

INDUSTRIAL BUILDING WITH EXCESS LAND FOR SALE IN KOLA, MANITOBA



INDUSTRIAL FOR SALE
57025 ROAD 169 W. KOLA, MB

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca



Stevenson



PROPERTY HIGHLIGHTS

- Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage
- Main building heated with natural gas (indoor boiler)
- Additional air unit and exhaust system
- Freshwater Cistern (In Ground) – 3000 Gallons
- 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons
- Zoning: General Development

SALE PRICE: \$6,000,000
PROPERTY TAX: \$34,321.98 (2024)

(+/-) 3.14 ACRES

MAIN BUILDING	
Shop	14,717 SF
Main Floor Office	4,583 SF
Second Floor Office	4,583 SF
Mezzanine Floor	1,917 SF
TOTAL	23,883 SF
<i>*Not including mezzanine floor</i>	

THREE OUTBUILDINGS FOR STORAGE	
(+/-) 320 sf	
(+/-) 60 sf	
(+/-) 180 sf	

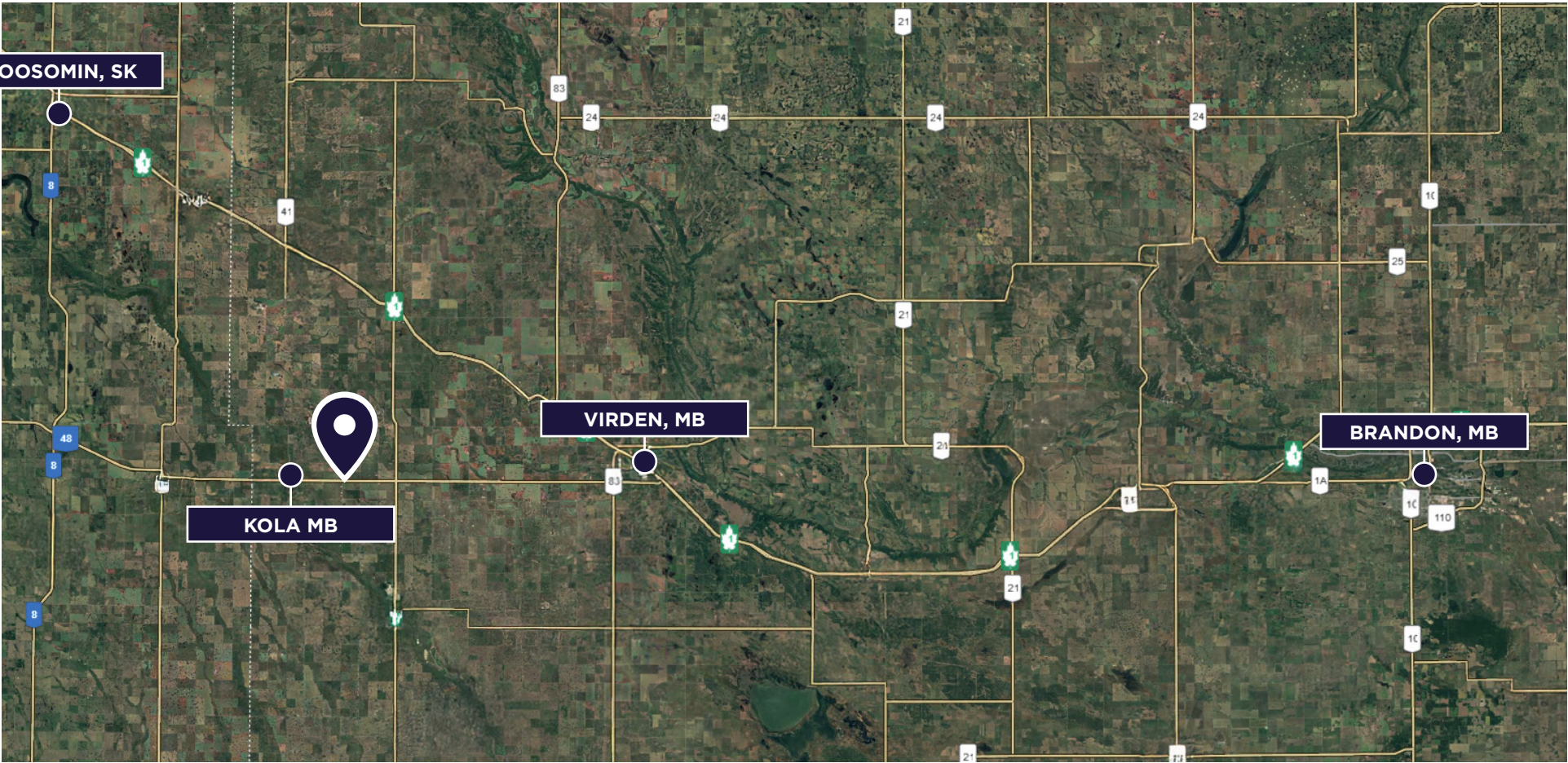
LOADING	
(x10) 16' x 18' grade doors with drive through access	
(x2) 20' x 18' grade doors with drive through access in washbay	
(x1) 16' x 18' grade door in service area	



AERIAL VIEW



DRIVE TIMES



DRIVE TIMES

24 MINS	VIRDEN, MB	5 MINS	SASKATCHEWAN BORDER
1 HR, 10 MINS	BRANDON, MB	38 MINS	MOOSOMIN, SK





CONTACT

Chris Macsymic
Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.