

SALE

265 Industrial Road DAUPHIN, MB
WAREHOUSE OPPORTUNITY IN DAUPHIN MANITOBA



PRICE REDUCED - \$595,000

19,531
sq. ft.

TOTAL BUILDING
AREA ON **1.54**
ACRES OF LAND



LOW SITE
COVERAGE RATIO



AVAILABLE WELL
BELOW REPLACEMENT
COST



WELL-SITUATED IN
DAUPHIN'S MAJOR
INDUSTRIAL NODE

CONTACT

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*Services provided by Trevor Clay
Personal Real Estate Corporation*

Luke Paulsen

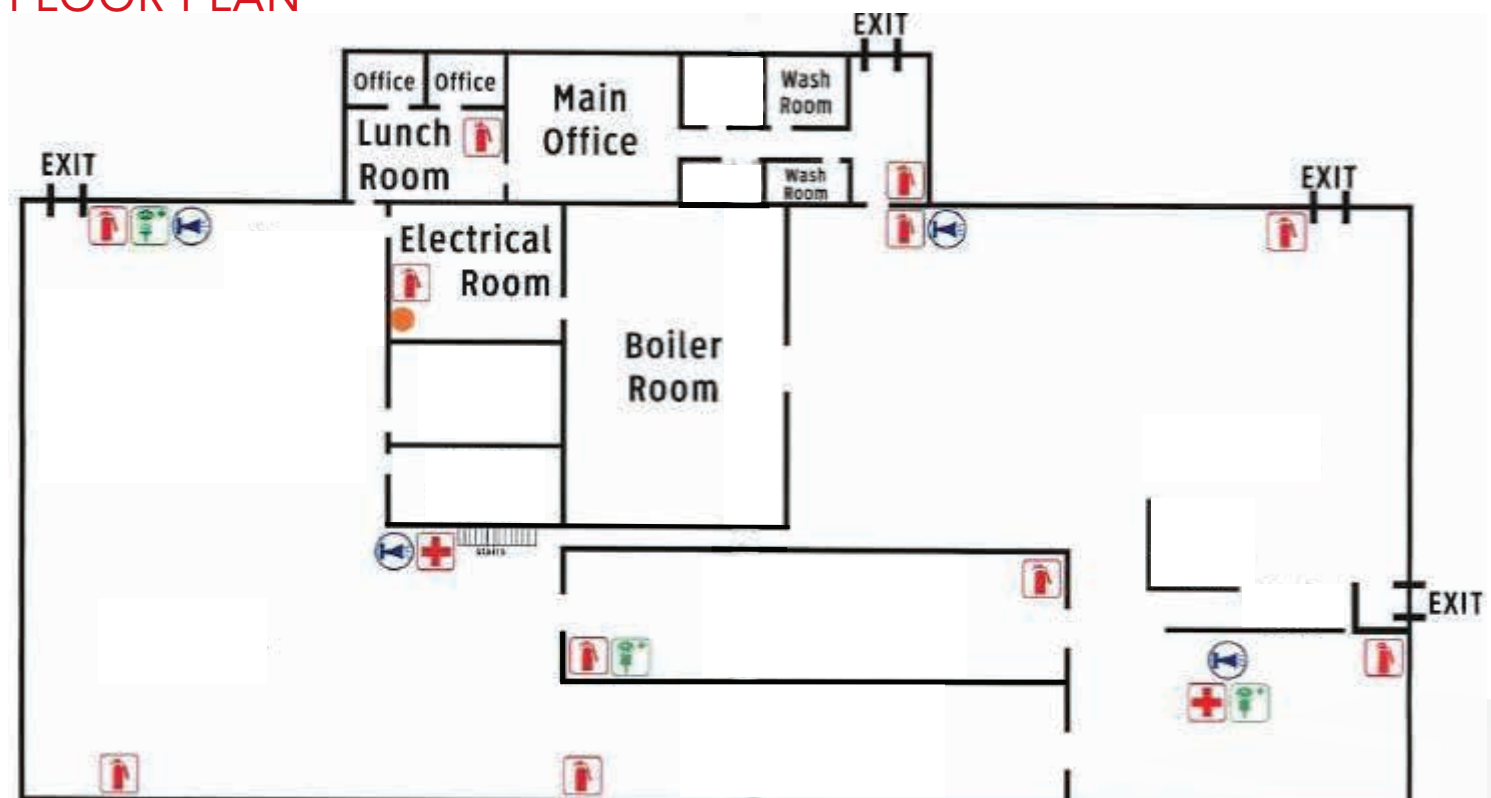
Vice President, Sales & Leasing
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PROPERTY HIGHLIGHTS

BUILDING AREA	19,531 sq. ft.
LAND AREA	1.54 acres
SITE COVERAGE RATIO	29.10%
SALE PRICE	\$785,000 \$595,000
PROPERTY TYPE	Warehouse
LEGAL	Parcel A Plan 30158 DLTO in SE ¼ 16-25-19 WPM
ZONING	M – Industrial
YEAR BUILT	1975
LOADING	2-12' x 14' Grade Level Doors
PARKING	Approx. 12
CEILING CLEAR HEIGHT	15'
ELECTRICAL	600 Amp, 3 Phase

FLOOR PLAN



SITE AERIAL



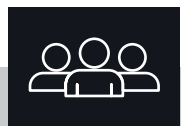
LOT ASSESSMENT MAP



EXTERIOR AND INTERIOR PHOTOGRAPHS

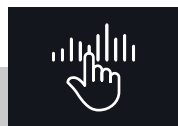


DEMOGRAPHIC ANALYSIS



TOTAL POPULATION

	2020	2025
1 KM	651	633
3 KM	8,100	7,969
5 KM	8,871	8,709



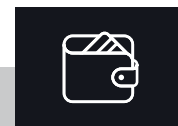
MEDIAN AGE

	2020
1 KM	46.8
3 KM	43.5
5 KM	43.7



TOTAL HOUSEHOLDS

	2020
1 KM	268
3 KM	3,729
5 KM	4,070



HOUSEHOLD INCOME

	2020	2025
1 KM	\$69,874	\$82,535
3 KM	\$75,106	\$90,398
5 KM	\$77,170	\$92,711

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