

# For Sale - \$298,000

7,020 SQ. FT. (+/-) INDUSTRIAL BUILDING ON 0.36 (+/-) ACRES OF LAND



Opportunity to acquire neighboring 2,880 sq. ft. (+/-) building on 0.40 acres of land

## 24 PR, 248 ELIE, MB

### 24 PR, 248 PROPERTY HIGHLIGHTS

- » Metal clad, wood frame building on a concrete slab
- » Three bay workshop, mezzanine area, cold storage facility, office space and showroom
- » Great signage opportunity
- » Access to 22 PR, 248 building

### CONTACT

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# 24 PR, 248 ELIE, MB

## 24 - PR 248 OFFERING DETAILS

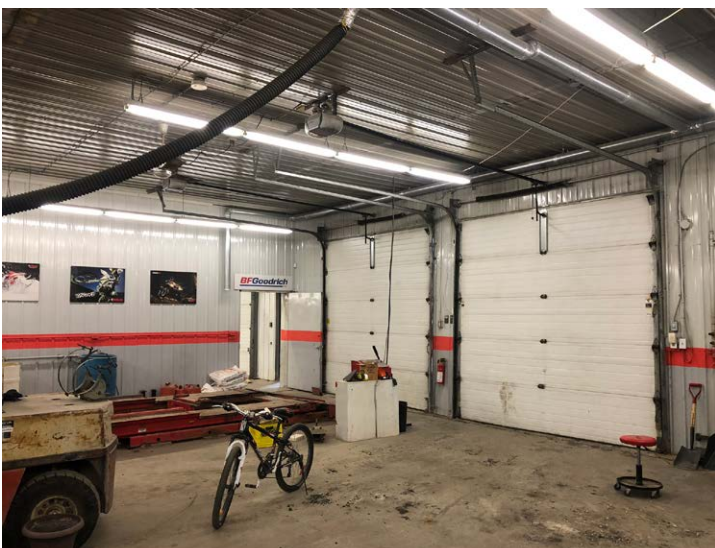
<b>OWNER</b>	JBCM Holdings Ltd.
<b>CERTIFICATE OF TITLE NO.</b>	2812038/3
<b>LEGAL DESCRIPTION</b>	FIRSTLY: THE SLY 8 FEET PERP OF LOT 2 AND ALL LOT 3 BLOCK 1 SS PLAN 821 PTLO IN 1, 2, 11 & 12-11-3 WPM SECONDLY: PARCEL F PLAN 1622 PLTO SUBJECT TO THE RESERVATIONS CONTAINED IN THE CROWN LANDS ACT. IN SW 1/4 12-11-3 WPM
<b>ROLL NO.</b>	117200.000
<b>LAND AREA</b>	0.36 acres (+/-)
<b>BUILDING AREA</b>	7,020 sq. ft. (+/-)
<b>ZONING</b>	IB - Industrial Business
<b>CEILING HEIGHT</b>	10' - 14' (+/-)
<b>LOADING</b>	Two 10' (+/-) and three 12' over-head grade loading doors
<b>PROPERTY TAXES</b>	\$4,182.32 (2018)

## LOCATION AERIAL



# 24 PR, 248 ELIE, MB

## 24 - PR 248 ELIE, MB PHOTOGRAPHS



# 24 PR, 248 ELIE, MB

## SITE AERIAL



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