

FOR SALE/LEASE

Freestanding Building in Polo Park Industrial Area

575 Marjorie Street, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**AMENITY
RICH AREA**



**ON-SITE
PARKING**



**OVERHEAD
LOADING DOOR**

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PROPERTY SUMMARY

Building Size 11,032 +/- SF
(plus 500 +/- SF cold storage)

Area Size 19,727 +/- SF

Sale Price \$1,450,000

Net Rent \$7.50/SF

Property Taxes (2023) \$27,623.00

Zoning M1

Parking Onsite parking available
(Plus ample street parking)

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

FEATURES

- Ideally suited for an owner/occupier.
- Zoning allows for a variety of different uses.
- Roof was replace in 2021.
- Mix of developed space and open area warehouse / assembly space.
- Overheard door with automatic opener.
- Outdoor fenced storage area at rear.

LOCATION

- Positioned between Ellice Avenue and St. Matthews Avenue, just minutes from CF Polo Park Shopping Centre and Winnipeg J.A.R. International Airport.
- Great access to major transportation routes with close proximity to Route 90.
- Close to the amenities of Polo Park Shopping Centre retail node.



DEMOGRAPHICS

	10 min Drive Time
Total Population	141,742
Daytime Population	185,385
Households	60,231
Median Age	39.8
Avg. Household Income	\$107,010

Environics Analytics ©2023

204.474.2000

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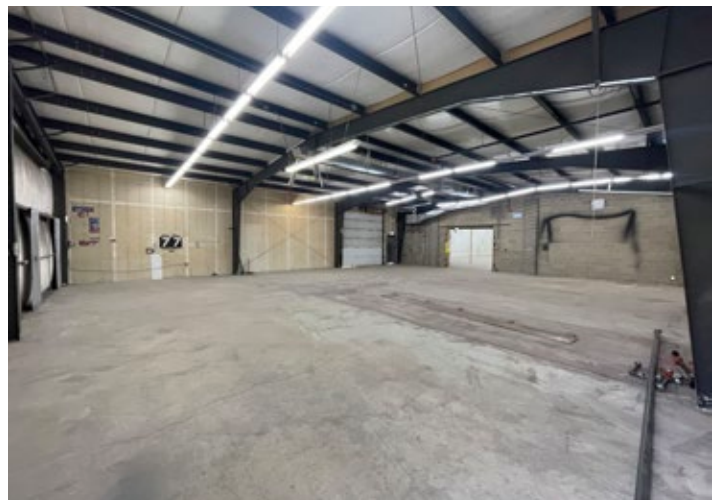
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SITE PLAN



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Shindico

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