NEWLY CONSTRUCTED INDUSTRIAL BUILDINGS FOR SALE AND LEASE

8 FROESE CRESCENT (HEADINGLEY, MB)



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CUSHMAN & WAKEFIELD
Winnipeg



PROPERTY HIGHLIGHTS

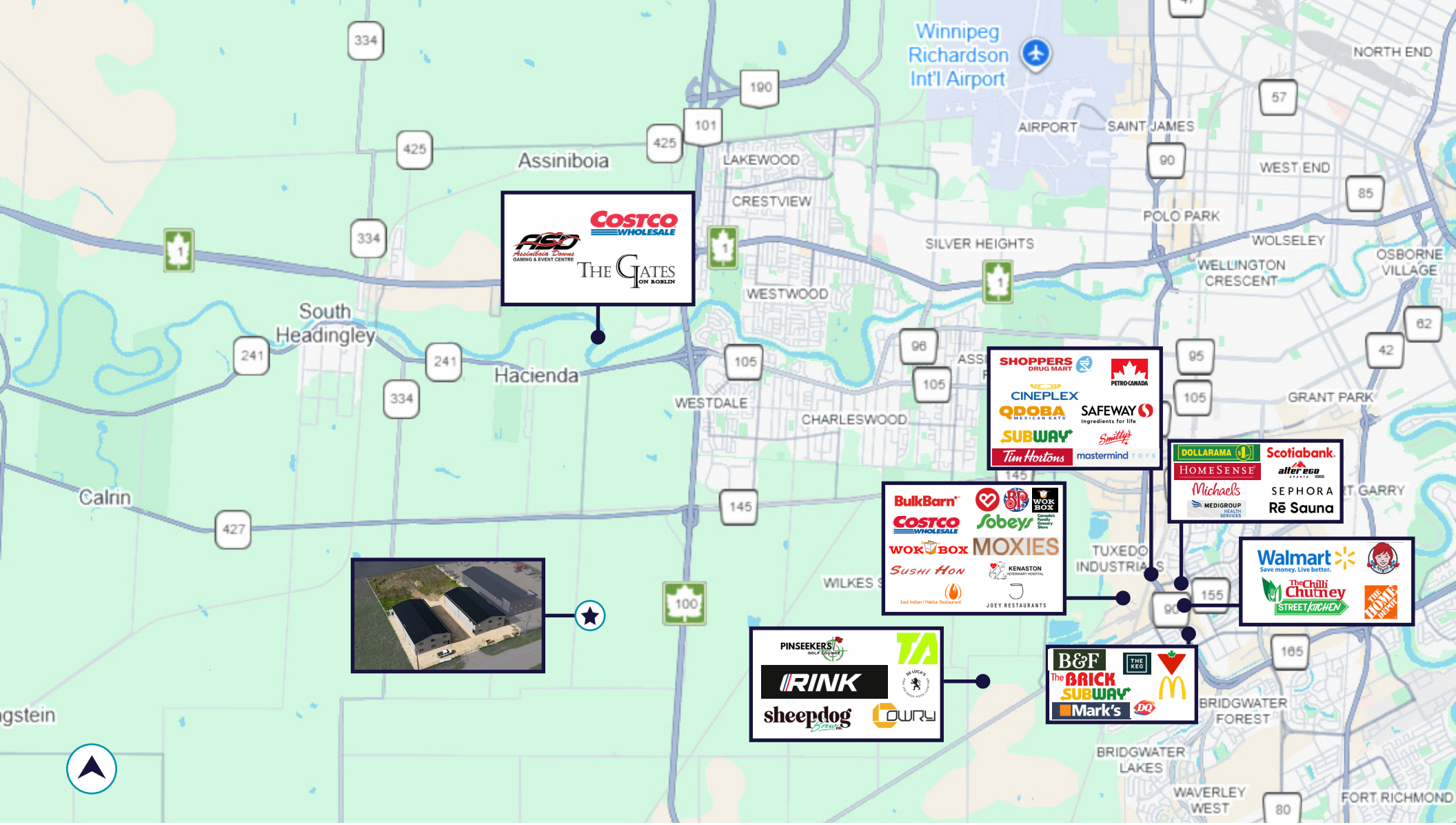
TWO (+/-) 5,500 SF BUILDINGS (+/-) 11,000 SF TOTAL) ON (+/-) 1.10 ACRES

- 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: $2,150,000 **PROPERTY TAX:** TBD

LEASE PRICE: $16.00 PSF **CAM & TAX:** TBD



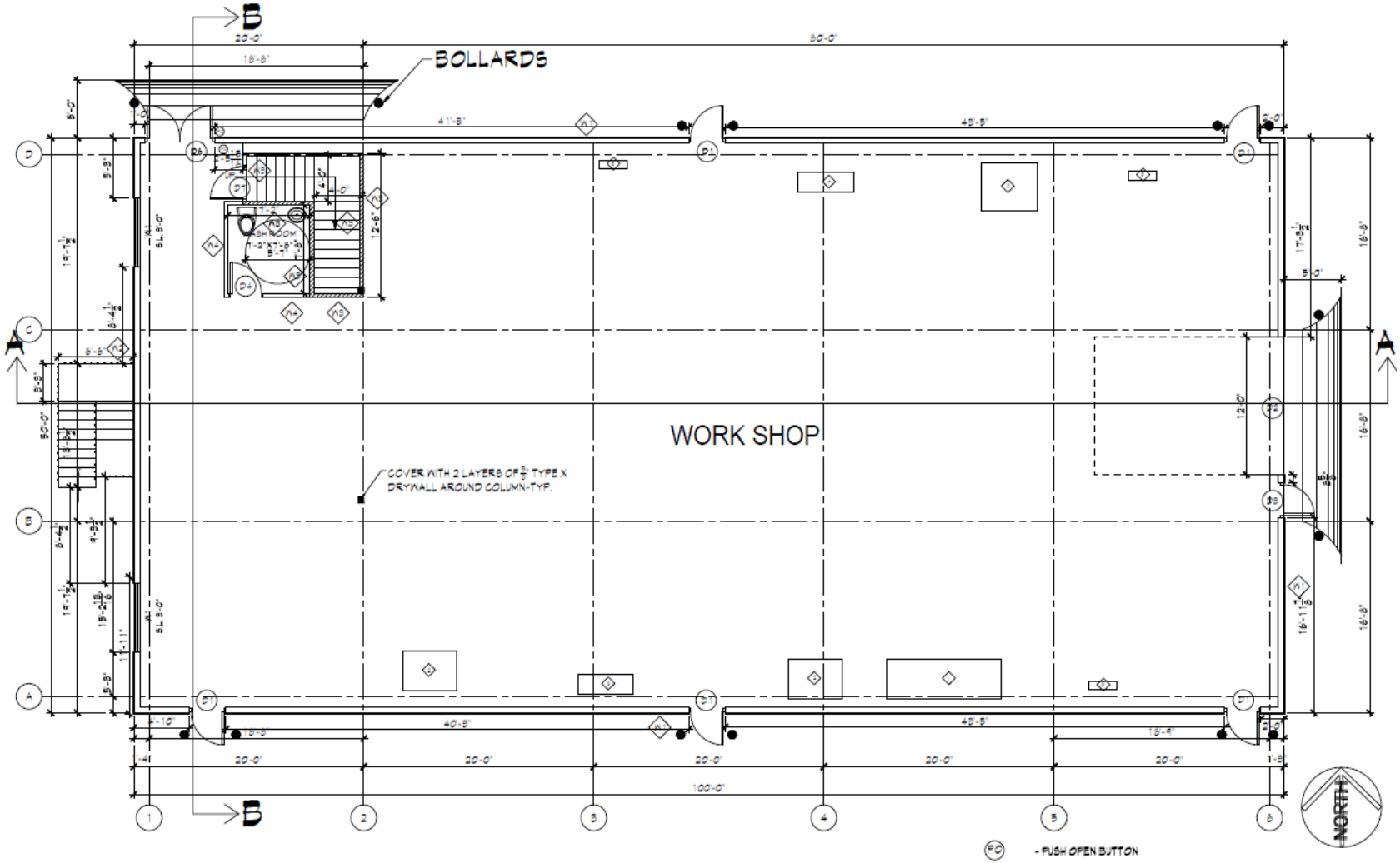
AMENITIES

MAP

DRIVE TIMES

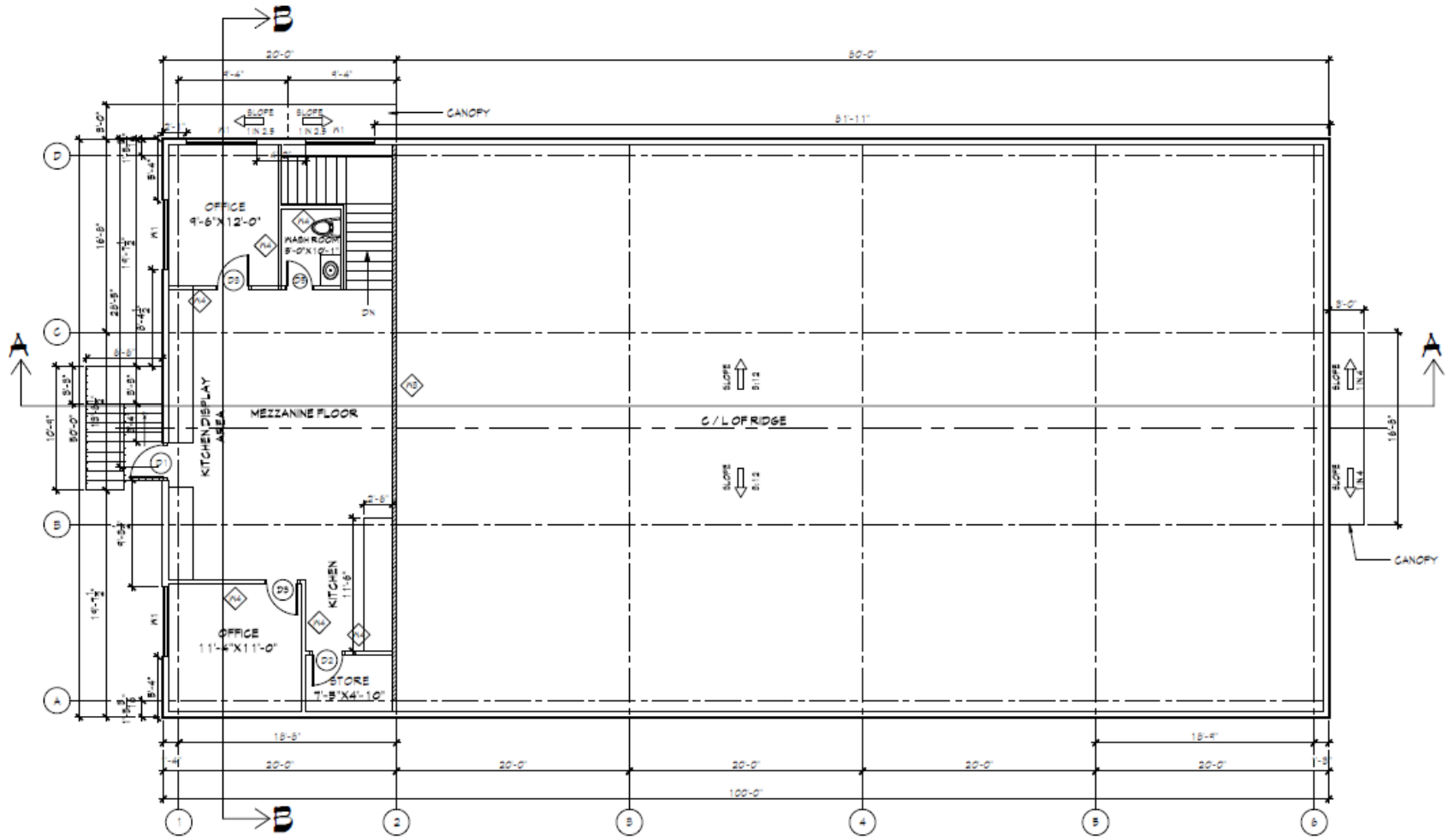
7 MINS	8 MINS	19 MINS	29 MINS
TO WINNIPEG	TO HWY 1 & PERIMETER	TO KENASTON BLVD	TO WPG INT'L AIRPORT

MAIN FLOOR



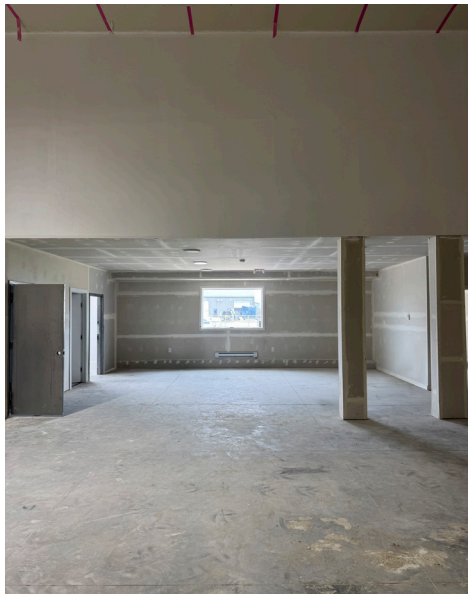
FLOOR
PLAN

MEZZANINE



FLOOR PLAN

PROPERTY
IMAGES







AERIAL
IMAGES









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