



25 Dunlop Avenue

WINNIPEG, MB

Single-Tenant Industrial Investment Opportunity

Capital Commercial Investment Services has been retained by the Vendor for the purpose of exclusively marketing for sale a 100% interest in 25 Dunlop Avenue located in Winnipeg, MB. The Property is located on 2.29 acres of land with a total rentable area of 38,980 sq. ft.

Property Details

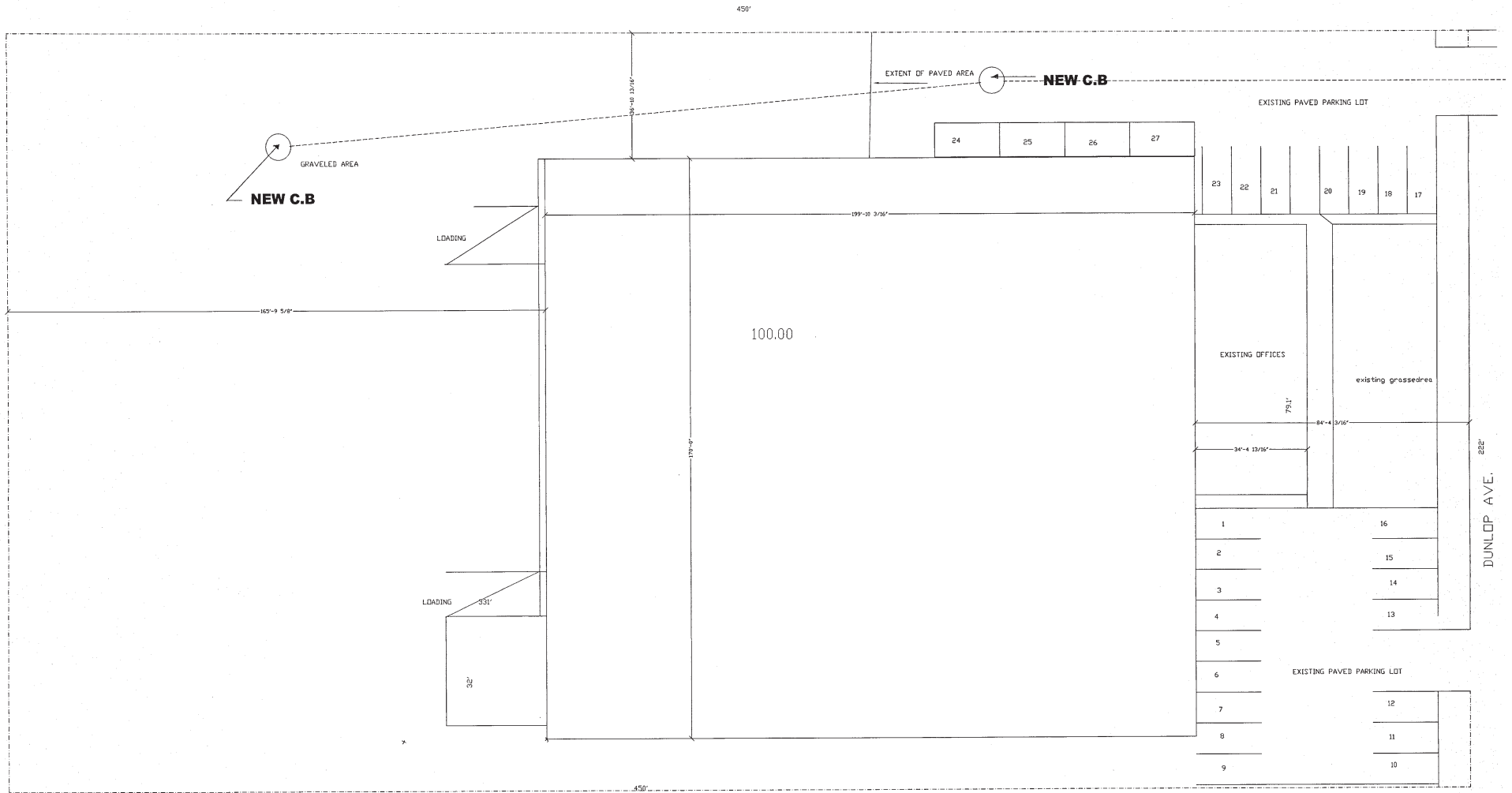
BUILDING AREA	38,980 sq. ft. (+/-)
SITE AREA	2.29 acres (+/-)
SITE COVERAGE RATIO	39.0%
PARKING	Approximately 61 stalls
YEAR BUILT	1973
ZONING	M2- General Manufacturing
CEILING HEIGHT	15'
LOADING	2 Grade
SALE PRICE	\$4,850,000 (7.0% cap rate)

Investment Highlights

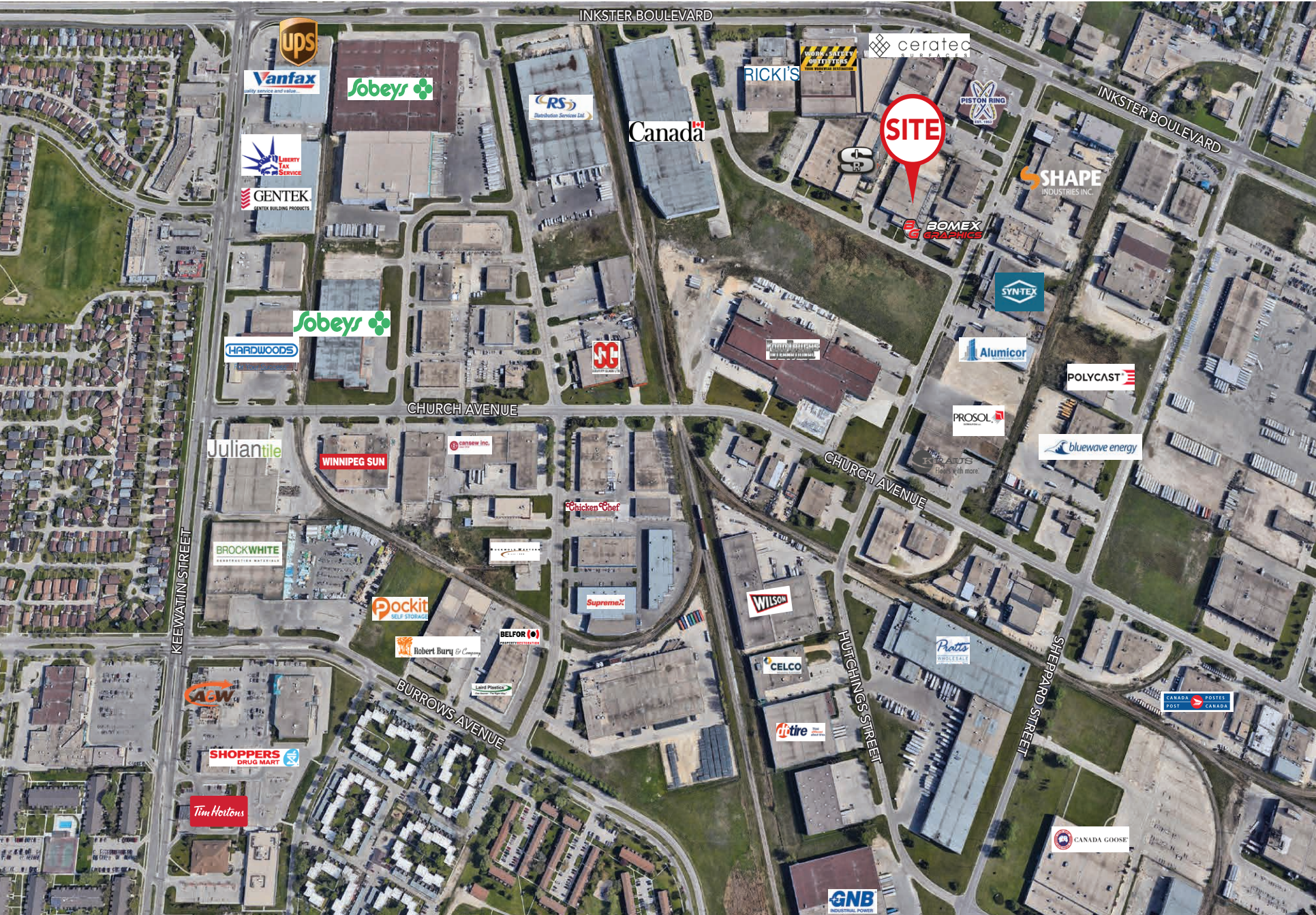
- » High Quality Tenant Profile
- » Significant Investment in Tenant Improvements
- » Available Well Below Replacement Cost
- » Well Located Asset within Inkster Industrial Park



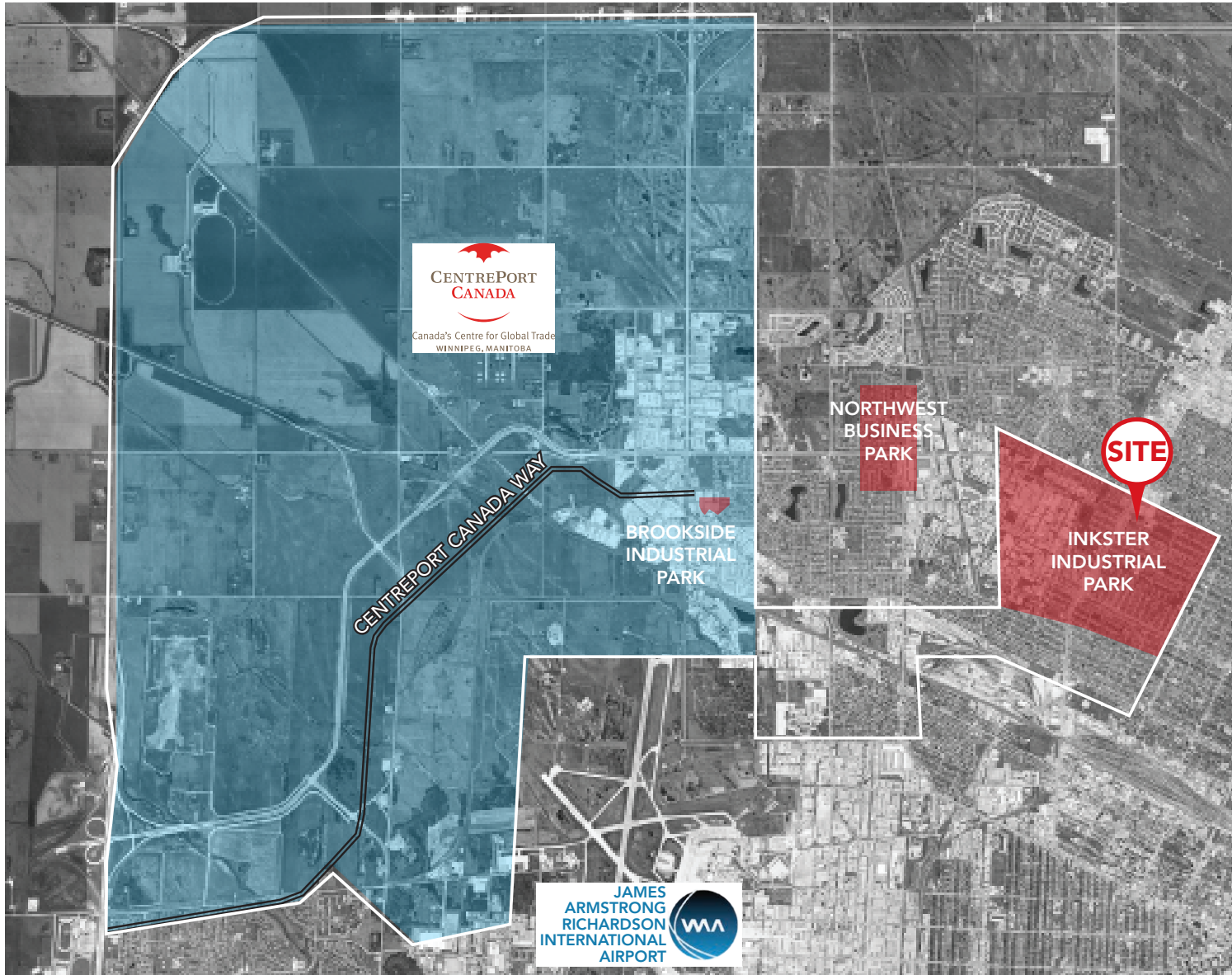
Site Plan



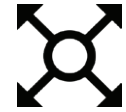
Inkster Industrial Park



Northwest Winnipeg Industrial Submarket



Key Drive Times



16 min.

PORTAGE & MAIN



3 min.

JAMES ARMSTRONG
RICHARDSON INTERNATIONAL
AIRPORT



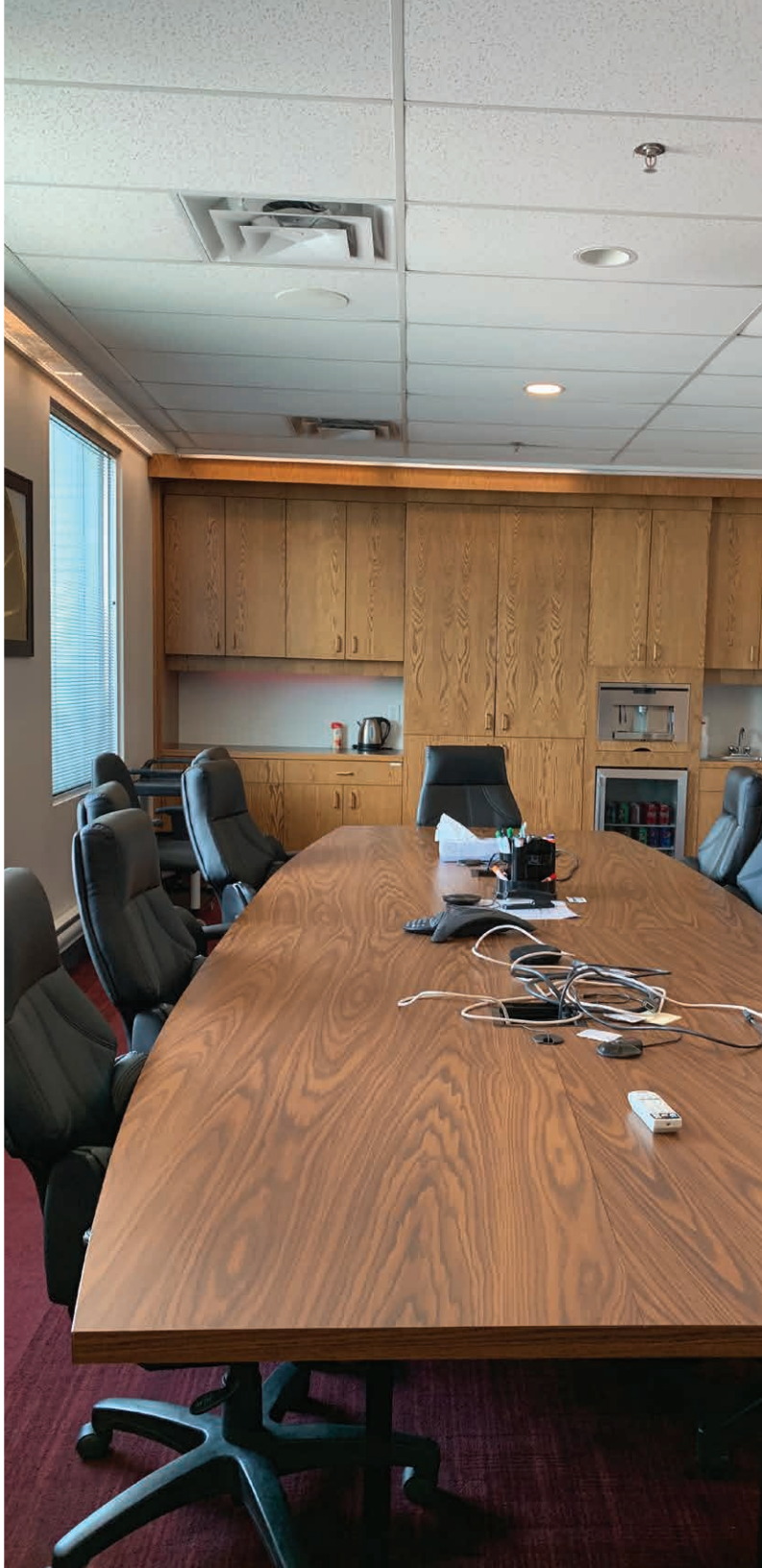
9 min.

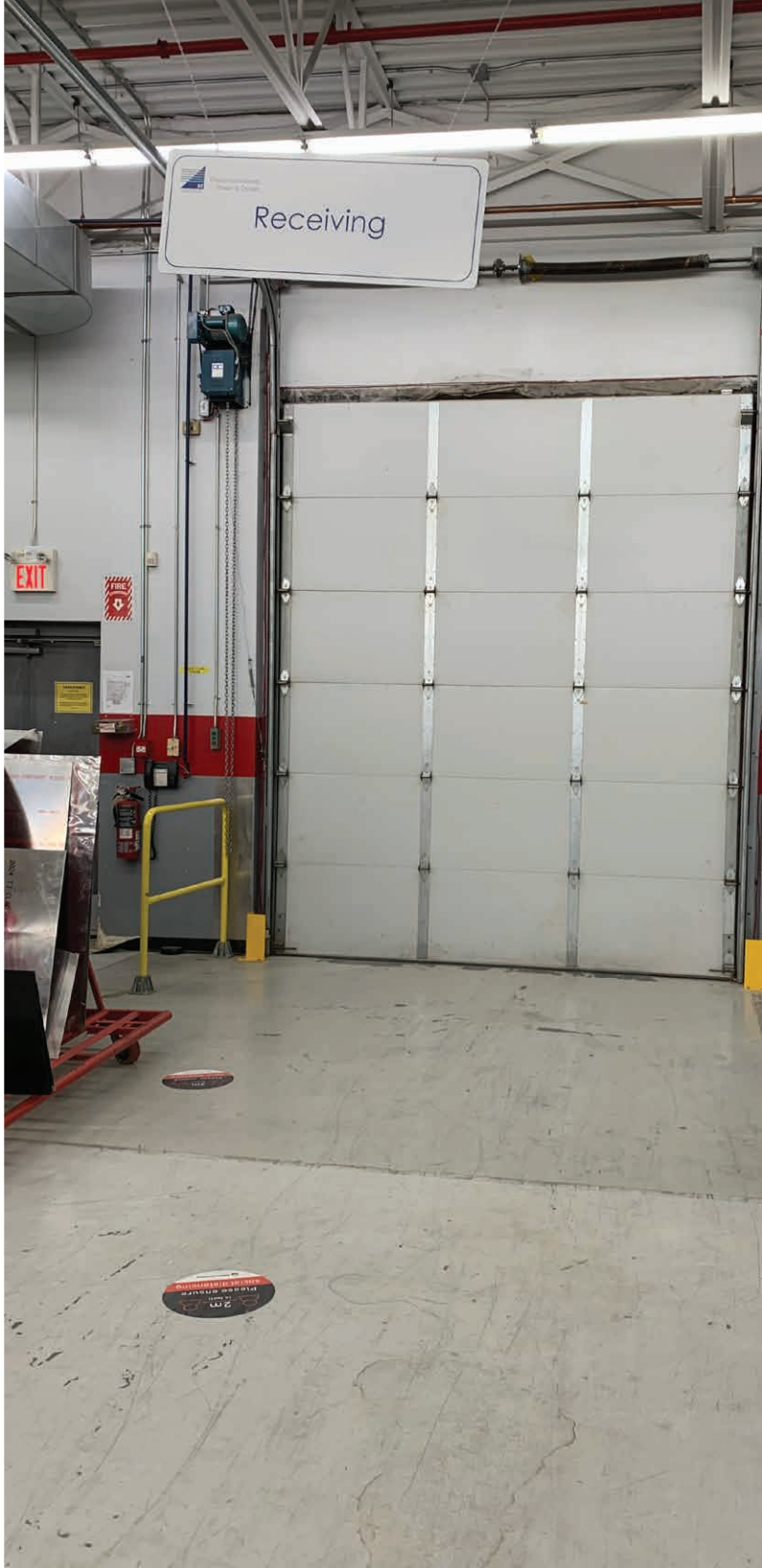
TRANSCANADA
HIGHWAY



90 min.

US BORDER
PEMBINA CROSSING







CAPITAL COMMERCIAL INVESTMENT SERVICES

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