

**FOR SALE**

# **196 Paquin Road**

WINNIPEG, MB



COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ Warehouse/Manufacturing Property Available in the St. Boniface Industrial Park ~*



GARY GOODMAN, Vice President, Sales & Leasing

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[capitalgrp.ca](http://capitalgrp.ca)

# 196 Paquin Road

## Property Details

BUILDING SIZE (+/-)	10,760 sq. ft.
LAND SIZE (+/-)	1.44 acres
SALE PRICE	\$2,400,000
PROPERTY TAXES	\$37,323.28 (2023)
CEILING HEIGHT	Ranges from 18'to 65'
ELECTRICAL	600 Volt 3 Phase
LIGHTING	Fluorescent
LOADING	Grade: Two dock level doors Dock: One dock level door at van height & one at trailer height with leveler
ZONING	M2 - Manufacturing General
YEAR BUILT	1989

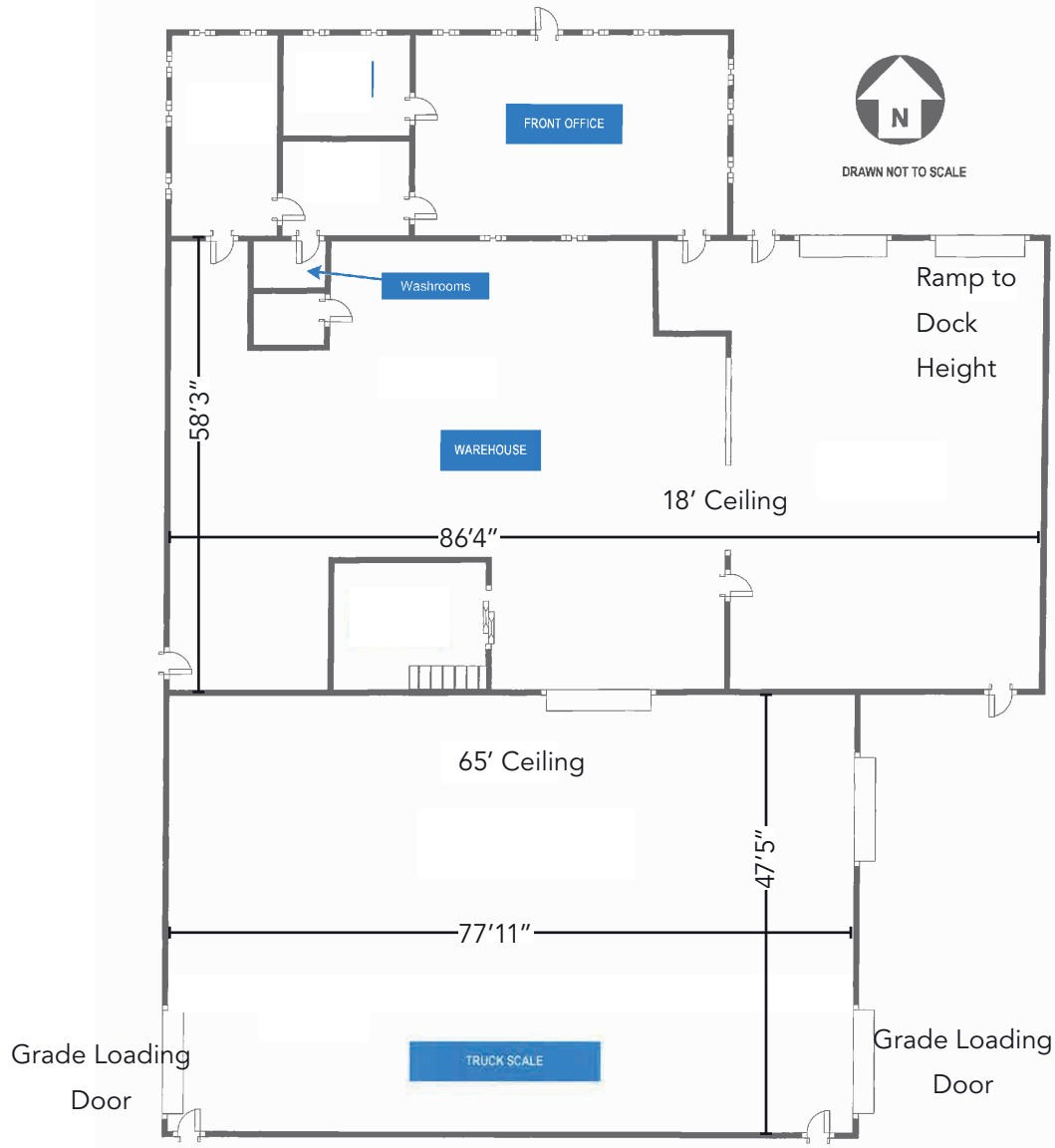
## RESTRICTIVE COVENANT

Prior to the fiftieth (50th) anniversary date of the closing date of the sale of the Property, the property, or any portion thereof, shall not be used for or in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements for commercial or hobby livestock producers, without the prior written consent of Vendor. Purchaser agrees that it shall not use or permit the property to be used in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements, and Purchaser further covenants and agrees that it shall not sell, transfer, lease, sublease or otherwise dispose of the property or any portion thereof for use in connection with the manufacture, sale and/or distribution of animal feeds, animal nutrition products and/or feed supplements by any of the property for a period of fifty years and that on or before closing a restrictive covenant to this effect shall be registered against the title to the property. Purchaser and Vendor agree that all restrictions contained herein are responsible and valid.



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## Floor Plan



## Approximately 65' Ceiling Height



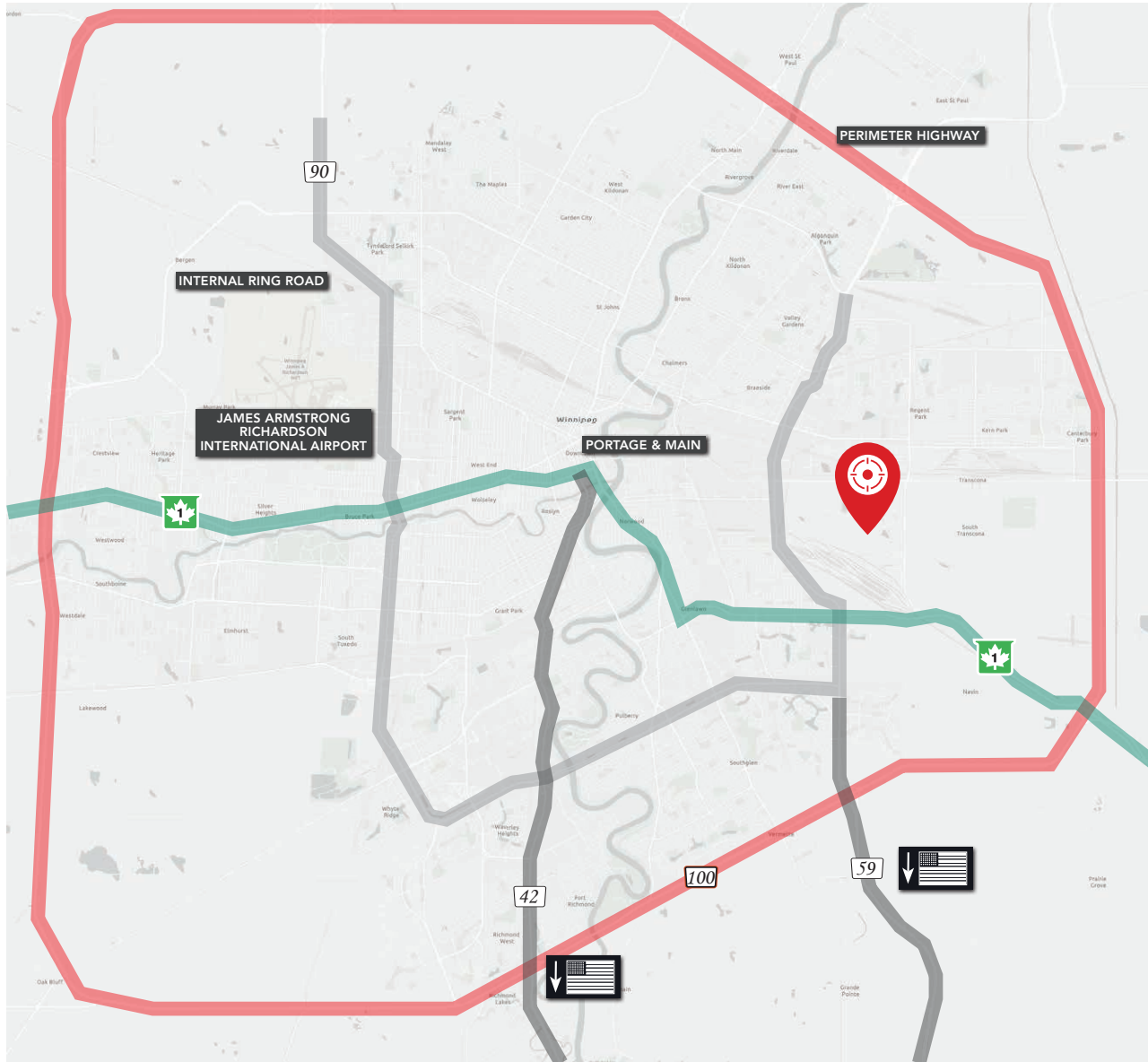
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*Aerial*



# 196 Paquin Road

## Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**41 minutes**



FERMOR AVENUE  
**6 minutes**



U.S./CANADA BORDER  
**85 Minutes**



PERIMETER HIGHWAY  
**15 minutes**



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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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