

FOR SALE

Freestanding Industrial Building

532 Archibald Street, Winnipeg, Manitoba



**INDUSTRIAL
SITE**



**GREAT
TRANSIT**



**ONSITE
PARKING**



**COMPOUND
SPACE AREA**

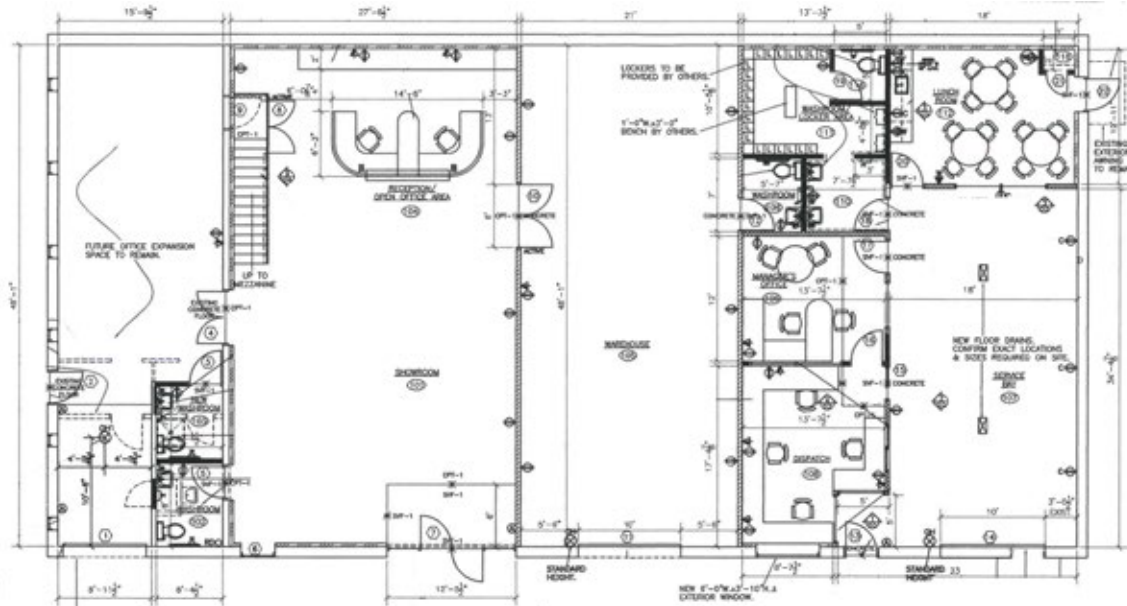
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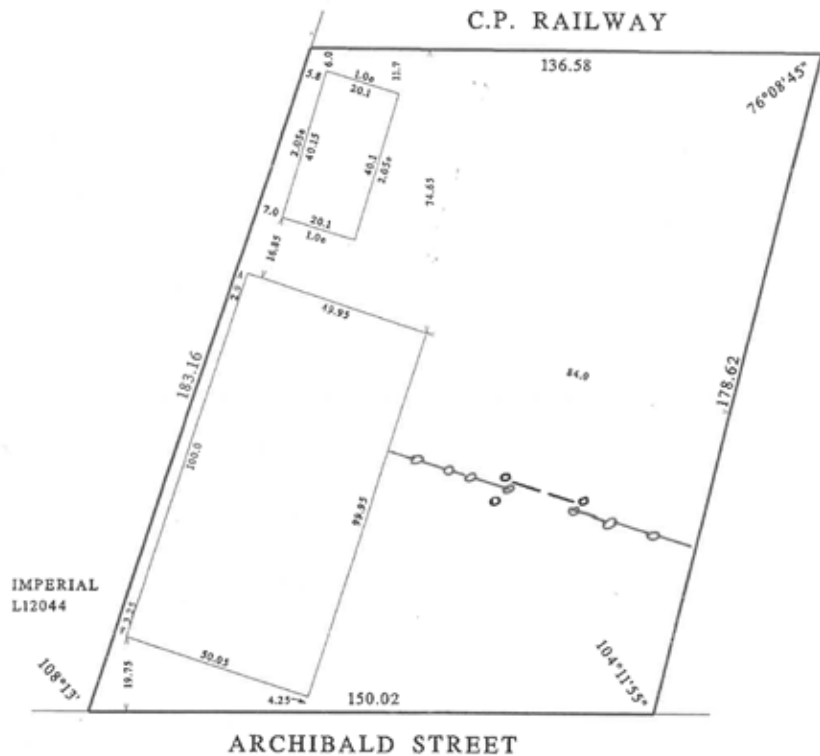
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FLOOR PLAN



SITE SURVEY



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PROPERTY SUMMARY

Building	5,000 +/- SF
Land Area	0.57 Acres
Asking Price	\$1,600,000
Property Taxes (2022)	\$12,619.24
Zoning	M2 - Manufacturing General

FEATURES

- Built in 1969 - masonry wall construction.
- Rare single use industrial site within City of Winnipeg.
- Main floor has private offices, show room, washrooms and staff area.
- Two separate warehouse loading / storage areas.
- Mezzanine also available for storage.
- One large washroom and change area with lockers.
- Ceiling height 10' - 14' clear.
- Option to demise into two separate units with separate loading.
- Power 200 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.
- Two rooftop HVAC units.
- Double garage in compound area 800 +/- SF.
- 2 grade loading doors, with electrical openers.
- Electrified parking stalls in the compound area.

LEGAL DESCRIPTION

SP LOT2 PLAN 20085 WLTO IN LOT313 ROMAN CATHOLIC MISSION PROPERTY



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AERIAL CLOSE UP



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Succeeding by Helping Others Succeed



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