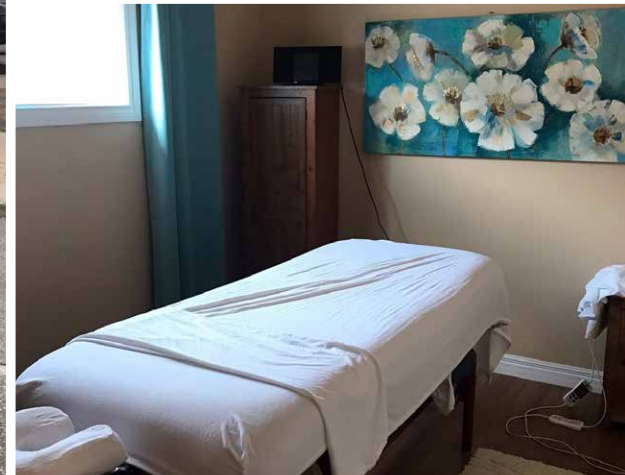


FOR SALE

437 ST. ANNE'S ROAD

WINNIPEG, MB

SHOP SPACE WITH MEDICAL OFFICES IN ST. ANNE'S NEIGHBORHOOD



4,000 SQ. FT.
AVAILABLE
FOR SALE



SHOP SPACE WITH
MEDICAL OFFICES



INCLUDES THREE
BATHROOMS AND
STAFF KITCHEN



ON-SITE PARKING
ON SOUTH SIDE OF
BUILDING

CONTACT

Peter Kaufmann

Vice President - Sales & Leasing

(204) 985-1362

peter.kaufmann@capitalgrp.ca

PROPERTY DETAILS

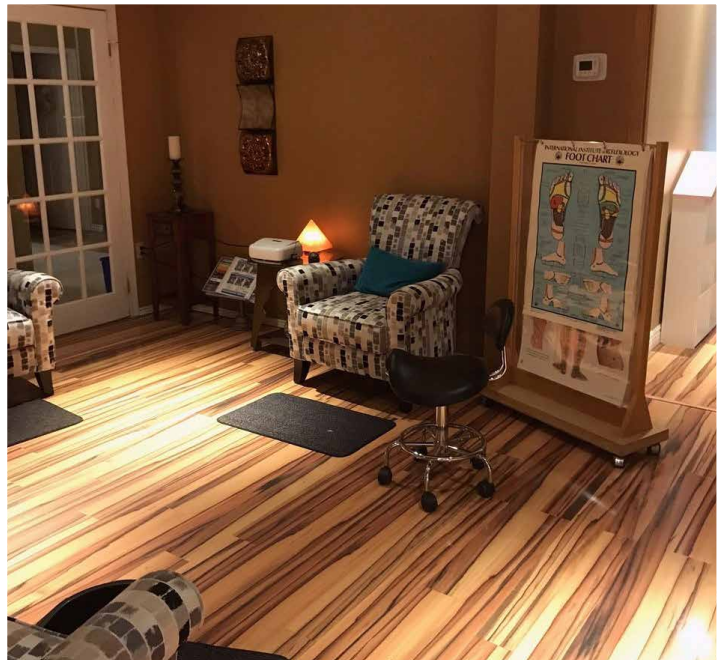
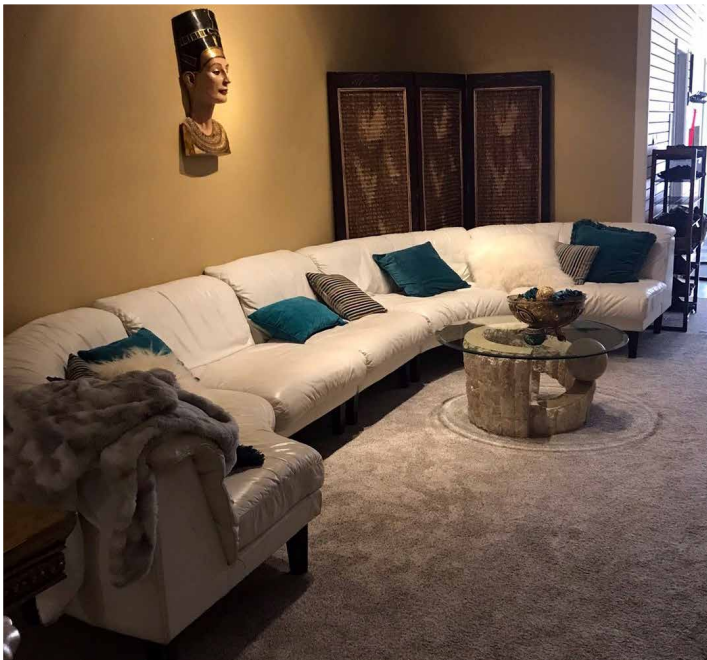
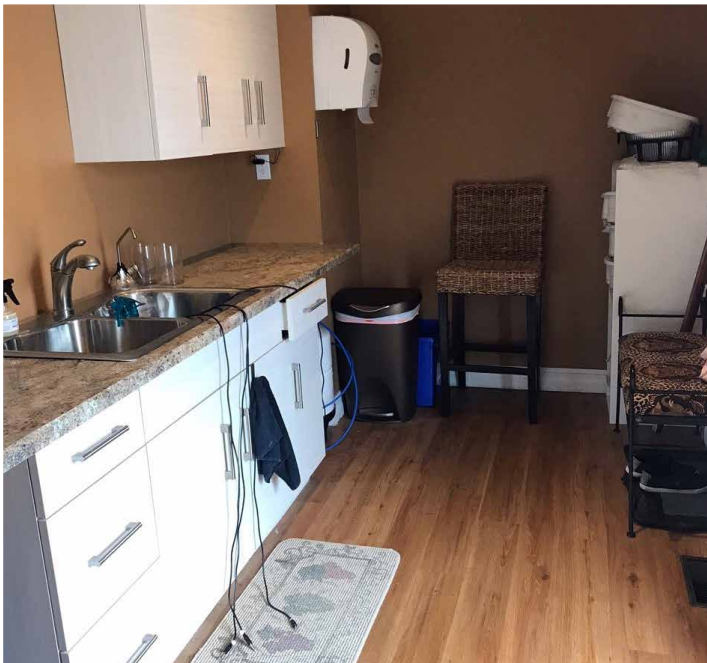
LAND SIZE (+/-)	8,455 sq. ft.
BUILDING SIZE (+/-)	4,000 sq. ft. (basement partial)
CERTIFICATE OF TITLE	1762213/1 1762217/1
ZONING	C1
YEAR BUILT	1961-62
TAXES	\$13,605.66 (school and municipal taxes)
PRICE	\$1,895,000

PROPERTY HIGHLIGHTS

- Built to have one or two floors added (blueprints and engineer declaration available)
- PILE foundation, grade beams and columns
- Beautifully set-up interior for massage therapists, reflexology and physiotherapy or a doctor's office



INTERIOR PHOTOGRAPHS



Peter Kaufmann
Vice President - Sales & Leasing
(204) 985-1362
peter.kaufmann@capitalgrp.ca

GET CONNECTED

