

**FOR SALE**

**743, 771, 775 Jarvis Avenue**

WINNIPEG, MB

*~Industrial Property in Central Winnipeg~*



COMMERCIAL REAL ESTATE  
SERVICES INC.



**CONTACT**

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*Services provided by Peter Kaufmann Personal Real Estate Corporation*

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

# 743, 771, 775 Jarvis Avenue

## Property Details

<b>SITE AREA (+/-)</b>	0.85 acres
<b>BUILDING AREA (+/-)</b>	775 Jarvis Avenue: 8,100 sq. ft. 771 Jarvis Avenue: 5,918 sq. ft. 743 Jarvis Avenue: 14,990 sq. ft.
<b>LOADING</b>	2 grade doors - 1 in each building
<b>CEILING HEIGHT</b>	14'-16'
<b>ELECTRICAL</b>	600 Volt 3 Phase Power, 200 AMP Service
<b>ZONING</b>	M2 Industrial
<b>ASKING PRICE</b>	\$998,500
<b>TAXES</b>	\$14,214.35 (2023)

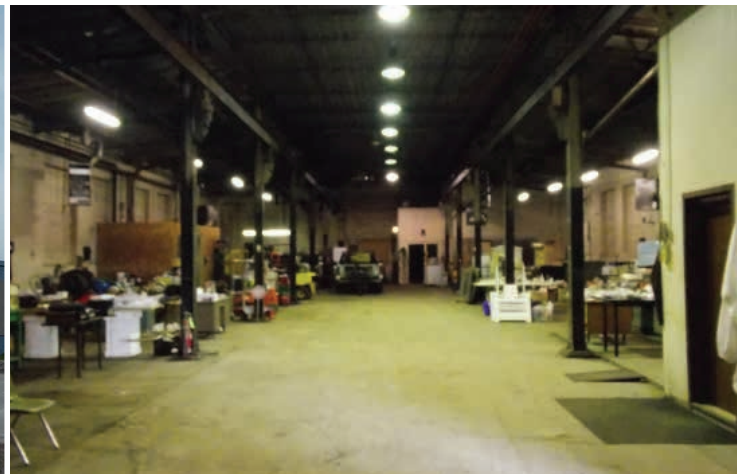
### HIGHLIGHTS

- Excellent building for mechanical shop or industrial use
- 2 buildings and one 15,000 sq. ft. lot
- Great frontage on Jarvis Avenue
- Easy access to McPhillips Street, Arlington Street and Main Street
- Heavy Power
- Crane way running down the centre of the building



# 743, 771, 775 Jarvis Avenue

## Photographs



# CENTREPORT CANADA

# RM OF ROSSER

# WINNIPEG

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

NORTH INKSTER IND.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

INKSTER IND. PK.

INKSTER BOULEVARD

OAK POINT IND.

WESTON SHOPS

BROOKSIDE IND. PK.

RRC POLYTECH

CO-OP

OMAND'S CREEK IND.

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

ST. JAMES IND.

MURRAY IND.

POLO PARK



# 743, 771, 775 Jarvis Avenue

## Drive Times



RICHARDSON INTL. AIRPORT

**14 minutes**



POLO PARK SHOPPING CENTRE

**14 minutes**



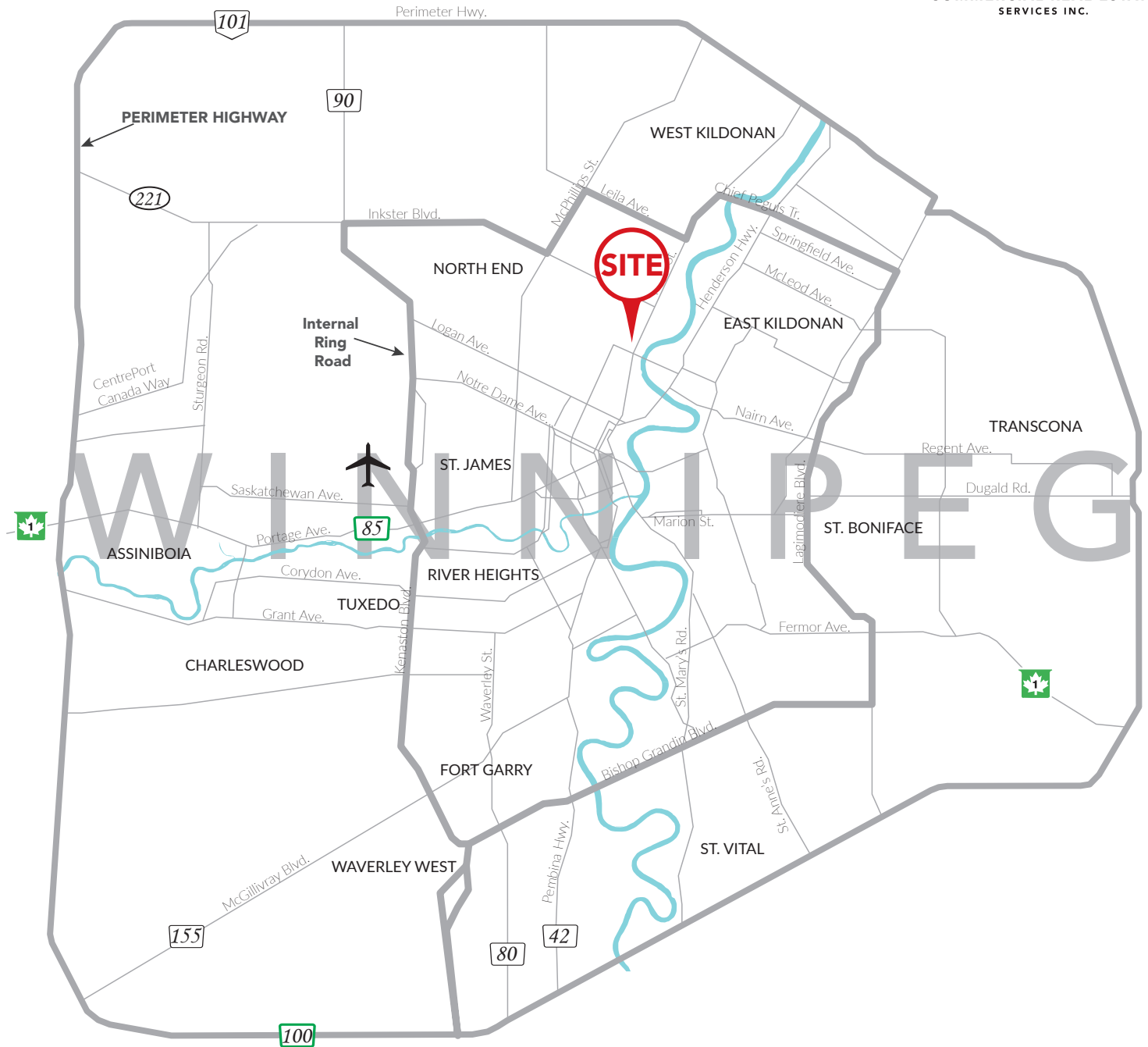
PORTAGE & MAIN

**10 minutes**



PERIMETER HIGHWAY

**23 minutes**





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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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