

# 265 Industrial Road DAUPHIN, MB WAREHOUSE OPPORTUNITY IN DAUPHIN MANITOBA



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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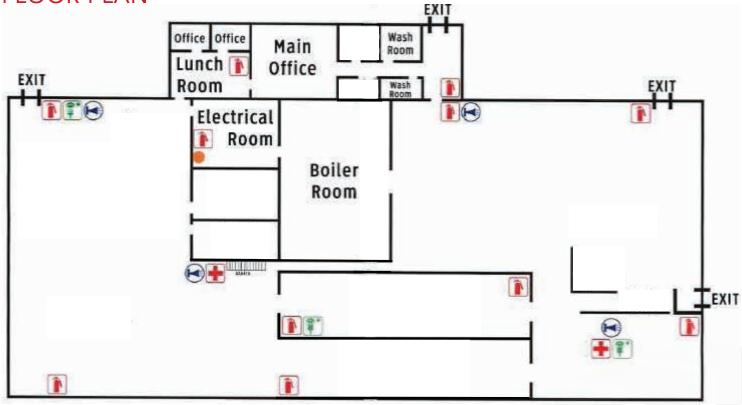
# 265 Industrial Road Dauphin, MB



## **PROPERTY HIGHLIGHTS**

BUILDING AREA	19,531 sq. ft.
LAND AREA	1.54 acres
SITE COVERAGE RATIO	29.10%
SALE PRICE	\$ <del>785,000</del> \$ <b>595,000</b>
PROPERTY TYPE	Warehouse
LEGAL	Parcel A Plan 30158 DLTO in SE 1/4 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

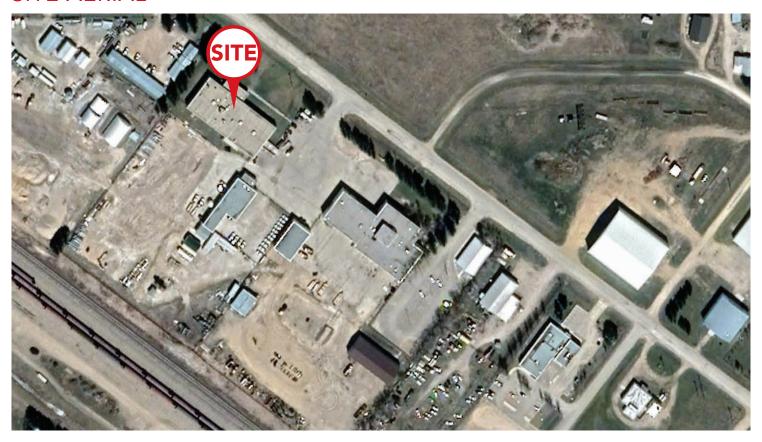
## **FLOOR PLAN**



# 265 Industrial Road Dauphin, MB



## SITE AERIAL

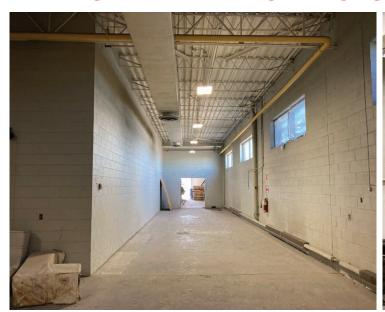


# LOT ASSESSMENT MAP





# **EXTERIOR AND INTERIOR PHOTOGRAPHS**











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## **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
268
3,729
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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## **GET CONNECTED**









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