

INDUSTRIAL CONDO FOR SALE IN SHERWIN PARK

UNIT 506-508 - 1200 SHERWIN ROAD



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

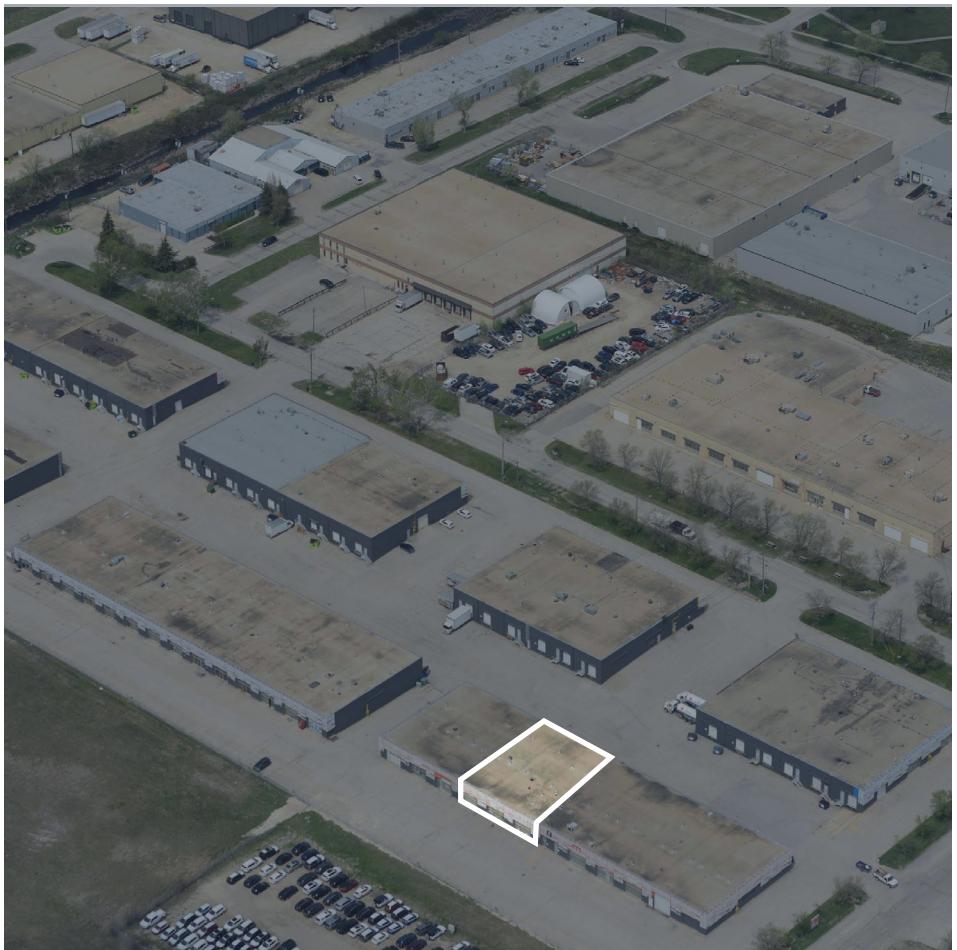
(+/-) 6,513 SF AVAILABLE

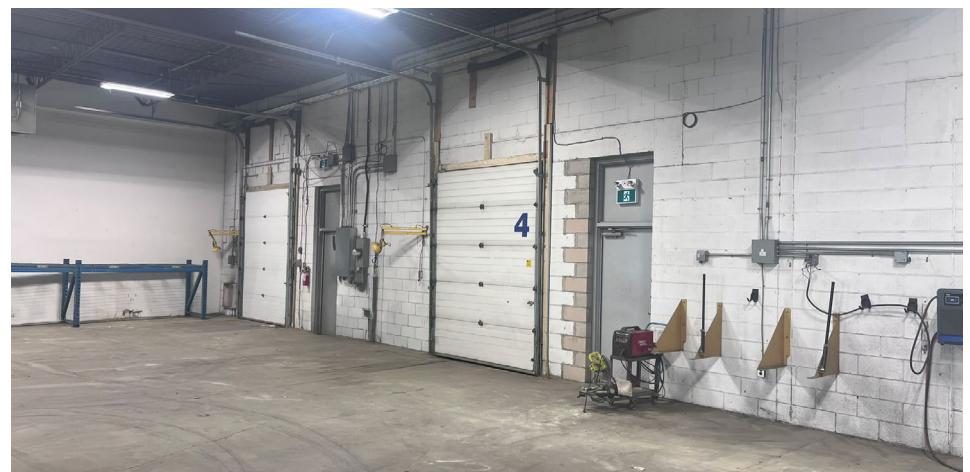
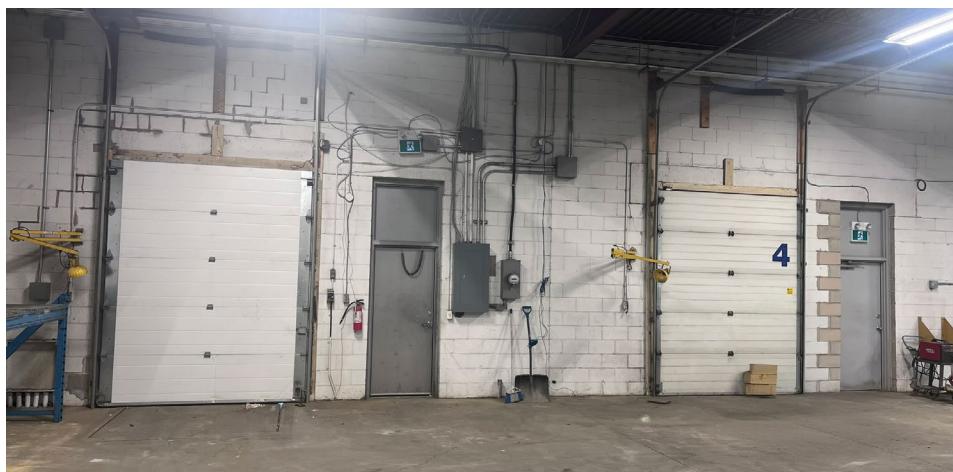
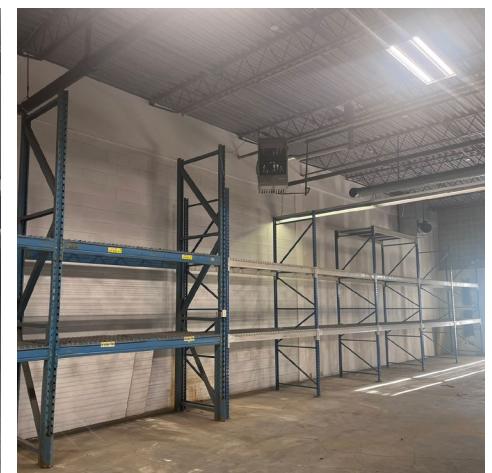
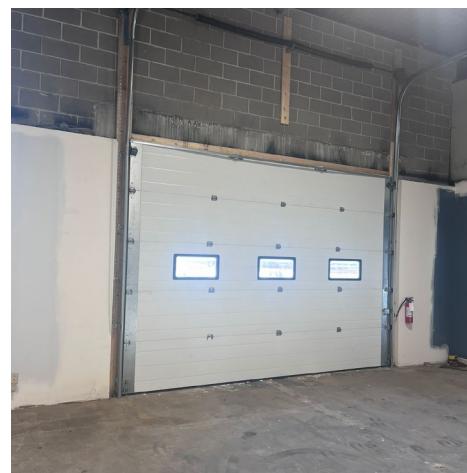
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock and grade-level loading, with excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor.

- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- Dock and grade-level loading
- (+/-) 625 sf office area with 1 private office, 1 washroom and open work area
- 2 dock level loading doors (8' x 10'), one with a leveller
- 1 grade level loading door (14' x 10')
- 16'3" clear ceiling height
- Ample on-site parking
- Move-in ready opportunity for owner-occupiers or investors

SALE PRICE: \$1,390,000

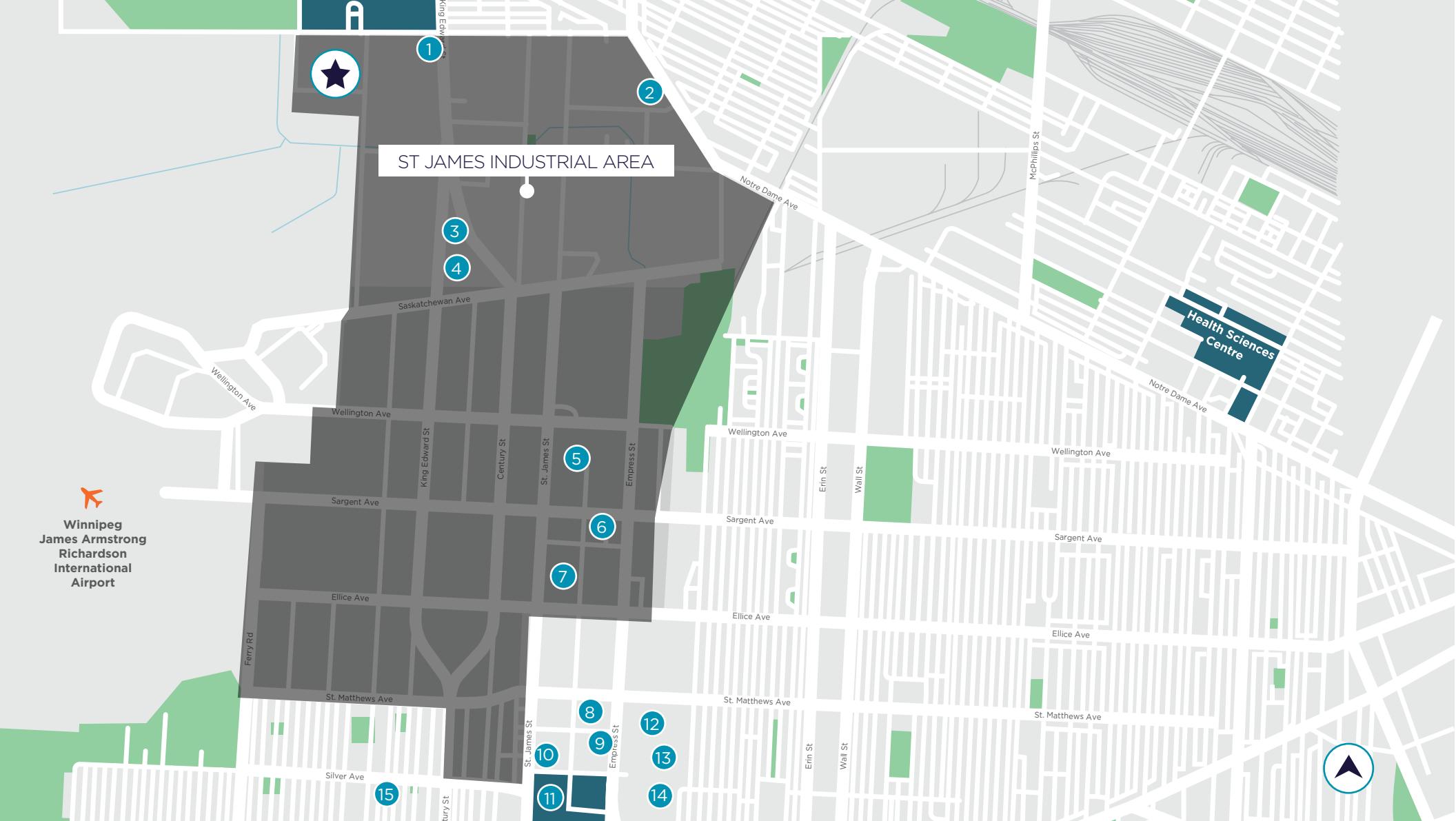
PROPERTY TAX: \$22,995.58 (2025)







AREA MAP



AMENITIES MAP

1	A&W	9	PF CHANGS
2	TIM HORTONS	10	CINEPLEX
3	WENDY'S	11	POLO PARK SHOPPING CENTRE
4	TIM HORTONS	12	HOME DEPOT
5	SUPERSTORE	13	BURGER KING
6	WALMART	14	CHAPTERS
7	STAPLES	15	CANADIAN TIRE
8	WINNERS		



CONTACT

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