

FOR SALE

Industrial / Service Building

791 Erin Street, Winnipeg, Manitoba



**CLOSE TO
TRANSPORTATION
ROUTES**



**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**



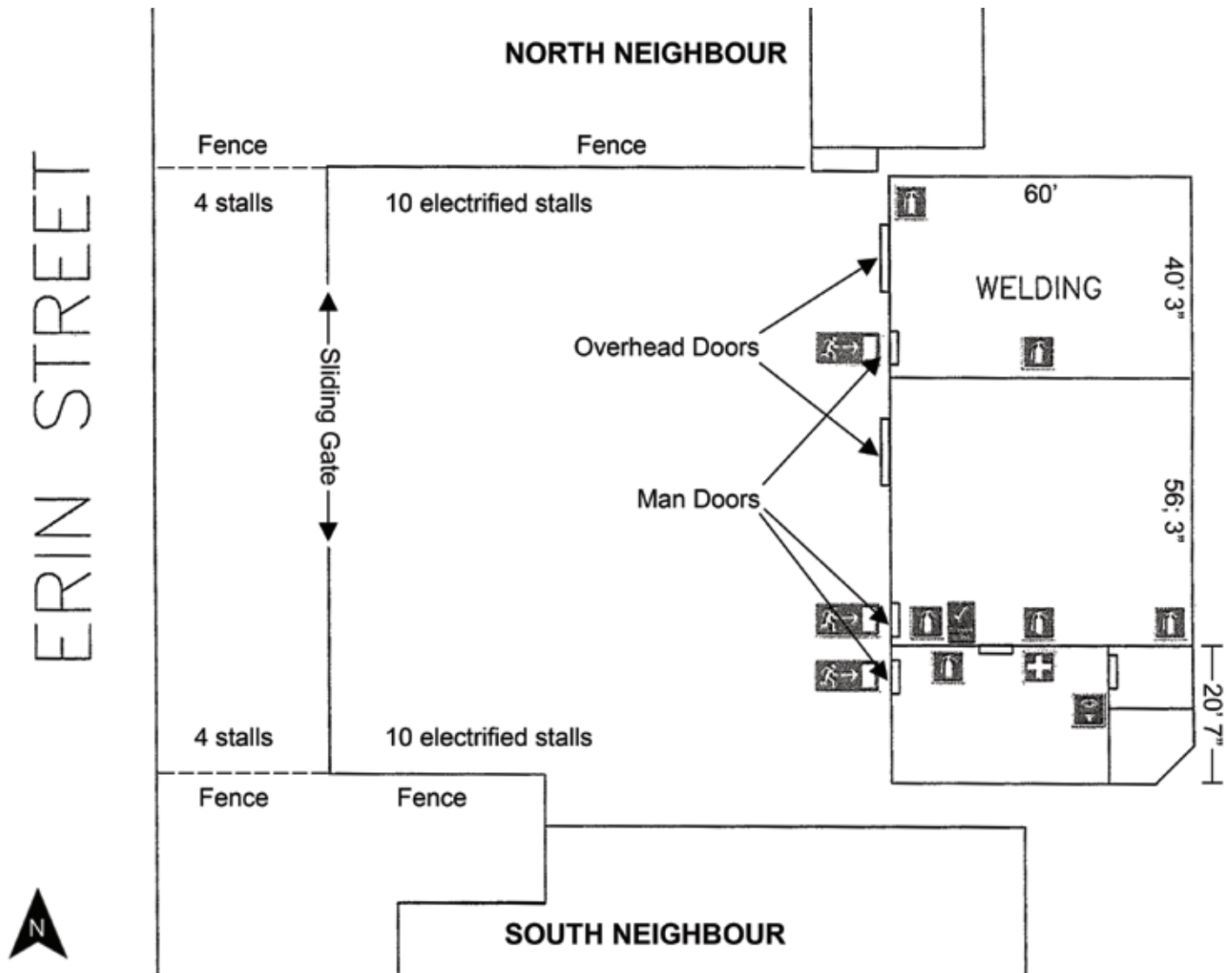
**PARKING
AVAILABLE**

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BUILDING FEATURES

- Upgraded insulation on walls and roof.
- Exhaust fan.
- Floor drains.
- Air make-up units.
- Multi-tenant potential.
- Exhaust system.
- Air compressors.
- Air lines and hose reels.
- Fenced yard.

Exclusively Marketed By: **Ian Corbett***

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

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PROPERTY FEATURES

Building Area	7,660 +/- SF
Lot Size	24,400 +/- SF
Frontage	122 +/- ft.
Depth	200 +/- ft.
Year Built	1973
Ceiling Height	20 ft.
Loading	2 - Grade Doors 14' x 14'
Lighting	- Office Florescent - Shop LED & Florescent
Heat	- Office Gas Furnace - Shop Gas Fired Unit Heaters
Electrical	550 Volt 200 Amps 600V, 120/268 3 Phase, 4 Wire
Zoning	M1 - Industrial
Parking	28+ Stalls

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

MAIN FLOOR

Shop	5,760 SF
Office	1,200 SF
Mezzanine Office	700 SF

Multi-tenant potential

FINANCIAL

Offering Price	\$1,595,000
Property Taxes (2024)	\$28,548.82

LEGAL

Title Number	2443366/1
Roll Number	13011248000
Vendor	Maple Leaf Construction Ltd.

LOCATION

- Situated on the east side Erin Street, south of St. Matthews Avenue.
- Minutes from the Winnipeg James Armstrong Richardson International Airport.

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FOR MORE INFORMATION, PLEASE CONTACT:

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P (204) 928-8231

C (204) 688-7653

icorbett@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

Shindico

Succeeding by Helping Others Succeed

CORFAC
INTERNATIONAL



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