

FOR SALE

Industrial Shop & Office in CentrePort Canada

65082 Klimpke Road, RM of Rosser, Manitoba



CLOSE TO
TRANSPORTATION
ROUTES



SIGNAGE
OPPORTUNITIES



COMPOUND
AREA



LOCATED
IN CENTREPORT
CANADA

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PROPERTY SUMMARY

Asking Price	\$1,895,000 \$1,995,000
Property Taxes (2020)	\$15,226.72
Lot Size	5.00 +/- Acres (208.7' x 1,043.35')
Legal	NE 1/4 33-11-2-EPM
Title Number	2694766/1
Roll Number	90300.000
Zoning	Conditional Use - Contractors Yard/Establishment

EXISTING HOUSE

- 1,400 SF
- Features 2 bedrooms, 1 bathroom and 2 car garage
- Geothermal heating & cooling
- Can be used as an office

SHOP/OFFICE

Size	5,670 +/- SF
Dimensions	Shop - 70' x 63' Office/Storage - 20' x 63'
Ceiling Height	21-26'
Loading	3 - 14' x 14' O/H Powered Doors 1 - 10' x 12' O/H Powered Door
Unfinished Mezzanine	1,220 +/- SF (60' x 20.33')

- Built in 2011 - clear span
- Attached cold storage room
- Geothermal heating & cooling
- Floor drains with oil separator
- 3 Phase 600V 600 Amp
- Includes compressor & 14,000 lbs capacity hoist
- 2 open offices and 1 private office with lunchroom and washroom
- Office has in floor heating



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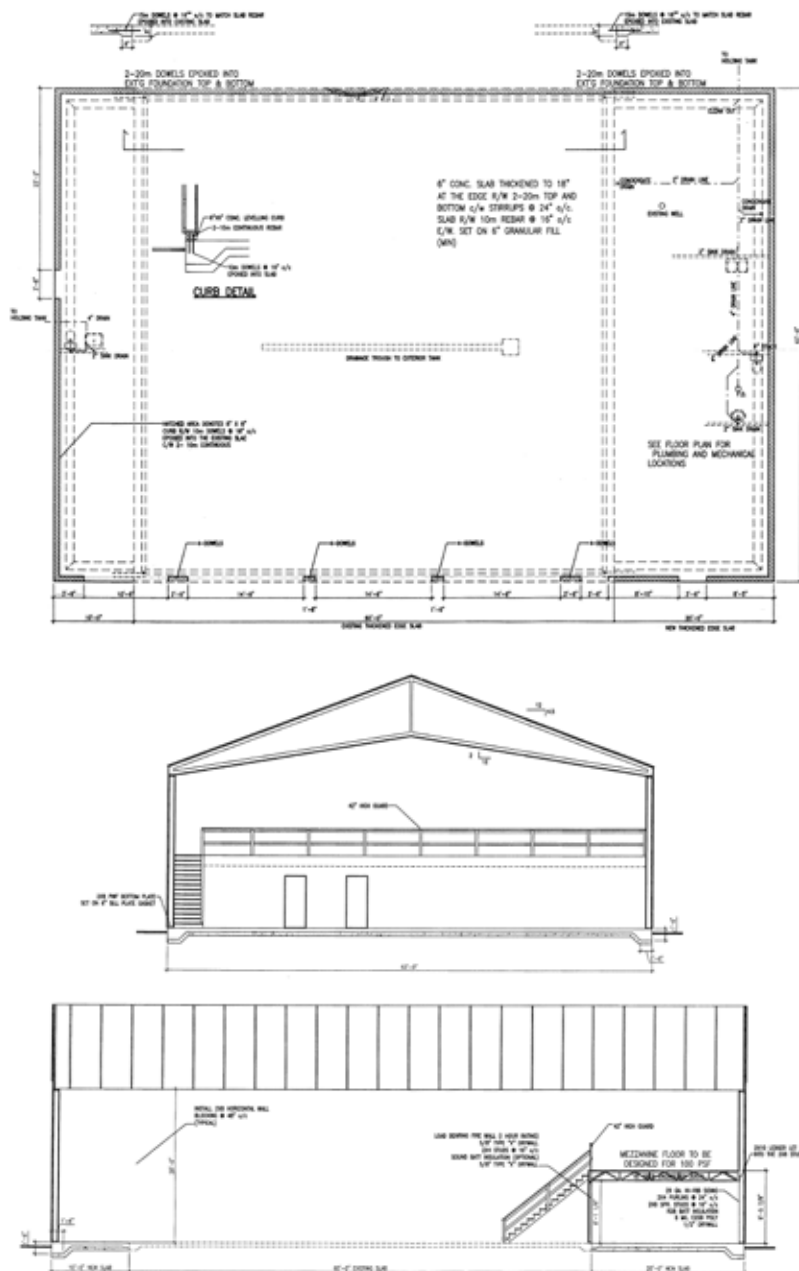
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PROPERTY FEATURES

- Situated in the RM of Rosser within CentrePort Canada, minutes from Brookside Business Park & BrookPort Industrial Park
- Property has well water and 2 septic tanks pumped into a septic field
- No City of Winnipeg business tax
- Future designation to Industrial Zoning (possible I3 - Heavy Industrial)

FLOOR PLAN



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Route from Subject Lands

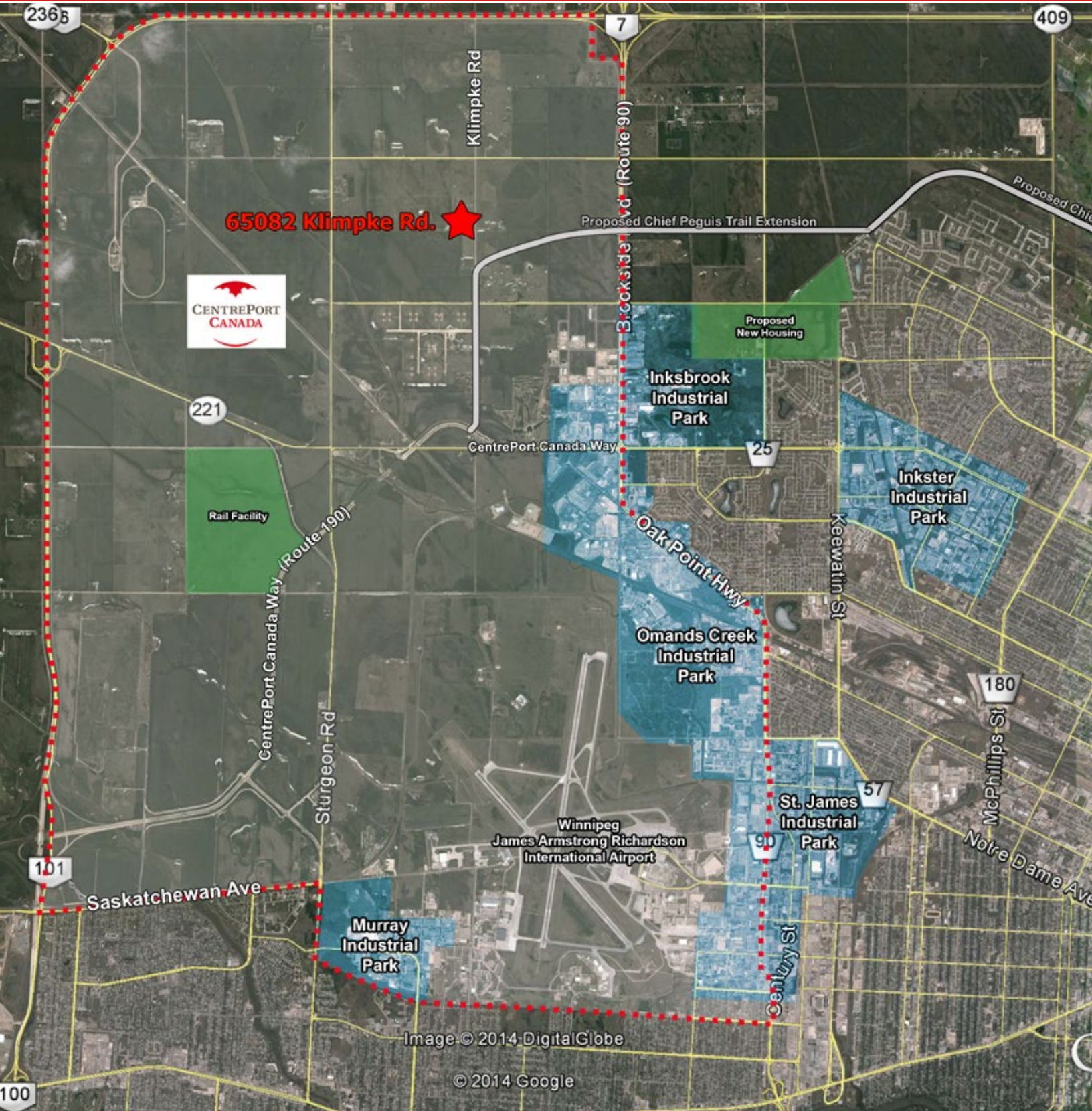
Distance (km.)

Drive Time

1	North Perimeter Highway (Hwy 100) & Rte 40	4.3	4 min
2	East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	38.4	28 min
3	South Perimeter Highway (Hwy 100) & Hwy 75	35.3	25 min
4	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	11.3	9 min
5	Winnipeg Richardson International Airport	10.2	17 min
6	Downtown (Portage Ave & Main St)	11.7	25 min
7	Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	30	27 min
	U.S. Border Crossing via Hwy 75	114	1 hr 19 min
	U.S. Border Crossing via Hwy 59	89.2	1 hr 34 min
	Brandon, Manitoba	211	2 hr 7 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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