

EXCELLENT INDUSTRIAL OPPORTUNITY IN A WELL-ESTABLISHED BUSINESS PARK

70 NICOLAS AVENUE



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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 14,777 on (+/-) 4.88 Acres

- Excellent industrial opportunity in a well-established business park
- Ample on-site parking for staff and visitors
- Efficient shipping and receiving area designed for smooth logistics
- Opportunity for owner-occupiers or investors
- Sprinklered, Forced air HVAC, Gas Unit Heaters, LED/Halogen lighting, adequate electrical for tenant demand
- Site includes office space, washrooms, a kitchenette and warehouse space
- Year Built: 1964 with an addition built in 1968
- Zoning: M3
- 3 - 10' x 10' dock loading doors
- 1 - 10' x 8' platform dock door with grade ramp
- (+/-) 12' - 20' ceiling height

SALE PRICE: \$3,250,000

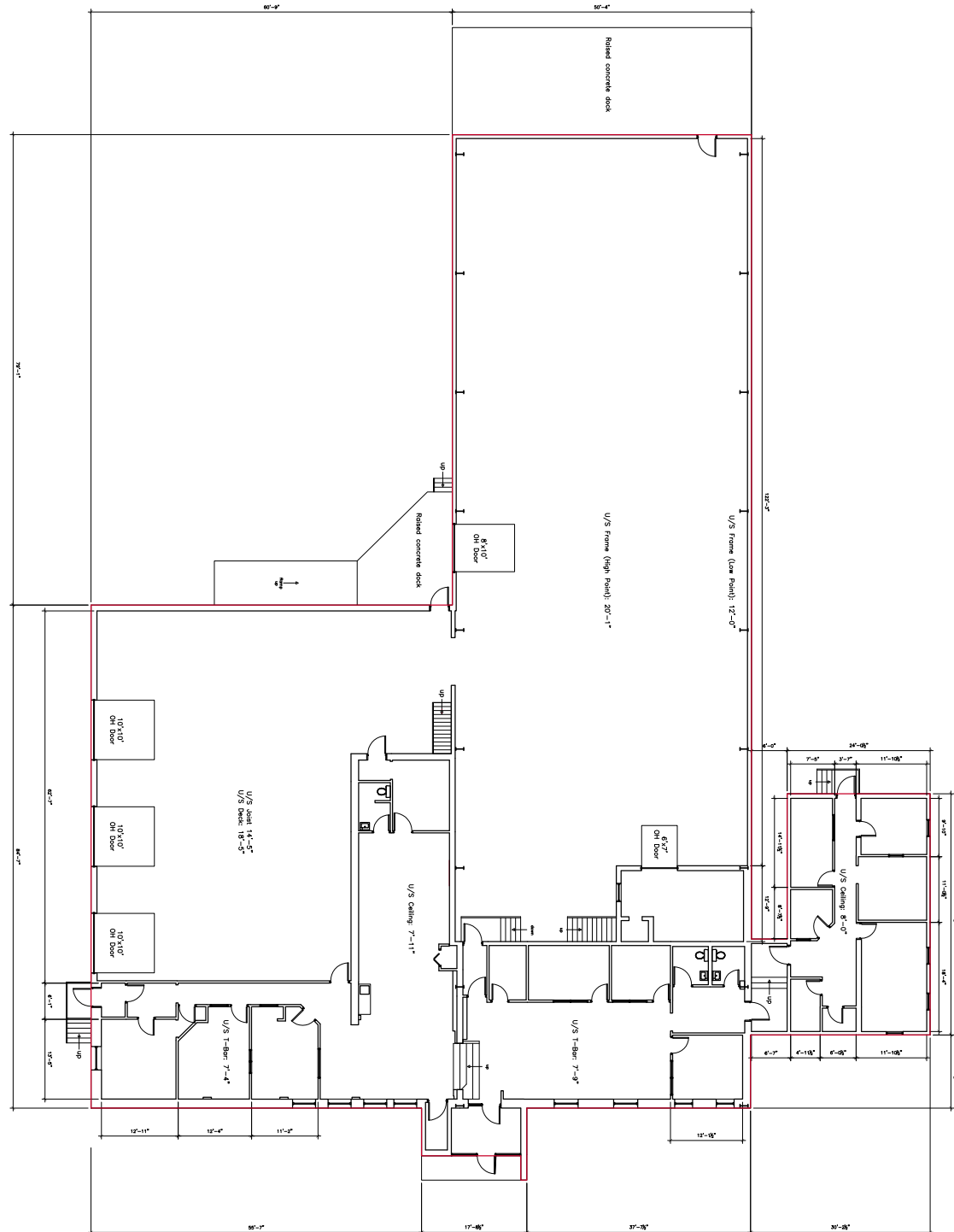
PROPERTY TAXES: \$47,969.51 (2026)



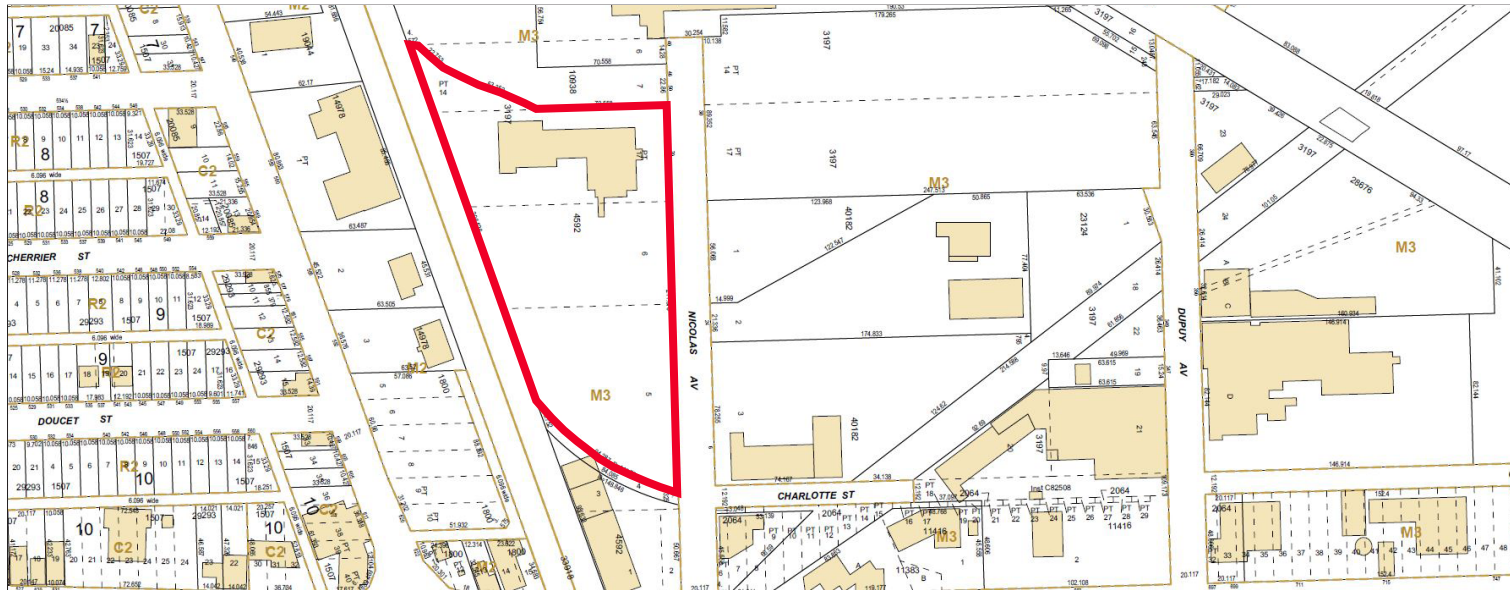
PROPERTY PHOTOS



FLOOR PLAN



SITE PLAN



AREA MAP

DRIVE TIMES

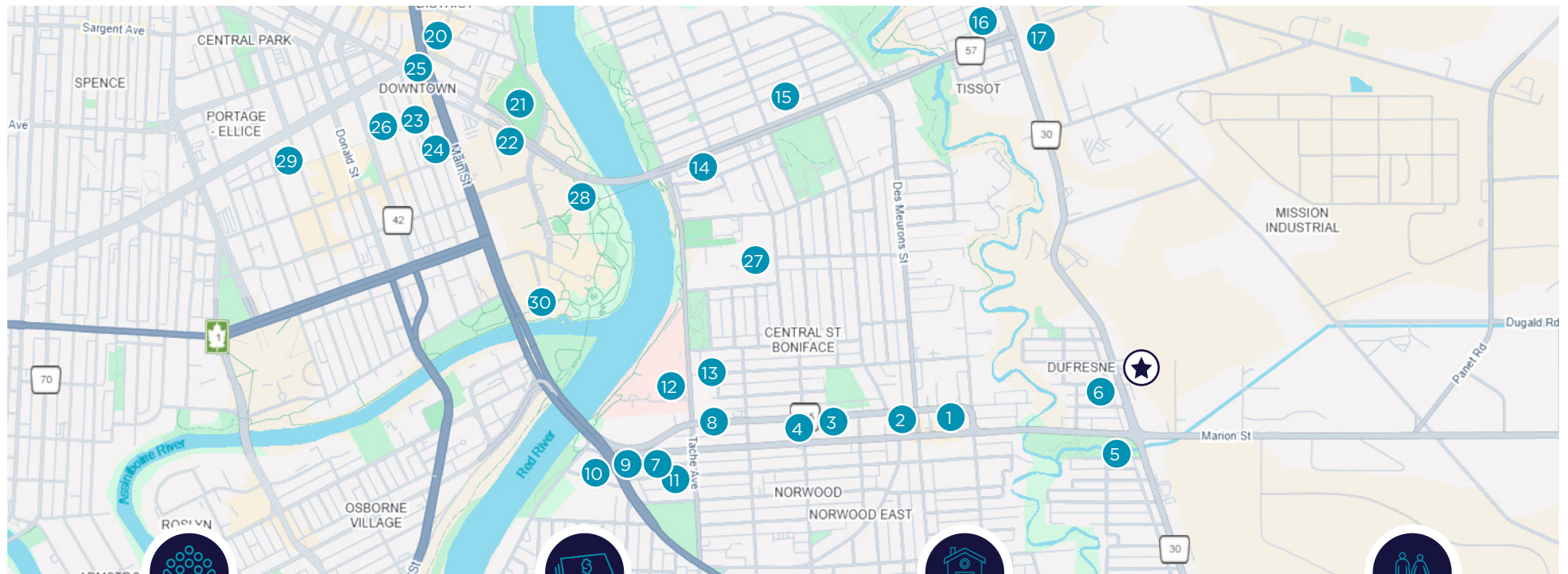
8 MINS
THE FORKS

11 MINS
DOWNTOWN

13 MINS
LAGIMODIERE

16 MINS
EAST PERIMETER HWY

- | | | | |
|------------------------------|--------------------------|---------------------------|---------------------------------|
| 1 DAIRI-WIP DRIVE IN | 9 DOMINION CENTRE | 18 RESTO GARE & TRAIN BAR | 27 UNIVERSITE DE SAINT-BONIFACE |
| 2 DUG & BETTY'S ICE CREAMERY | 10 SANTA LUCIA PIZZA | 19 SHELL | 28 CANADIAN HUMAN RIGHTS MUSEUM |
| 3 SAFEWAY | 11 LE CROISSANT | 20 HY'S STEAKHOUSE | 29 CANADA LIFE CENTRE |
| 4 DOLLARAMA | 12 ST. BONIFACE HOSPITAL | 21 BLUE CROSS PARK | 30 THE FORKS |
| 5 TIM HORTONS | 13 STARBUCKS | 22 CLAY OVEN | |
| 6 KID CITY | 14 CAFE POSTAL | 23 EARLS KITCHEN & BAR | |
| 7 MCDONALD'S | 15 CHAISE CAFE & LOUNGE | 24 CDI COLLEGE | |
| 8 NOFRILLS | 16 SUBWAY | 25 WINNIPEG SQUARE | |
| | 17 DAIRY QUEEN | 26 LOCAL PUBLIC EATERY | |



POPULATION

648
0.5 KM Radius
2,837
1 KM Radius
47,921
3 KM Radius

HOUSEHOLD INCOME

\$78,831
0.5 KM Radius
\$83,000
1 KM Radius
\$83,403
3 KM Radius

OF HOUSEHOLDS

291
0.5 KM Radius
1,310
1 KM Radius
21,461
3 KM Radius

AVERAGE AGE

37
0.5 KM Radius
39
1 KM Radius
41
3 KM Radius



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