

# FOR SALE

Freestanding Industrial Building

470 Des Meurons Street, Winnipeg, Manitoba



**INDUSTRIAL  
SITE**



**GREAT  
TRANSIT**



**ONSITE  
PARKING**



**COMPOUND  
SPACE AREA**

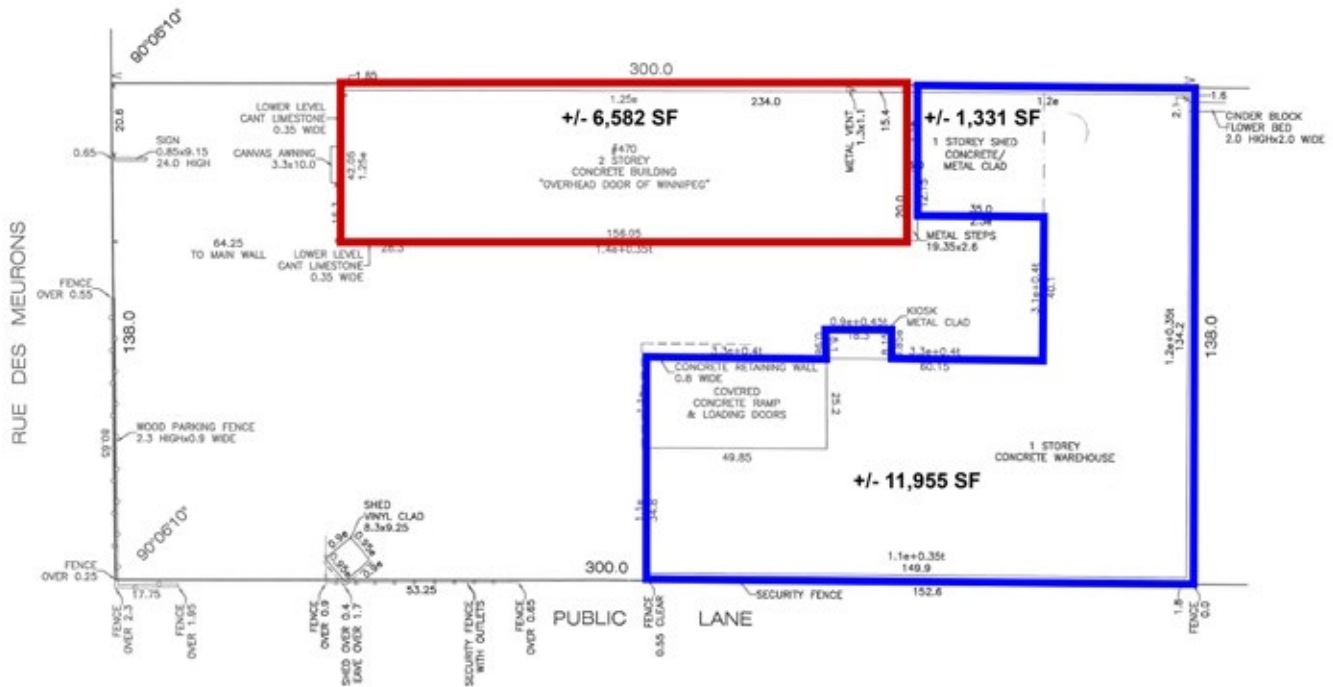
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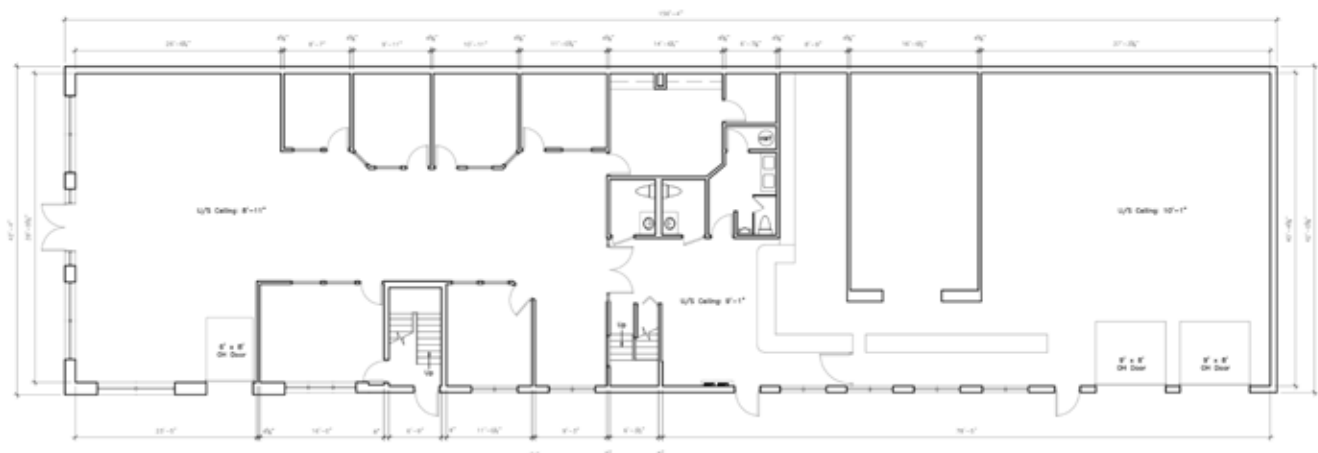
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## SITE PLAN



## FLOOR PLAN - MAIN FLOOR



204.474.2000

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## PROPERTY SUMMARY

Available - 2 Buildings (Not including second floor)	+/- 19,868 SF
Possession	Immediate
Land Area	0.95 Acres
Asking Price	\$2,750,000
Property Taxes (2024)	\$39,092.35
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:

- Main floor includes private offices, show room, washrooms and parts desk and warehouse (+/- 6,582 SF).

- Warehouse area +/- 2,747 SF with parts area.

- Warehouse ceiling height 10' clear.

- Second floor (+/- 6,562 SF) has a staff area and boardroom.

- Second floor ceiling height 8' clear.

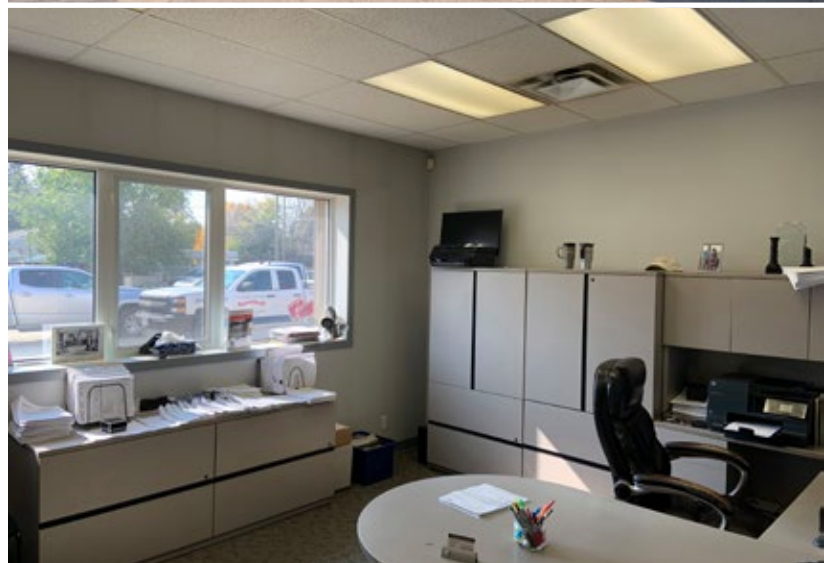
- Potential for adding additional storage and/or private offices/staff area to the second floor.

### Building 2:

- Warehouse area +/- 13,286 SF.

- Consists of covered 2x dock loading and grade loading doors.

- Warehouse ceiling height 14' clear.





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## AERIAL CLOSE UP



### LEGAL DESCRIPTION

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

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**SECOND FLOOR AREA**



**WAREHOUSE AREA  
BUILDING #2**



**PARTS AREA & WAREHOUSE  
BUILDING #2**





470 Des Meurons Street, Winnipeg, Manitoba



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