

~ Multi-Tenant Commercial Building Visible From Portage Avenue ~



FOR SALE/LEASE

15 Dodds Road

HEADINGLEY, MB

Eric Ott, Associate Vice President, Sales & Leasing
(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

Dilpreet Mathauda, Senior Advisor, Sales & Leasing
(204) 985-1367

dilpreet.mathauda@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

THE OFFERING

Capital Commercial Real Estate Services is pleased to offer for purchase or lease 15 Dodds Road in the Rural Municipality of Headingley. This multi-tenant commercial building is made up of four tenant spaces, one of which is occupied. The property is well suited for either an end user with some investment income from one existing tenant, or an investor.

SALE PRICE

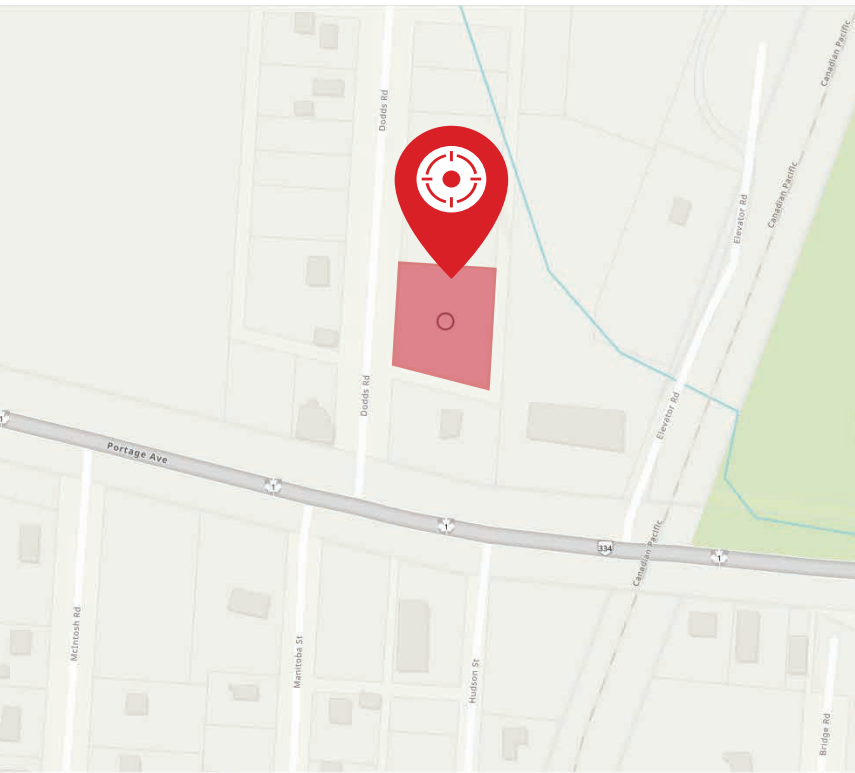
\$1,200,000

ASKING NET RENT

\$11.50 per sq. ft.

Property Details

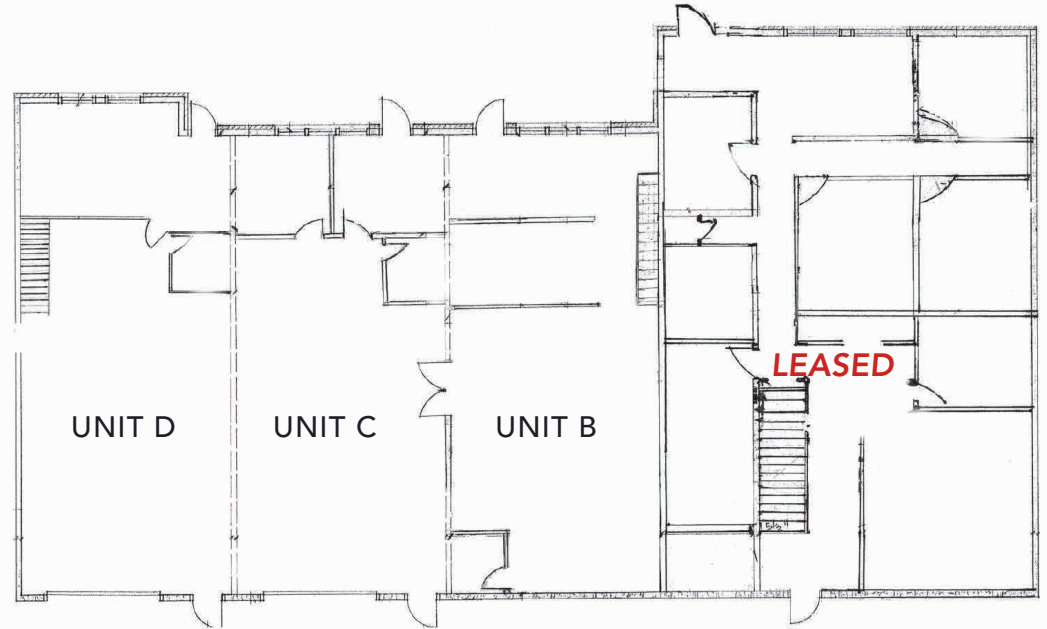
ROLL NUMBER	76500.000
PROPERTY TAX	TBD
TITLE	2740274/1
LEGAL DESCRIPTION	Lots 7, 8 and 9 Block 10 Plan 1541 WLTO in RL 50 Parish of Headingley
ZONING	CH - Commercial Highway Zoning District
FRONTAGE	148.17 ft.
ACCESS	West parking lot with two driveways from Dodds Road
SITE AREA (+/-)	0.6 Acres



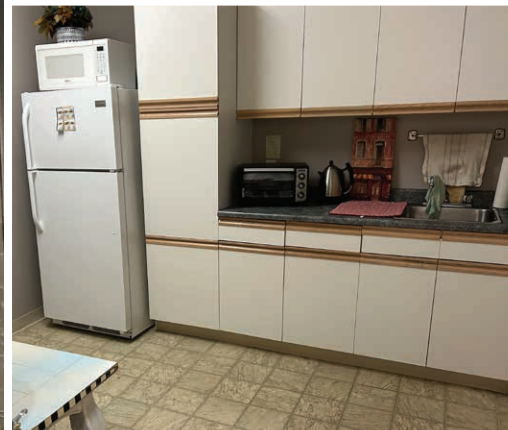
Building Specifications

FLOOR PLAN

UNIT AREAS (+/-)	Unit A	1,865 sq. ft. <i>Leased</i>
	Unit B	1,495 sq. ft.
	Unit C	1,272 sq. ft.
	Unit D	1,316 sq. ft.
	Building	5,948 sq. ft.
CLEAR HEIGHT	16'6"	
BASIC RENT	\$11.50 per sq. ft.	
ADDITIONAL RENT	\$4.00 per sq. ft.	
LOADING	(2) 14' high x 12' wide grade level doors	
CONSTRUCTION	Wood frame	
ELECTRICAL	800 Amp service, single phase, 120/208Volt	
ROOF	Sloped Shingle Roof	



Photos



Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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