

# FOR SALE



## 539 MAIN STREET

OAKBANK, MANITOBA

### MIXED USE BUILDING OPPORTUNITY

Capital Commercial Real Estate Services Inc. is pleased to present an opportunity to acquire a 3,800 square foot mixed-use property in Oakbank, Manitoba. The building is located on the main artery in Oakbank, with excellent visibility. The property offers an Owner to occupy the entire building or as an investment opportunity, with one current tenancy and the Owner signing a leaseback on a portion of the office space.

### HIGHLIGHTS

- Excellent visibility on main traffic artery in Oakbank
- Fully renovated and developed office space
- Low site coverage ratio
- Ideal opportunity for an Owner/Occupier

### CONTACT

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## PROPERTY DETAILS

PROPERTY TYPE	Mixed-Use Commercial
BUILDING AREA	3,800 sq. ft. (+/-)
LAND AREA	0.34 acres (+/-) (15,000 sq. ft +/-)
ZONING	Commercial General
YEAR BUILT	1977
ASKING PRICE	\$650,000



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## BUILDING DETAILS

FOUNDATION	Reinforced concrete beam on footing
FLOOR SYSTEM	Concrete slab with blend of laminate and commercial tile in retail portion of building
WALL SYSTEM	Wood frame construction, lined and insulated, metal clad exterior and drywall interior finish, and 10' wall heights
ROOF SYSTEM	Gable roof, wood trusses, lined and insulated, metal clad exterior finish, and a blend of drywall and ceiling tile interior finish
LOADING	One 8 x 8 overhead loading door
HEATING	New electric forced-air furnace
PLUMBING	Two-piece bathroom, and electric hot water tank
ELECTRICAL	200-amp service with blend of track lighting and fluorescent tube lighting



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## AREA OVERVIEW

Oakbank, Manitoba is located 15 kilometers northeast of Winnipeg, with a population of approximately 4,600 people. The town is located in the RM of Springfield and serves as a bedroom community for Winnipeg, as the majority of residents work in the City. The town has seen rapid population growth, having doubled since 2006 which has led to multiple new housing and commercial developments.



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