

FOR SALE

304 Green Street

FLIN FLON, MB



~ Free Standing Building with Retail & Warehouse Space in Flin Flon ~



CONTACT

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Services provided by Brett Chartier Personal Real Estate Corporation

Derrick Chartier

Principal

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Services provided by Derrick Chartier Personal Real Estate Corporation

Property Details

BUILDING AREA (+/-) 7,680 sq. ft.

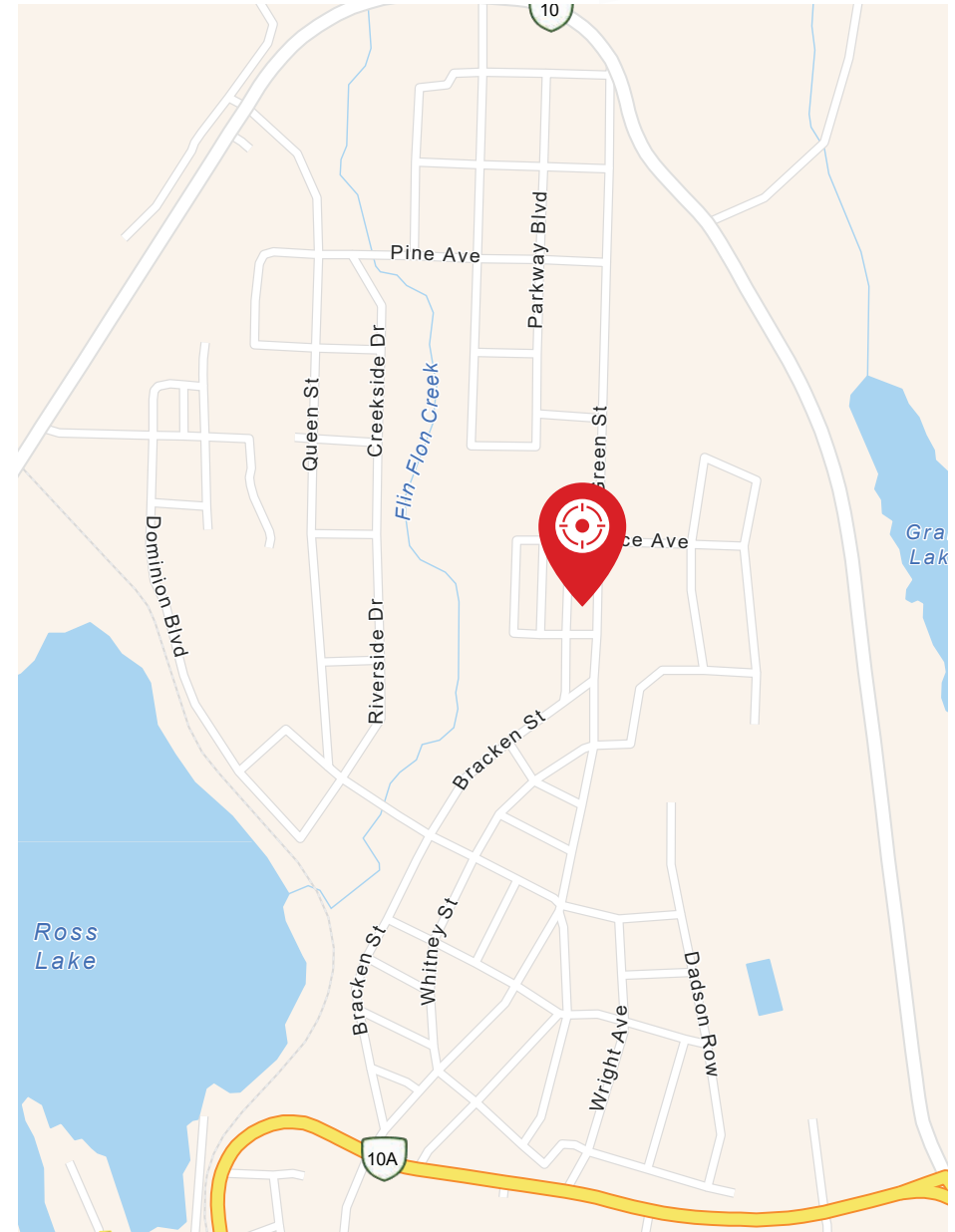
LAND AREA (+/-) 15,000 sq. ft.

SALE PRICE \$399,000.00

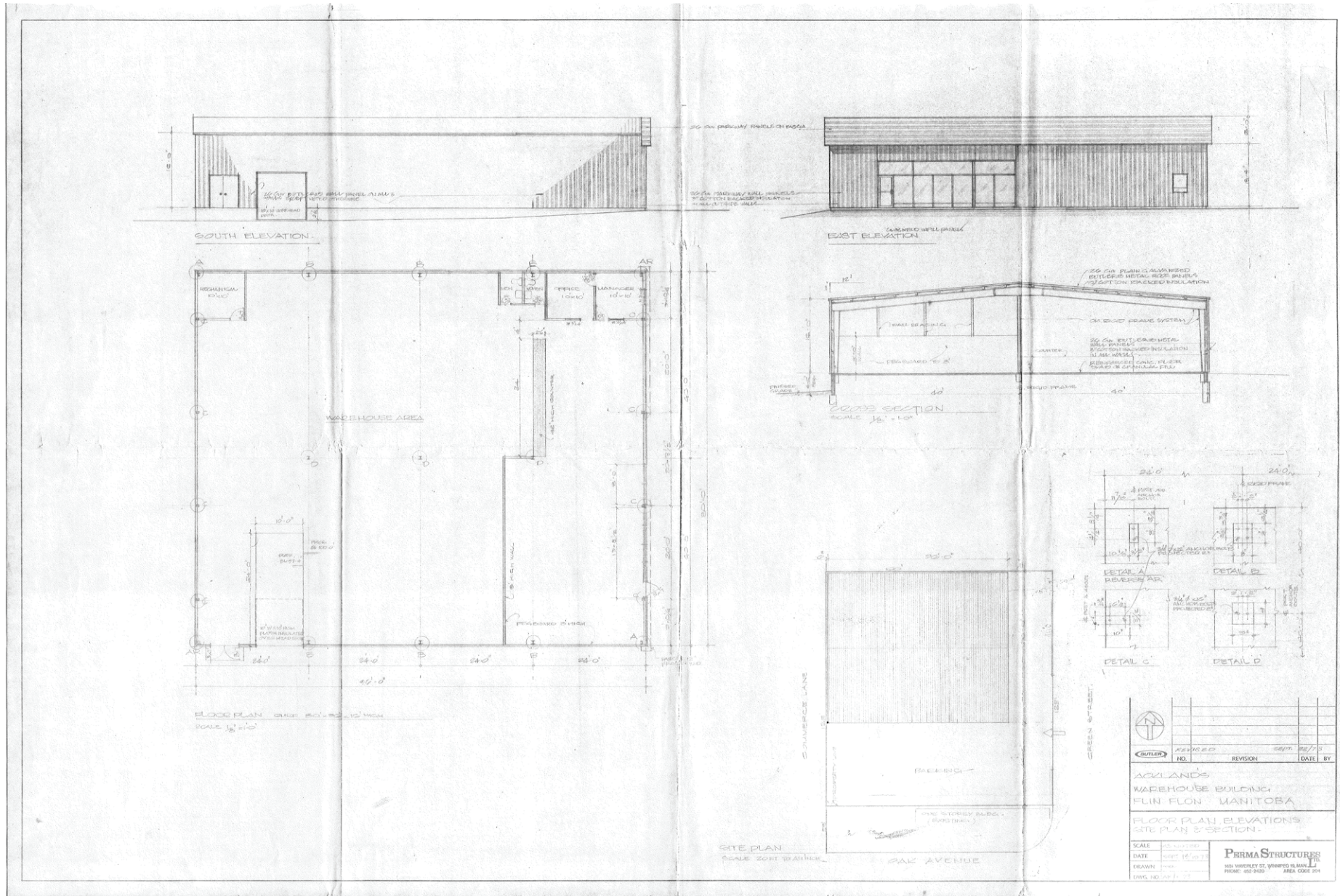
PROPERTY TAXES \$4,482.06

ZONING Commercial

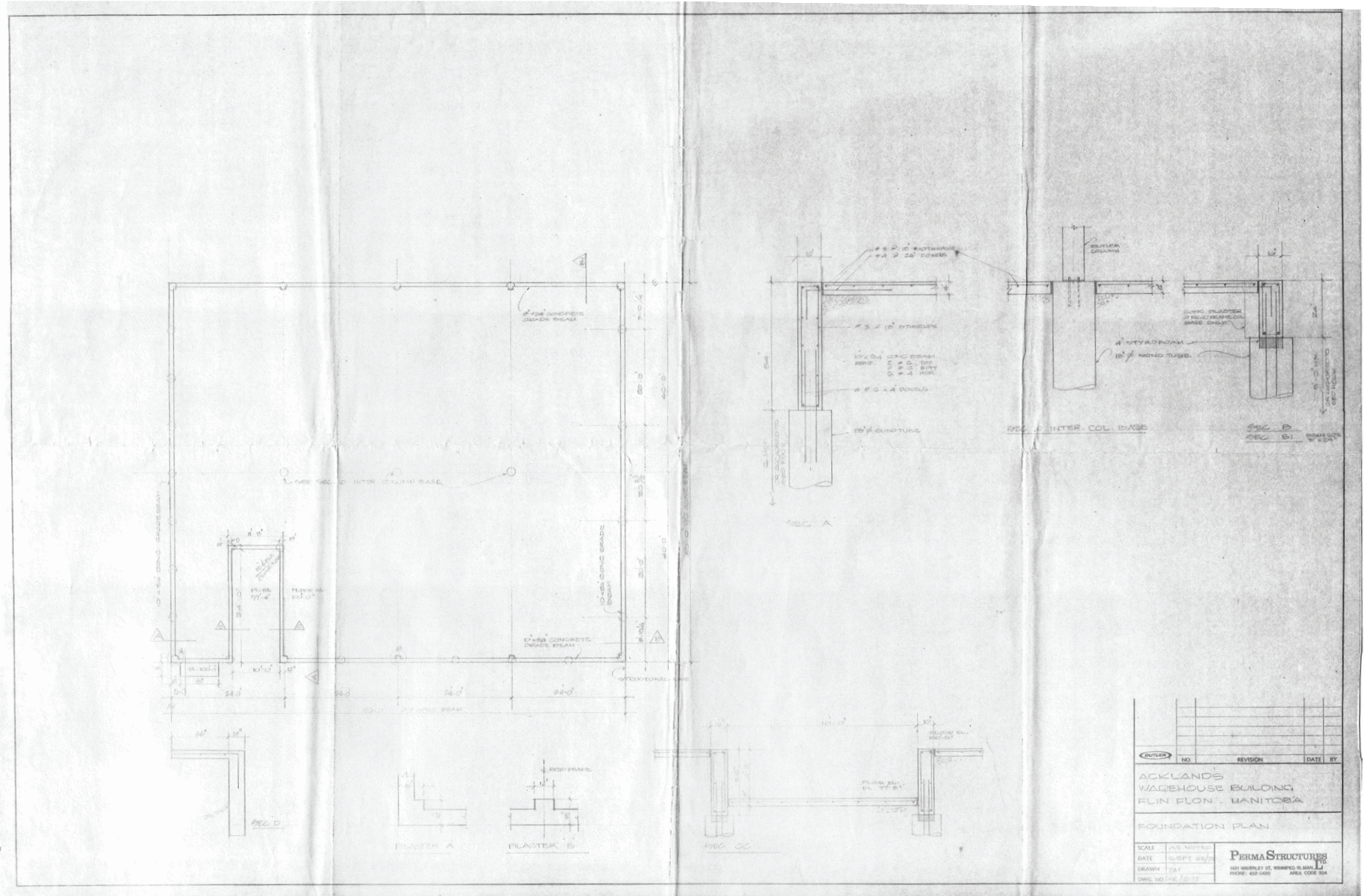
LOADING Dock & Grade



Building Plans



Building Plans



Building Certificate

BALCHEN & KULCHYCKI SURVEYS

MANITOBA, SASKATCHEWAN & CANADA LAND SURVEYORS
 BRUCE A. BALCHEN, M.L.S., S.L.S., C.L.S. JOHN S. KULCHYCKI, M.L.S., C.L.S. B. BAYNE BALCHEN, B.Sc. Eng., M.L.S.
 Phone (204) 638-6336 PHONE TOLL FREE: 1-800-442-0422 FAX (204) 638-3386

SURVEYOR'S BUILDING LOCATION CERTIFICATE

Prepared For:

W.W. Grainger Inc.

Re:

Surveyor's Building Location Certificate
 304 Green Street
 Flin Flon, Manitoba
 Thompson Dorfman Sweatman
 Matter No. 0037204 JDS

Registered Owners: Acklands Limited - Acklands Limitee

Certificate of Title: 159850 Portage la Prairie Land Titles Office

Legal Description: In the City of Flin Flon and being Nly 25 feet perp Lot 21 and all of Lots 22 and 23 Block 93 Plan 643 PLTO (N Div) in 67-29 WPM Exc all mines, minerals and other reservations as contained in The Crown Lands Act.

Encumbrances: Caveat 23671 by The Municipal District of Flin Flon and Caveat 23677 by Northern Manitoba Power Company Limited are registered against the above noted Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their extent or intent.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey commercial building numbered 304 on the West side of Green Street in the City of Flin Flon and find that the same, above ground level, is contained entirely within the limits of the above described land, excepting Firstly: the eave, as appurtenant to the North side thereof, encroaches onto the adjacent property to the North a maximum of 0.45 feet and Secondly: the eave, as appurtenant to the West side thereof, encroaches a maximum of 0.1 feet onto adjacent Commerce Lane.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

PLEASE NOTE THAT SURVEY MONUMENTS WERE NOT REQUESTED TO BE PLACED AT PROPERTY CORNERS.

Title search was made on the 3rd day of October, 1996.
 Sketch showing survey is attached and forms part of this certificate.
 This survey was made on the 4th day of October, 1996.

CERTIFIED A TRUE COPY

DATED October 9/96

John S. Kulchucky M.L.S.

Signed, Sealed and Dated
 at Dauphin, Manitoba,
 this 9th day of October, 1996.

John S. Kulchucky
 John S. Kulchucky
 Manitoba Land Surveyor

Our File No. 96334

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 P.O. Box 778 1550 Main Street South Dauphin, Manitoba R7N 3B3
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MANITOBA, SASKATCHEWAN & CANADA LAND SURVEYORS

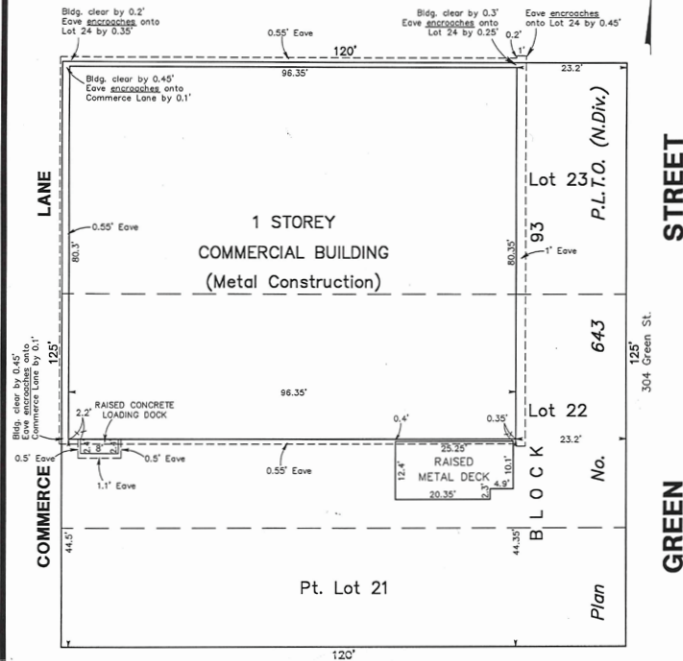
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 Phone (204) 638-6336 Fax (204) 638-3386 Phone Toll Free 1-800-442-0422

SURVEYOR'S BUILDING LOCATION CERTIFICATE SURVEY SKETCH

CERTIFIED A TRUE COPY

DATED October 9/96

John S. Kulchucky M.L.S.



Note:
 All measurements are in feet or decimals thereof.

Signed, Sealed and Dated
 at Dauphin, Manitoba,
 this 9th day of October, 1996

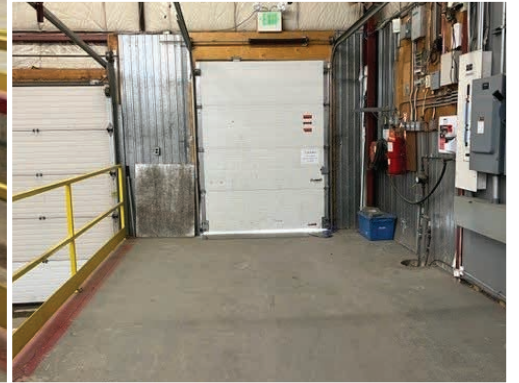
John S. Kulchucky
 John S. Kulchucky
 Manitoba Land Surveyor

NOT DRAWN TO SCALE.
 Our File No. 96 334

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Warehouse & Office Photographs





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