway 59 (Lagimodiere Boulevard).
- 10 minute drive to the intersection of Regent Avenue & Lagimodiere Boulevard.



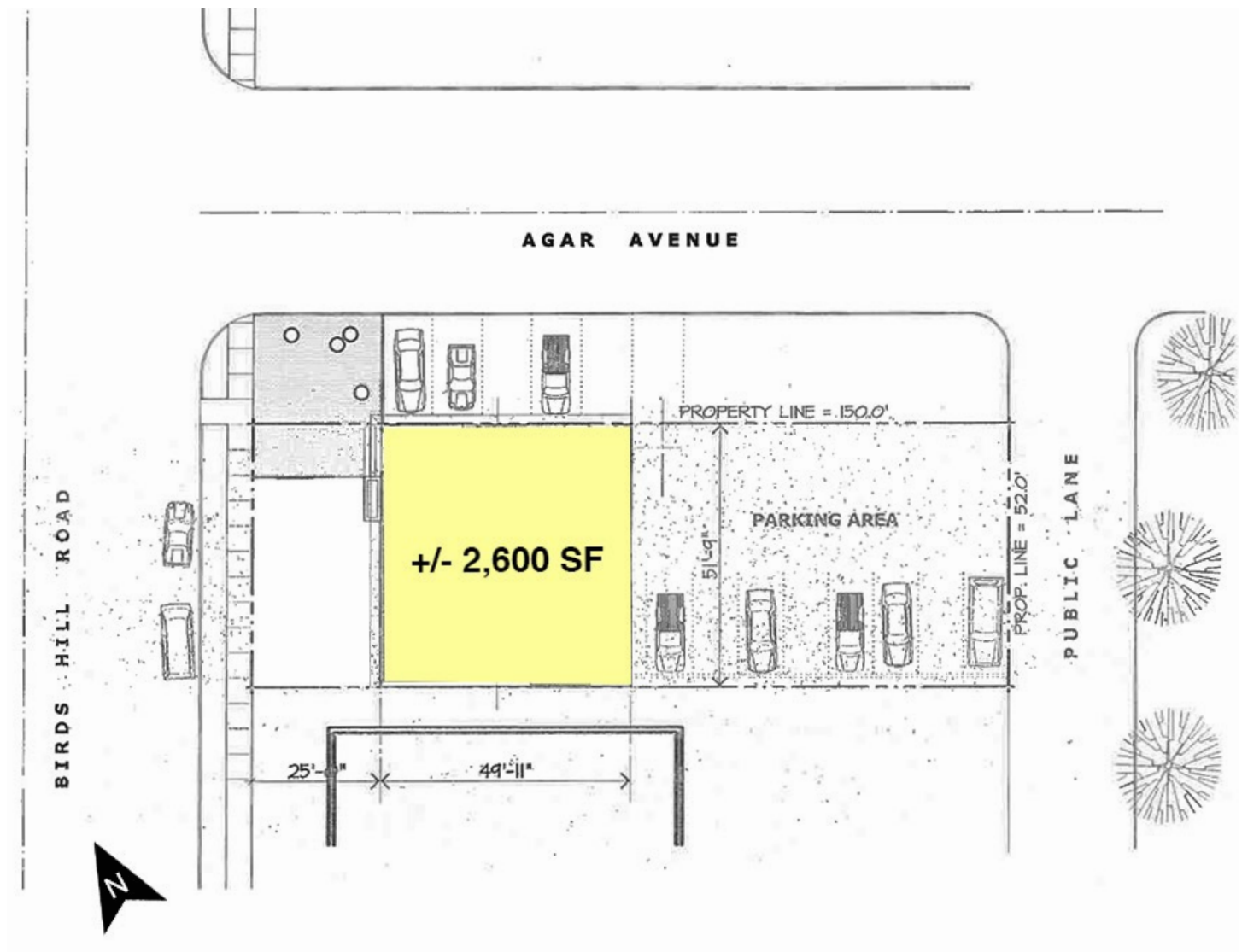
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SITE PLAN



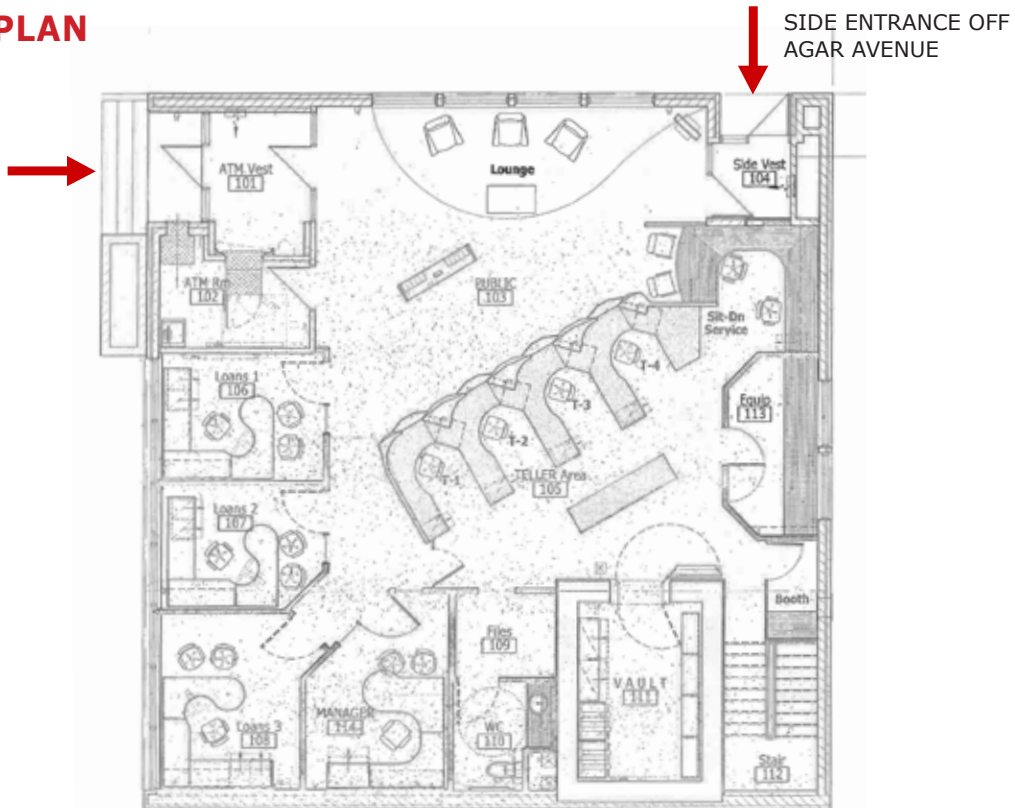
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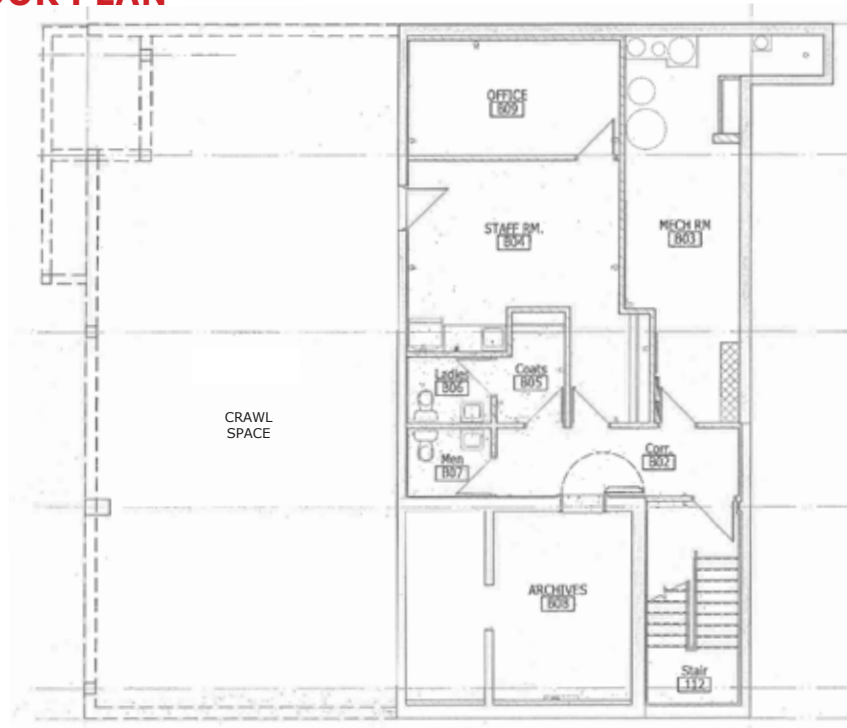
3187 Birds Hill Road, East Saint Paul, Manitoba

MAIN FLOOR PLAN

MAIN ENTRANCE OFF
BIRDS HILL ROAD



LOWER LEVEL FLOOR PLAN

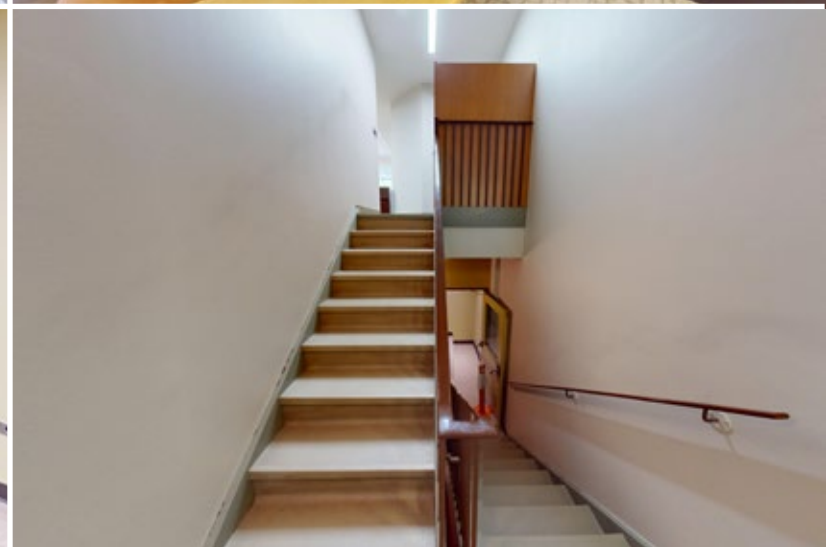


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DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive time
Total Population	7,643	61,896
Daytime Population	5,814	48,923
Households	2,80	2,801
Median Age	43.7	42.5
Avg. Household Income	\$212,922	\$140,968

Environics Analytics ©2024



Provincial Trunk Highway 59

Perimeter Highway

Lagimodiere Boulevard



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Shindico

Succeeding by Helping Others Succeed



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