

# For Sale/Lease

INDUSTRIAL OFFICE/WAREHOUSE BUILDING



## 885-887 WALL STREET

WINNIPEG, MB

### PROPERTY DETAILS

<b>LAND AREA</b>	17,167 sq. ft. (+/-)
<b>BUILDING AREA</b>	11,600 sq. ft. (+/-) (3 sections)
<b>ZONING</b>	M1 - Industrial
<b>LOADING</b>	2 grade doors (12'h x 10'w and 10'h x 8'w)
<b>WALL HEIGHT</b>	15'
<b>CEILING HEIGHT</b>	14'2" and 9'9"
<b>ELECTRICAL SERVICE</b>	3 phase 600A, 3 phase 208A, single phase 400A
<b>CONSTRUCTION</b>	Cap in place concrete roof; 2010 roof refinished, upgraded mechanical, electrical
<b>YEAR BUILT</b>	1954 plus addition between 1959 ad 1968
<b>TAX ROLL</b>	13 – 01190900
<b>LEGAL</b>	SP LOT 4 PLAN 33573 WLTO IN RL 55 AND 56 PARISH OF ST JAMES <u>and</u> LOTS 22 TO 25 BLOCK 3 PLAN 2239 WLTO IN RL 55 AND 56 PARISH OF ST JAMES
<b>SALE PRICE</b>	\$1,500,000
<b>LEASE RATE</b>	\$9.00 per sq. ft. net
<b>ENVIRONMENTAL</b>	Pinchin Environmental Phase I ESA February 26, 2009; no contamination identified
<b>HEATING / COOLING</b>	Forced Air Natural Gas

### CONTACT

**Bob Antymniuk**

Senior Advisor - Sales & Leasing

(204) 985-1364

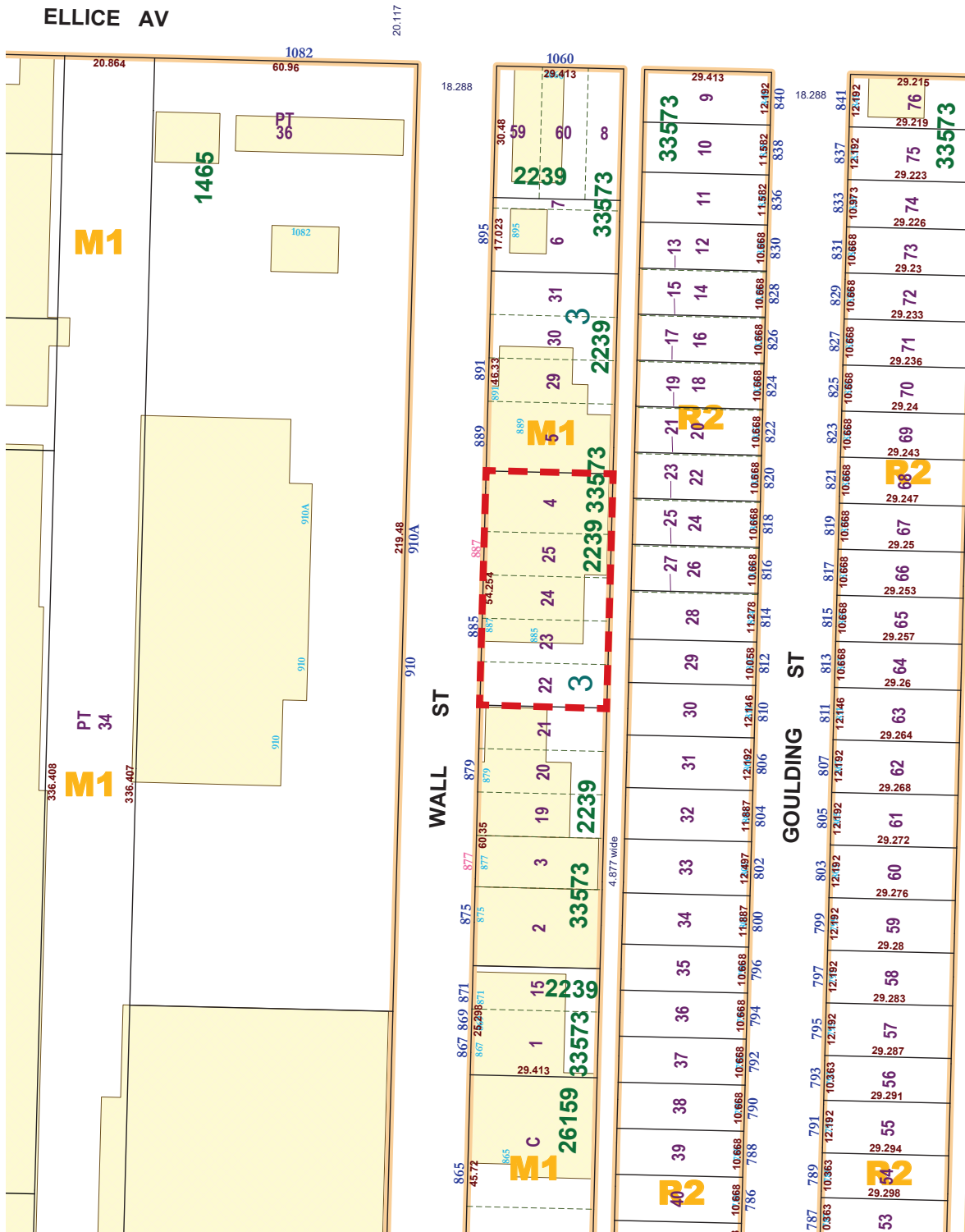
bob.antymniuk@capitalgrp.ca

**capitalgrp.ca**

# 885-887 Wall Street

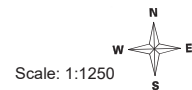
WINNIPEG, MB

## ZONING MAP



NOTE:  
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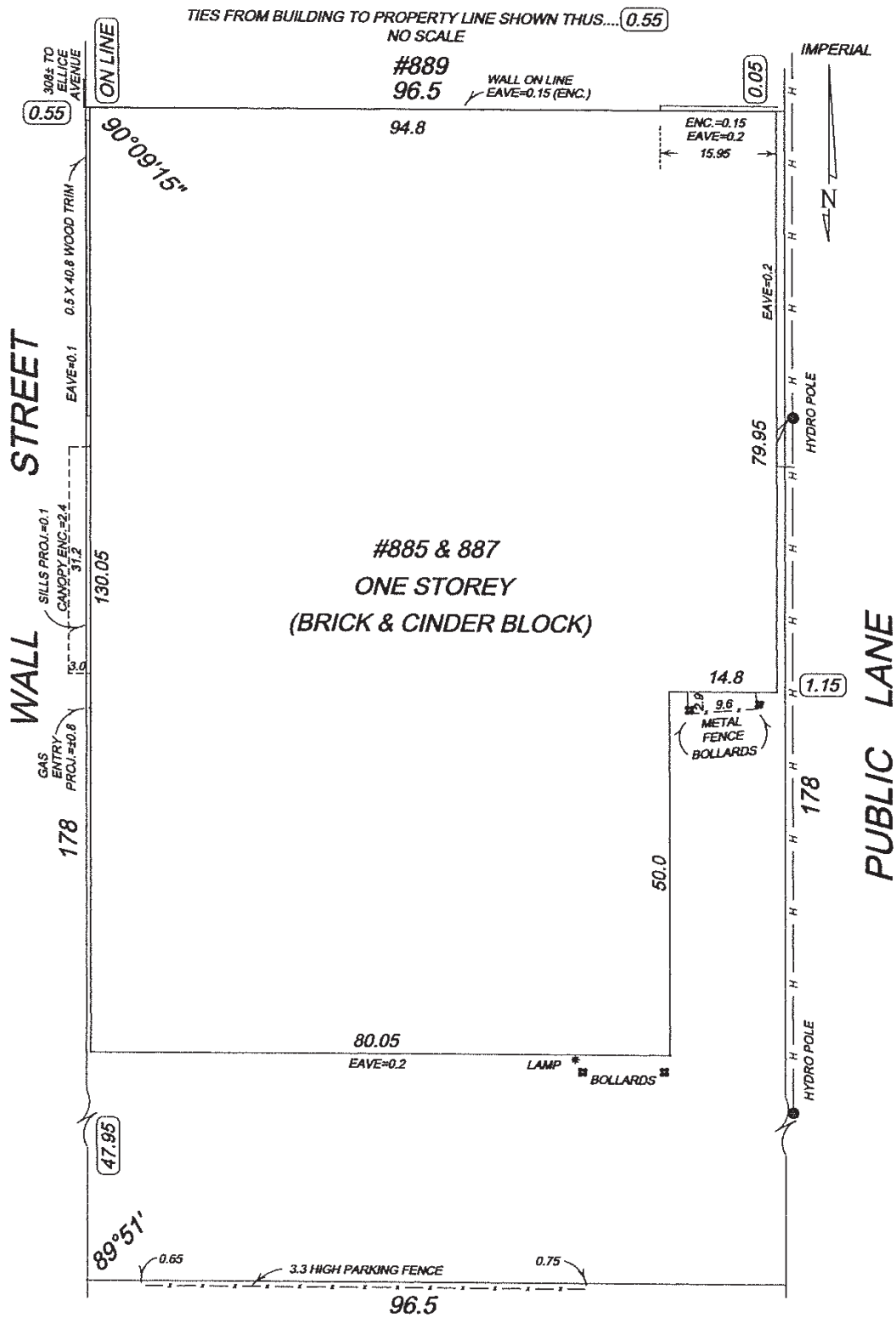
CITY OF WINNIPEG  
PLANNING, PROPERTY & DEVELOPMENT DEPT.  
LAND INFORMATION SERVICES



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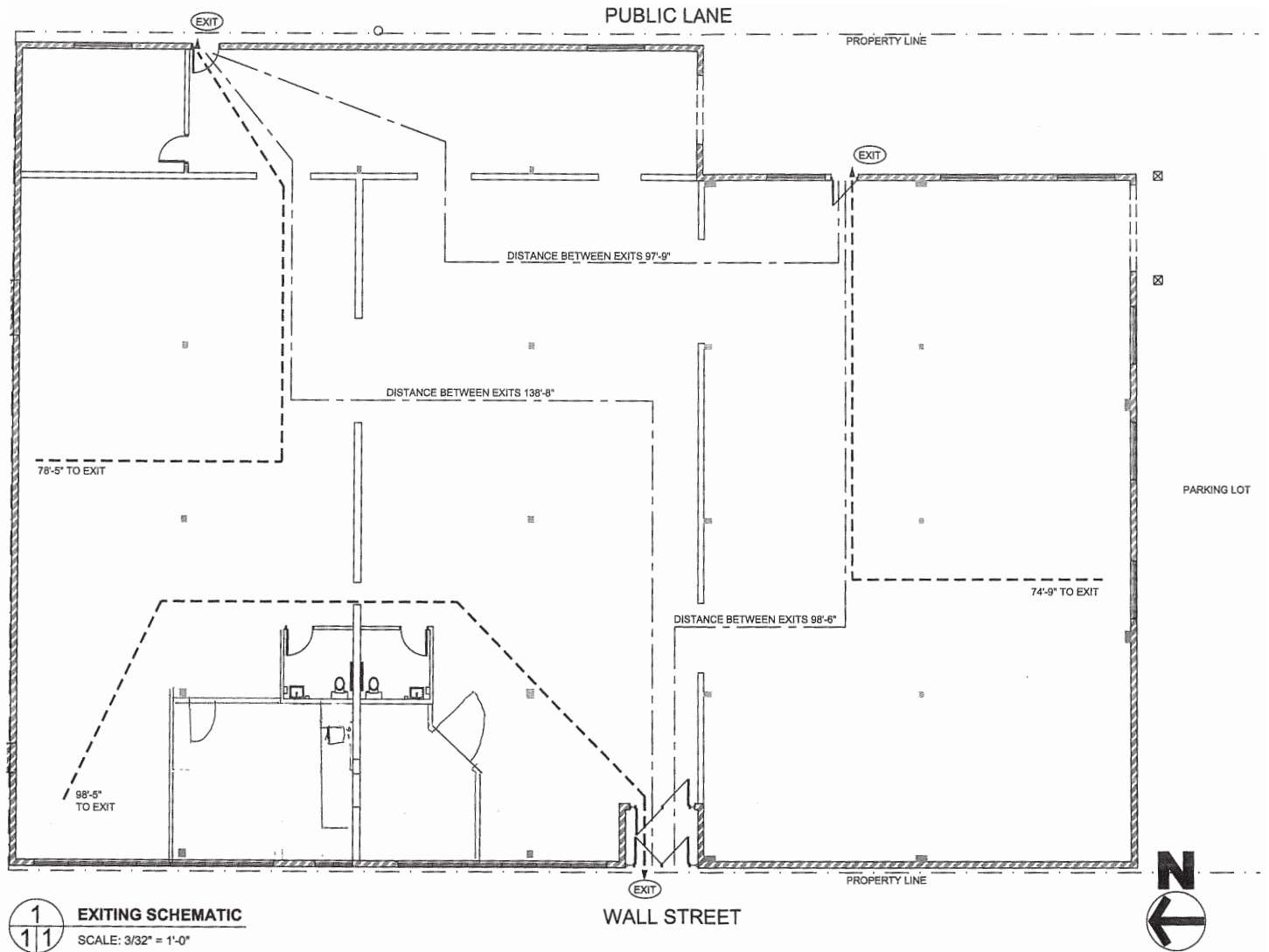
WINNIPEG, MB

## SITE PLAN



COMMERCIAL REAL ESTATE  
SERVICES INC.

## FLOOR PLAN



## CONTACT

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