

NEWLY CONSTRUCTED INDUSTRIAL BUILDINGS FOR SALE

8 FROESE CRESCENT (HEADINGLEY, MB)



Chris Hourihan
Associate Vice President

Christopher Hourihan Personal Real Estate Corporation
T 204 934 6215
C 204 995 0225
chris.hourihan@cwinnipeg.ca

Colin Gratton
Associate

T 204 928 5000
C 204 471 1270
colin.gratton@cwinnipeg.com

Lydawn McGarry
Associate

T 204 934 8906
C 204 801 6967
lydawn.mcgarry@cwinnipeg.com





PROPERTY HIGHLIGHTS

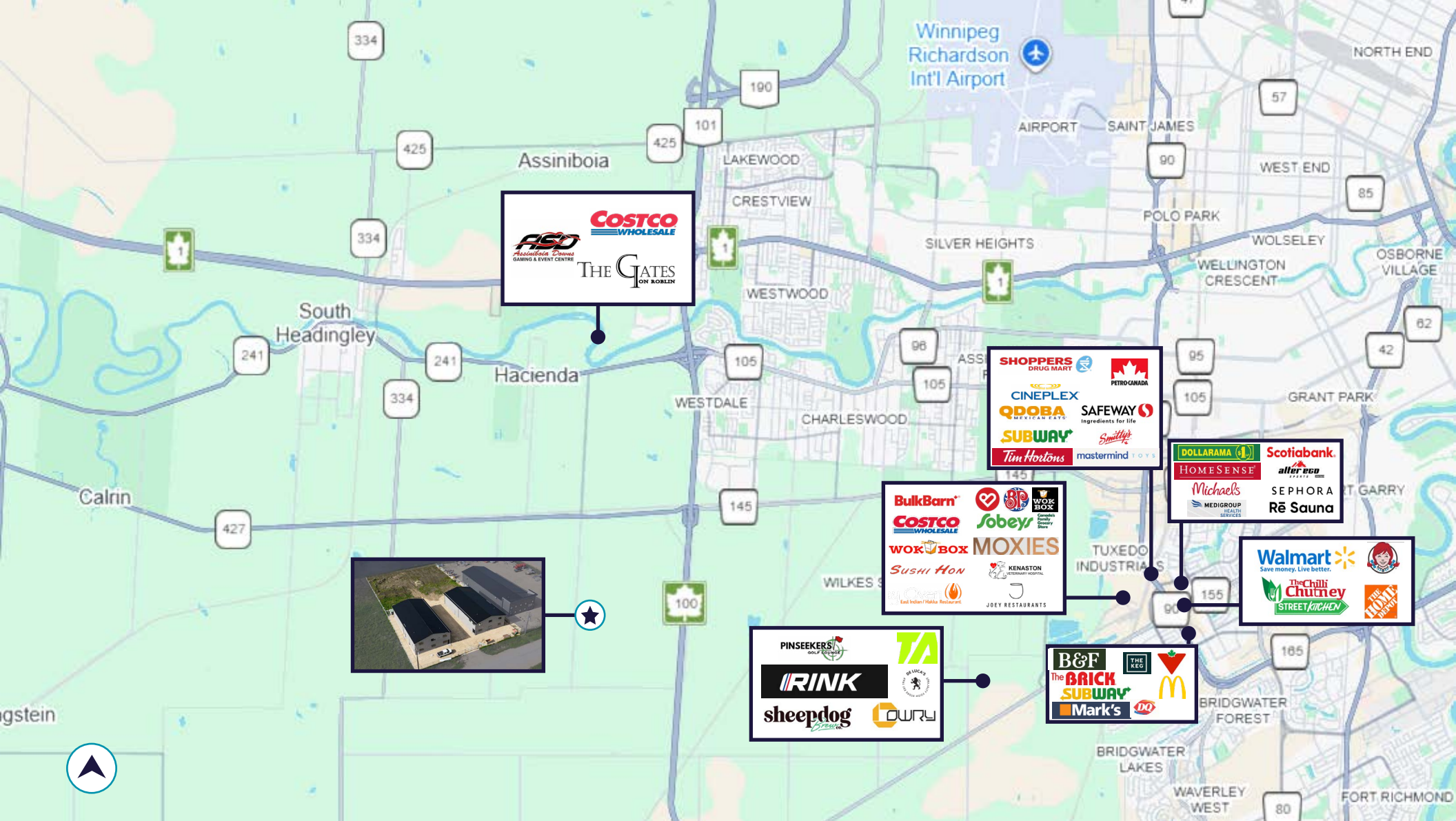
TWO (+/-) 5,500 SF BUILDINGS (+/-) 11,000 SF TOTAL) ON (+/-) 1.10 ACRES

- Each building measuring 100' x 50', with an additional 500 sq. ft. mezzanine
- Buildings situated on a 1.10 acre parcel
- Excellent opportunity for an owner-user to occupy one building while leasing out the second building to generate rental income
- Each mezzanine features two offices, open work area and a washroom
- Finished washroom on each main floor
- 12' x 12' grade-level loading door at each building
- 18' clear ceiling height
- 600V/200A power supply in each building
- Quick access to Highway 1 and the Perimeter Highway
- Zoned IG - General Industrial - Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution
- No City of Winnipeg Business Tax

SALE PRICE: \$2,500,000

PROPERTY TAX: TBD





AMENITIES MAP

DRIVE TIMES

7 MINS
TO WINNIPEG

8 MINS
TO HWY 1 & PERIMETER

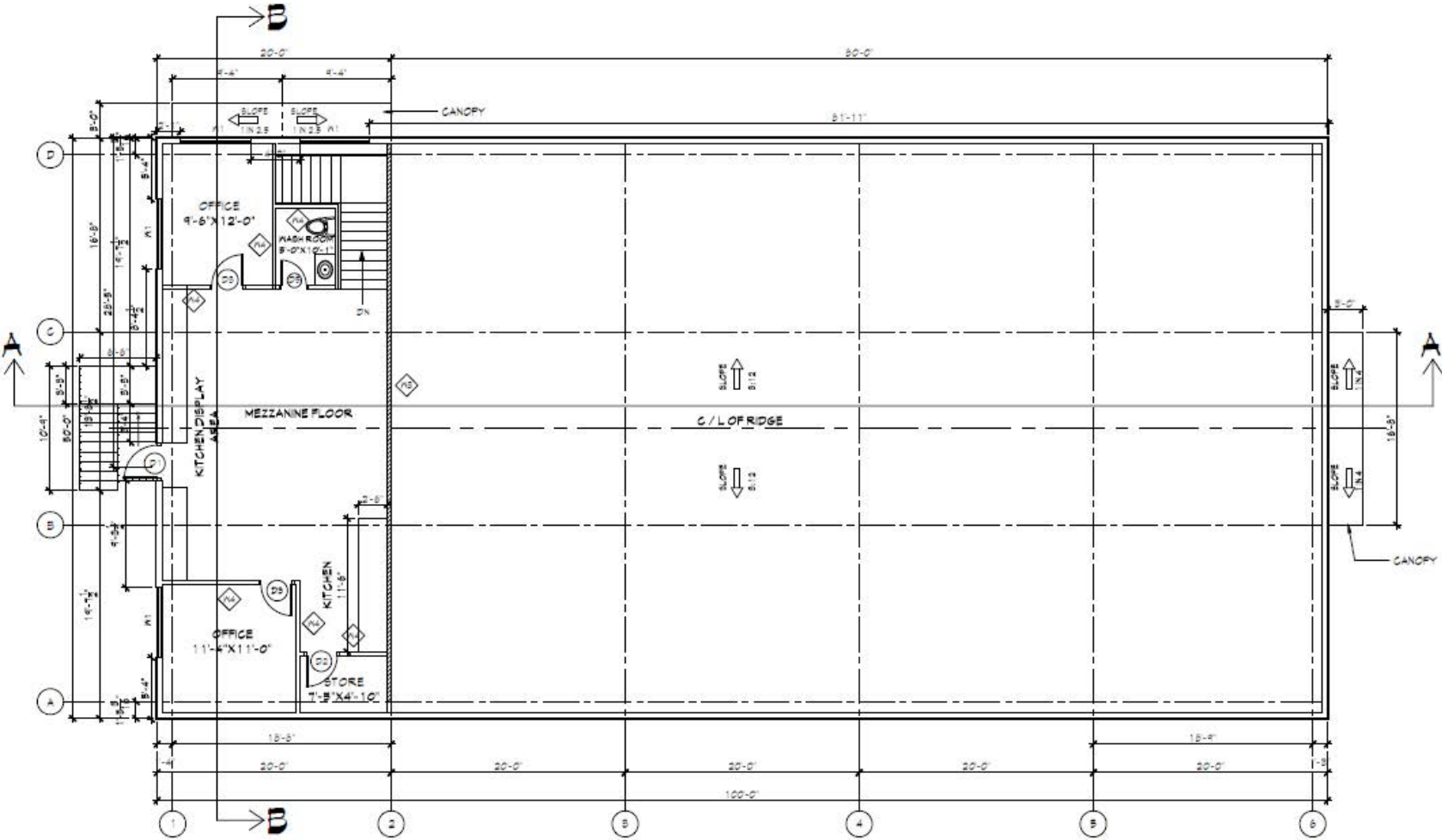
19 MINS
TO KENASTON BLVD

29 MINS
TO WPG INT'L AIRPORT

FLOOR PLAN

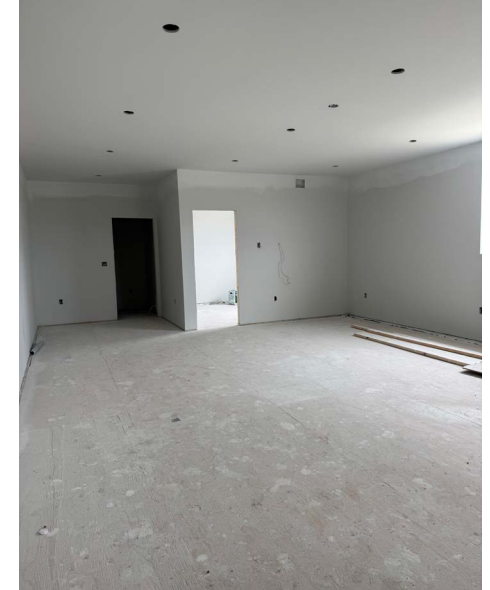


MEZZANINE



FLOOR
PLAN

PROPERTY IMAGES



AERIAL IMAGES





CONTACT

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