

FOR SALE

Freestanding Industrial Building

470 Des Meurons Street, Winnipeg, Manitoba



**INDUSTRIAL
SITE**



**GREAT
TRANSIT**



**ONSITE
PARKING**



**COMPOUND
SPACE AREA**

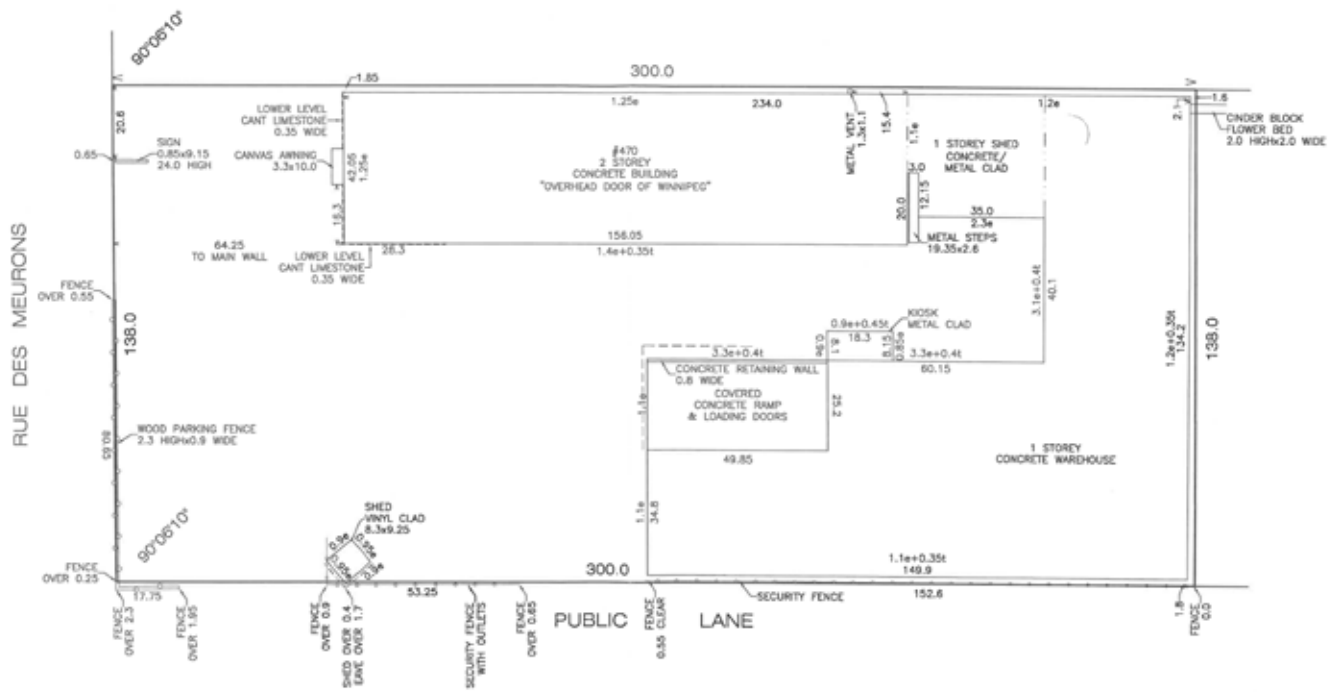
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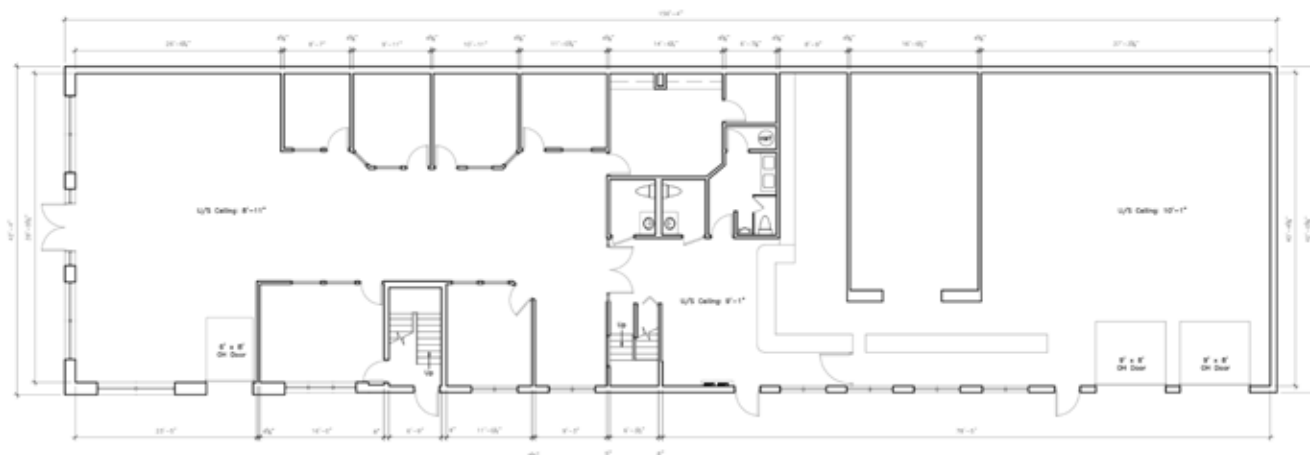
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470 Des Meurons Street, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Available - 2 Buildings (Not including mezzanine)	20,971 +/- SF
Possession	September 2024
Land Area	0.95 Acres
Asking Price	\$3,200,000
Property Taxes (2022)	\$33,434.16
Zoning	M1

FEATURES

- Built in 1976 - wood frame with additions, completed in 1980, 1988, 1998.
- Rare single use industrial site within City of Winnipeg.
- New high efficiency furnace recently installed.
- Power 400 amps at 120/240 V 3 phase.
- Parking available in the front and fenced compound area also available in the back.
- Heating is gas fired units in warehouse.
- 7 grade loading doors, 2 dock level doors.
- Electrified parking stalls available.

Building 1:

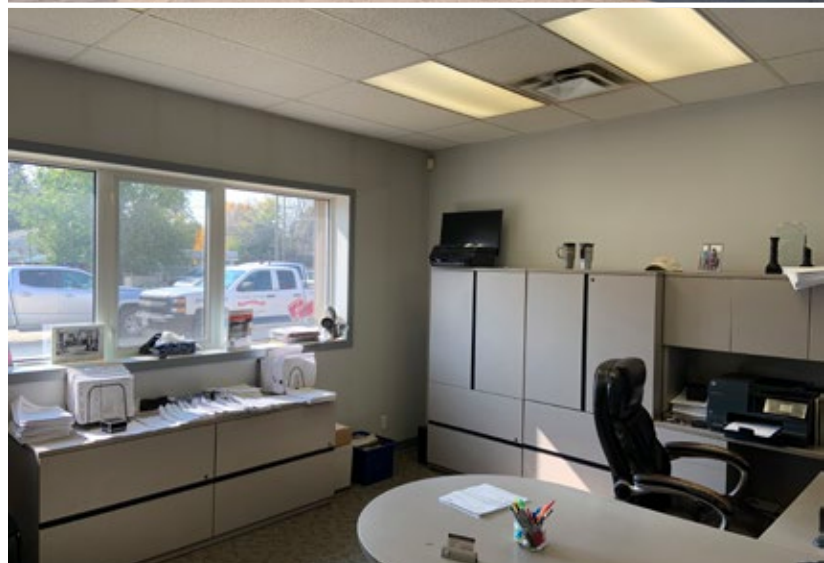
- private offices, show room, washrooms and parts desk and warehouse.
- warehouse ceiling height 10' clear.
- mezzanine (6,636 SF) has a staff area and boardroom.
- mezzanine ceiling height 8' clear.
- potential for adding additional storage and/or private offices/staff area.

Building 2:

- consists of covered 2x dock loading and grade loading doors.
- warehouse ceiling height 14' clear.

LEGAL DESCRIPTION

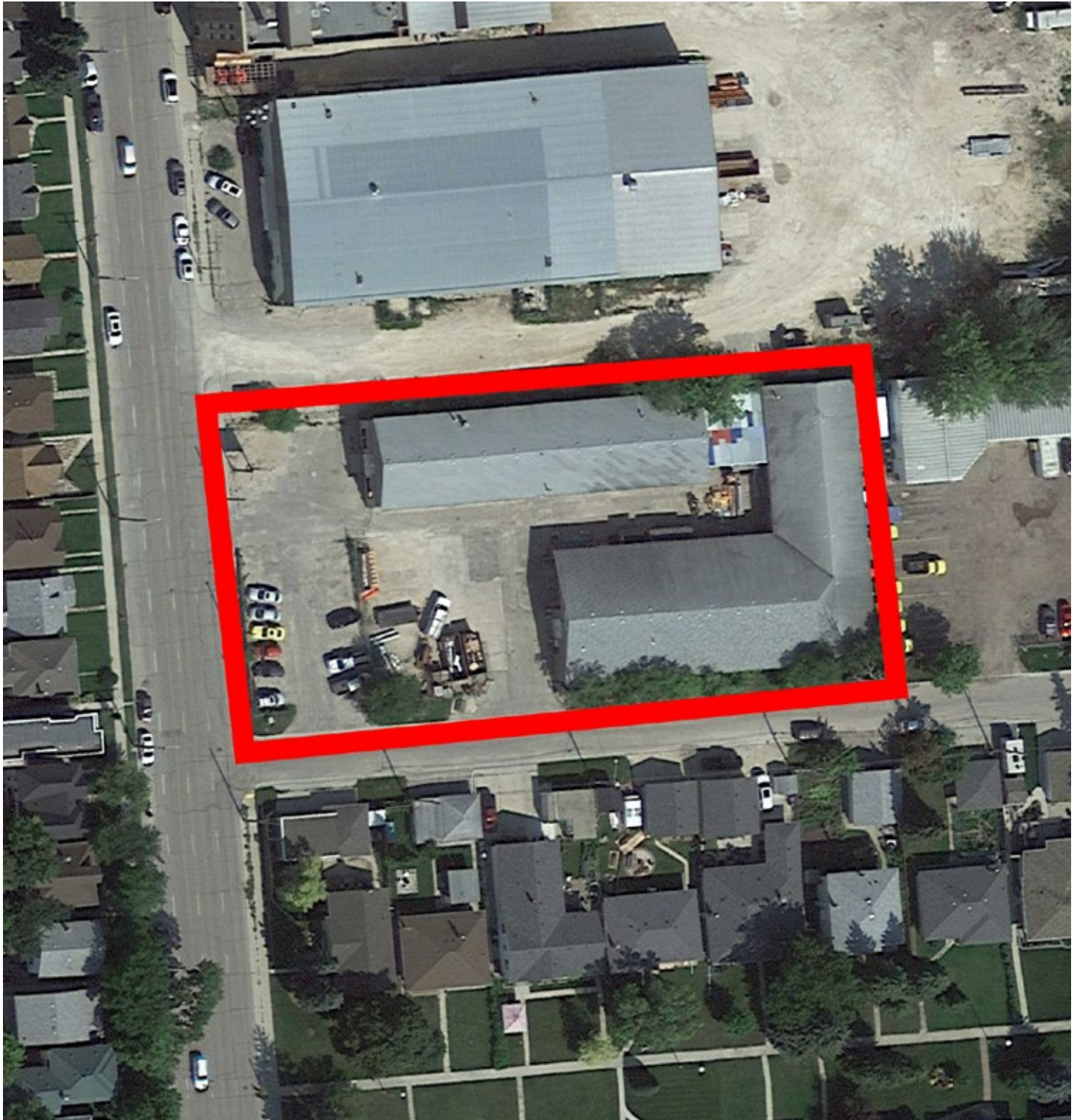
SP LOT1 PLAN 20105 WLTO IN RL 80 PARISH ST.
BONIFACE
ROLL# 06061371000



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AERIAL CLOSE UP



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PARTS AREA



PARTS AREA & WAREHOUSE BUILDING #1



MEZZANINE AREA



WAREHOUSE AREA BUILDING #2



PARTS AREA & WAREHOUSE BUILDING #2

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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