

**FOR SALE**

# **20 De La Seigneurie Boulevard**

WINNIPEG, MB



*~High Exposure Retail/Warehouse Building in South Winnipeg~*



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Capital Commercial Investment Services is pleased to present a rare opportunity to acquire a high quality, retail and warehouse distribution building in Winnipeg, MB. The property is very well located in southeast Winnipeg along Bishop Grandin Boulevard adjacent to densely populated residential communities.

# Property Overview

ADDRESS	20 De La Seigneurie Boulevard
LEGAL DESCRIPTION	Lot 1 Plan 50626 WLTO in Lot 246 Roman Catholic Mission Property
SALE PRICE	<del>\$4,700,000.00</del> <b>\$4,550,000.00</b>
PROPERTY TAX (2023)	\$72,272.18
ZONING	C2 – Commercial Community
YEAR BUILT	2009
CEILING HEIGHT	20'
LOADING	1 Dock
ACCESS	1 access point off De La Seigneurie Boulevard
PARKING STALLS	50 (+/-)
LAND AREA	0.93 acres (+/-)
BUILDING AREA	21,600 sq. ft. (+/-)
GROUND FLOOR AREA	18,382 sq. ft. (+/-)
HVAC	2 – 10 tonne RTM 2 – 12.5 tonne RTM with 5 unit heaters
ELECTRICAL	400 amp, 120/208 Volt 3 phase
ROOF TYPE	Tar & Gravel
POSSESSION	Building available with 6 months' notice to the tenant

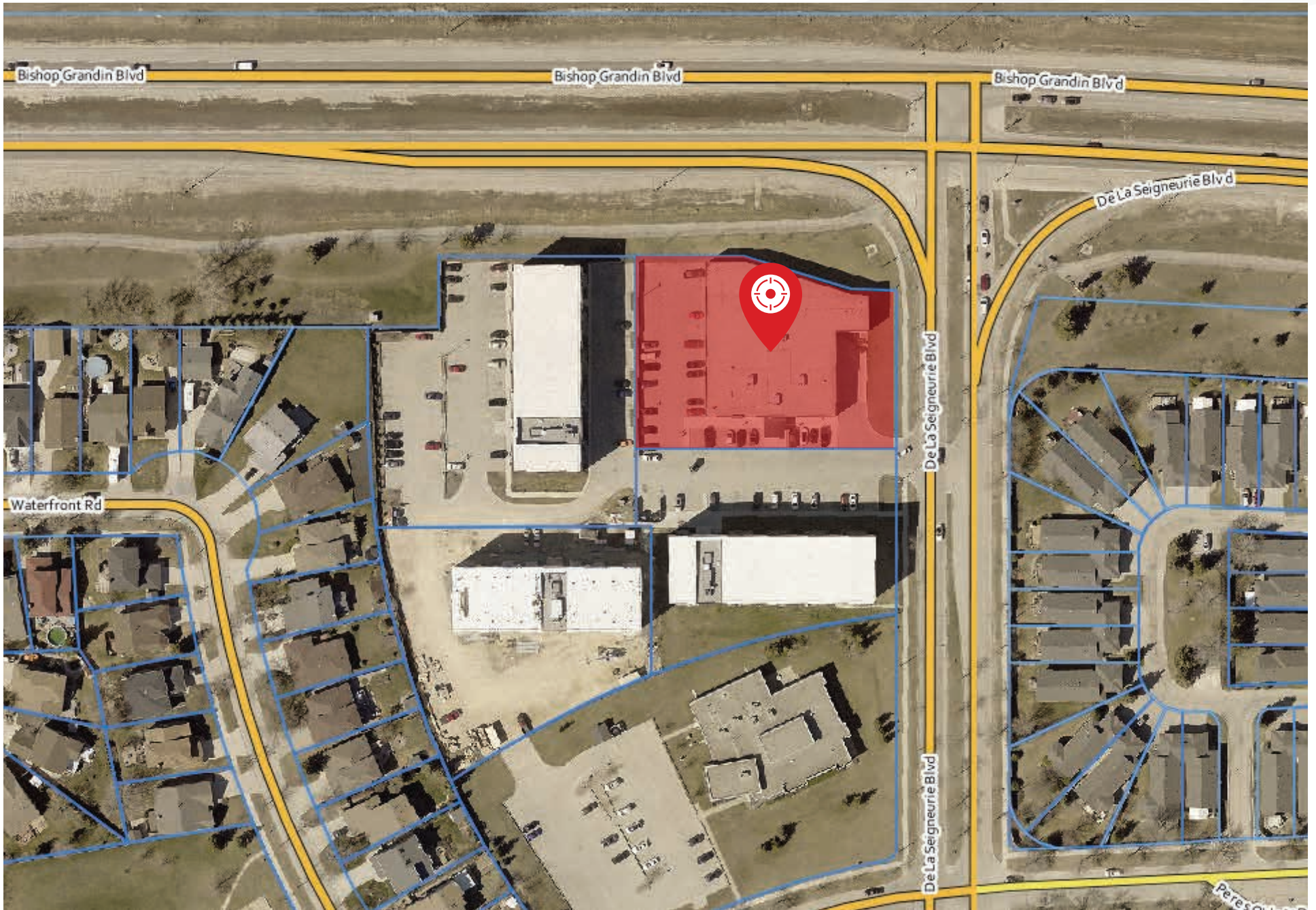
## BUILDING HIGHLIGHTS

- High quality retail warehouse flex building with developed office space
- Located near major highways and with excellent exposure on Bishop Grandin Boulevard
- Well-situated close to affluent residential communities and adjacent new multifamily developments
- Priced below replacement cost





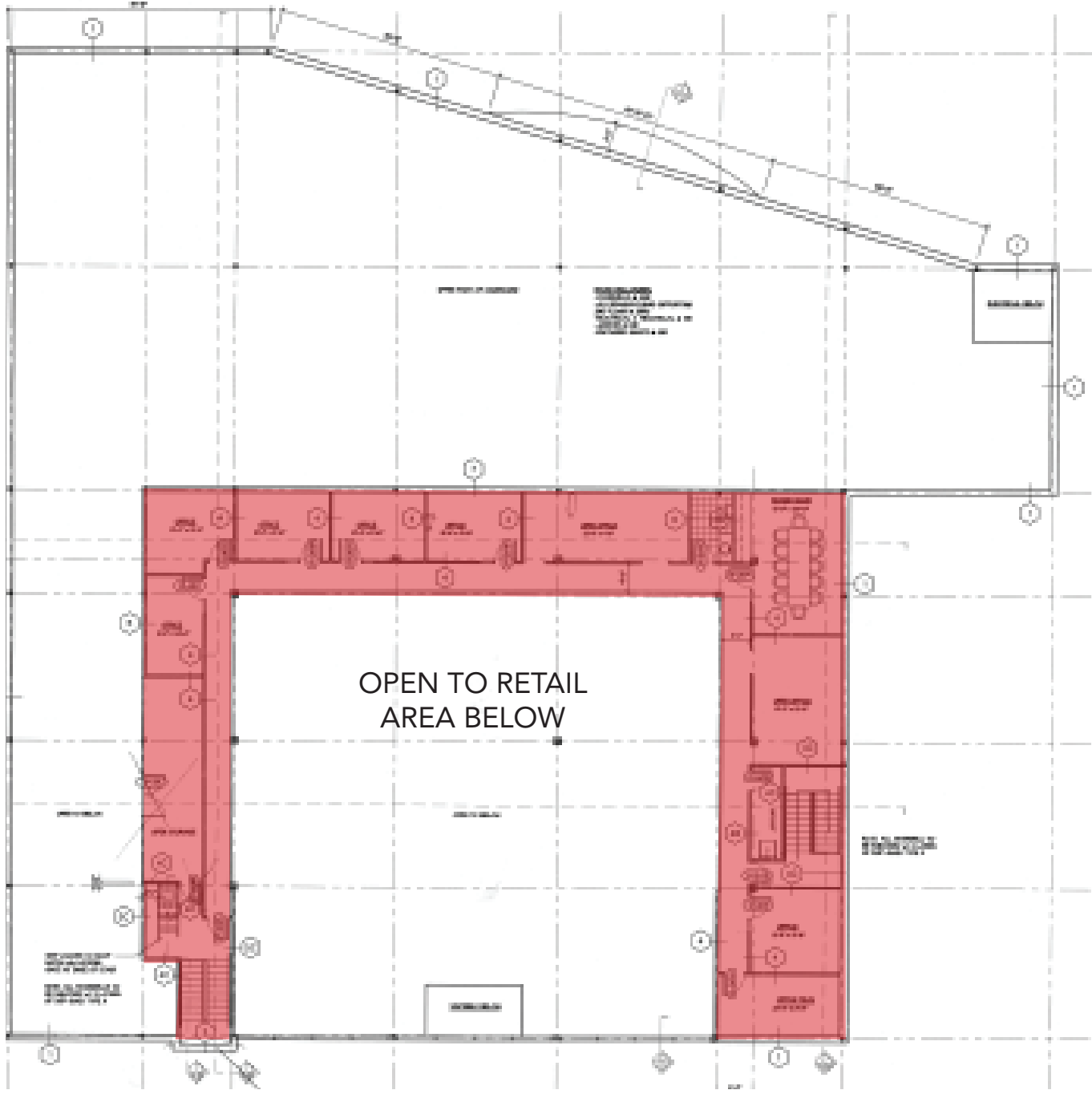
# Lot Aerial



# Main Floor Plan



# Second Floor Plan





# Interior Photographs





# Location Overview





# General Area Overview

Located in southeast Winnipeg, Southdale/Sage Creek are well-established neighborhoods with a population of 12,807. These areas are known as one of the most affluent and desirable residential areas of Winnipeg with an average house income of \$139,708 which is forecasted to grow to \$176,797 by 2030. The community of Southdale/Sage Creek is vibrant, family friendly, and multi-cultural appealing to families, recent immigration, empty nesters, and young professionals.

The location offers easy connection to the city and downtown, proximity to major intersections and connector routes, plus a direct conduit out of the city via the nearby perimeter. With direct access to Bishop Grandin Boulevard, the Property is linked to the West to the St. Vital retail node, Waverley West and Kenaston Boulevard as well as to the north quadrant of the city via Lagimodiere Boulevard. The property benefits from these direct connections to prominent growth nodes, affluent neighborhoods, and established population bases.



## TRADE AREA DEMOGRAPHICS



Total Population

**27,144**



Population Growth Projection (2030)

**32,166**



Median Age

**38.0**



Average Household Income

**\$151,426**



Household Income Growth Projection (2030)

**\$191,949**



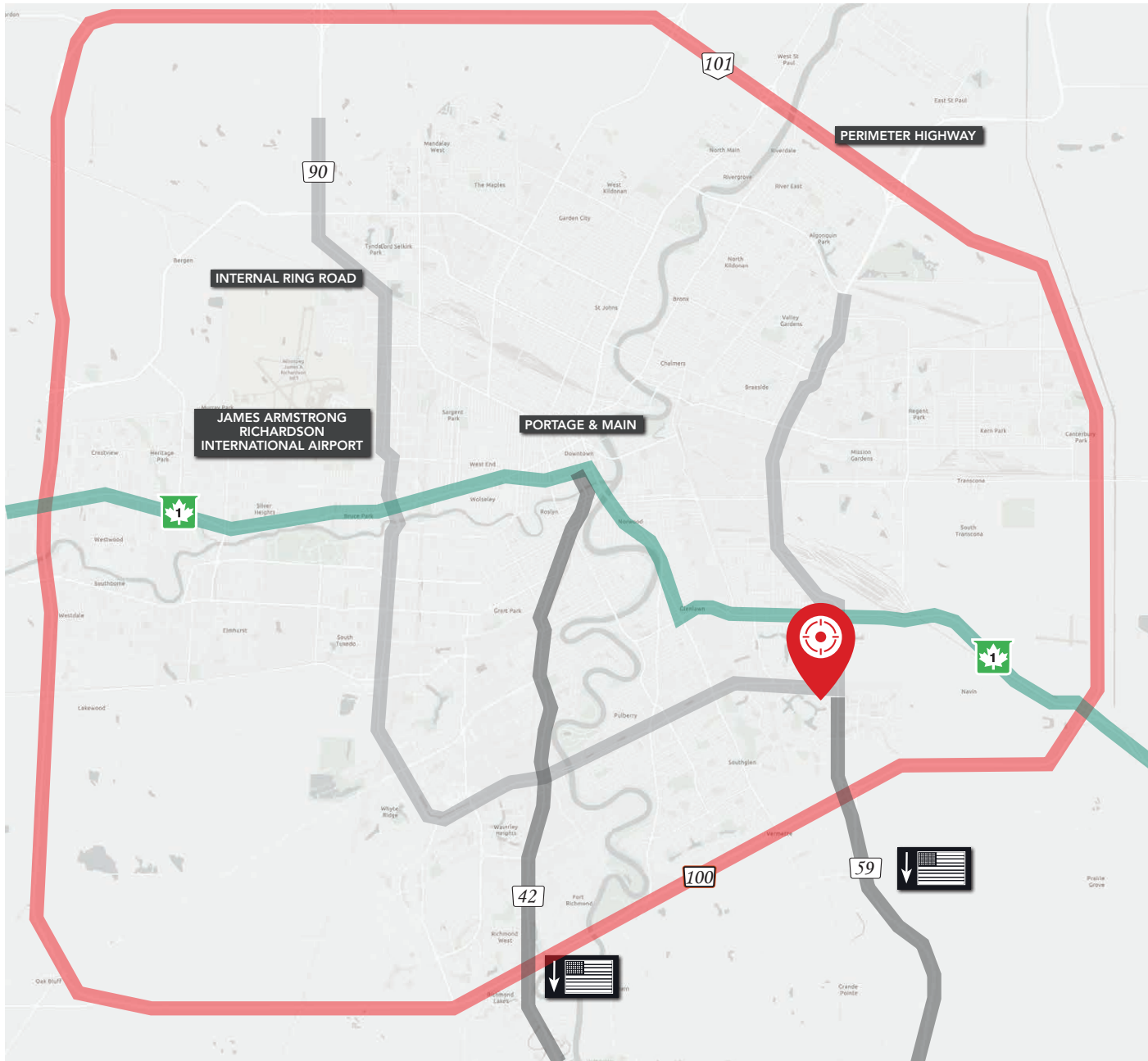
% of Population with a College Education (15+)

**25.3%**





# Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**32 minutes**



PORTAGE & MAIN  
**16 minutes**



ST. VITAL SHOPPING CENTRE  
**8 minutes**



KENASTON COMMON  
**17 minutes**



WAVERLEY WEST  
**15 minutes**



PERIMETER HIGHWAY  
**6 minutes**



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