

~ Centrally Located End-User Industrial Building ~



FOR SALE

324 Lizzie Street

WINNIPEG, 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

MARIO POSILLIPO, Senior Advisor, Sales & Leasing

(204) 985-1373

mario.posillipo@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

THE OFFERING

Capital Commercial Real Estate Services is pleased to offer for purchase 324 Lizzie Street in Central Winnipeg. This warehouse/factory building is available for vacant possession upon relocation of the existing business. The older, but well-maintained property is available for an asking price that is well below the replacement cost of the building.

PROPERTY DETAILS

PROPERTY ADDRESSES 324 Lizzie Street, 350 Higgins Avenue, 441 Henry Avenue

SALE PRICE \$5,865,900

ROLL NO. 13092063100

TITLE 2820884/1

ZONING M2 - Manufacturing General

FRONTAGE 1,193.80 ft. (+/-)

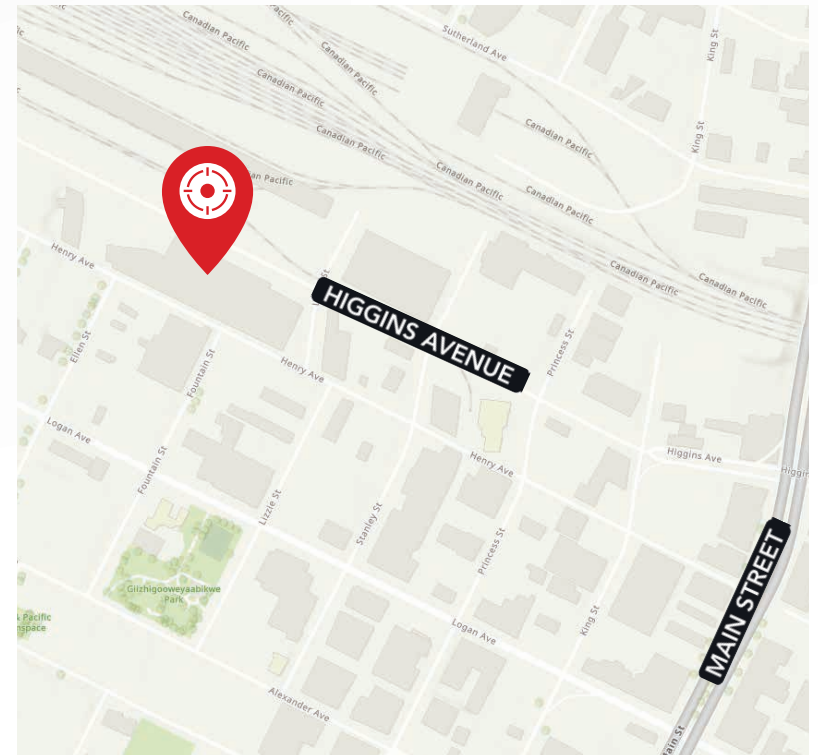
ACCESS East parking lot from Lizzie Street; North loading and compound with 2 driveways from Higgins Avenue

SITE AREA 2.26 acres (98,358 sq. ft.) (+/-)

SITE COVERAGE 37.0%

PROPERTY HIGHLIGHTS

- 18'5" clear in main warehouse
- 600 Volt, 3 Phase power ideal for manufacturing use
- Well maintained building

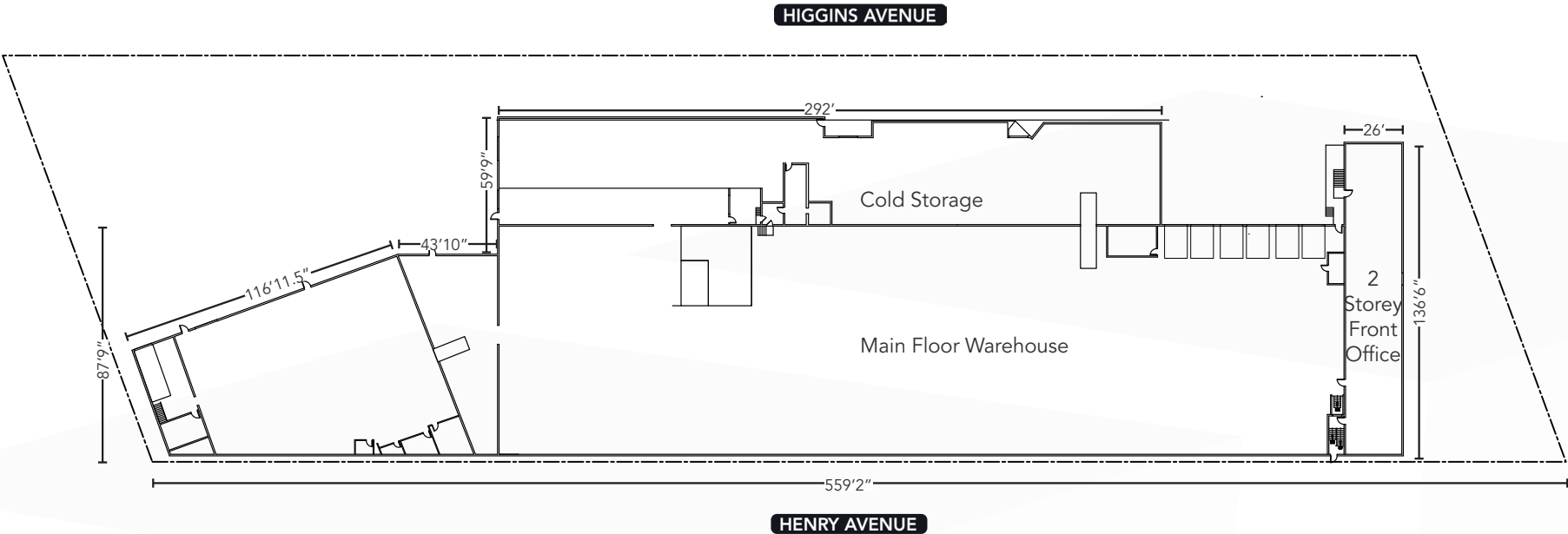


Building Details

BUILDING AREA (+/-)	Main Floor	65,909 sq. ft.
	Basement	4,399 sq. ft.
SALE PRICE	\$5,865,900	
PROPERTY TAXES	\$63,549.30 (2023)	
YEAR BUILT	11 Sections from 1905 to 1960	
CLEAR HEIGHT	18'5" clear in main warehouse, lower in other areas	
LOADING	6 Dock level; 1 Grade level doors	
CONSTRUCTION	Masonry Walls	
ELECTRICAL	600 Volt, 3 Phase, 800 Amp Service	
ROOF	Asphalt and Gravel, Modified Bitumen (1999); SBS (2015)	
COLUMN SPACING	32' x 24' in main warehouse	
SPRINKLERS	Wet Sprinkler system in main warehouse; dry system in cold storage area	



Floor Plan



Photos

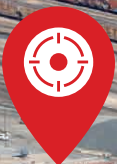


Location Overview

The property is centrally located, just south of the rail yard for Canadian Pacific Kansas City Limited (CPKC), the first and only single-line rail network connecting North America. The location has immediate access to routes 52 (Main Street) and 62 (Isabel Street) for quick connection to any location in Winnipeg.



SALTER STREET BRIDGE



ACCESS STORAGE

HIGGINS AVENUE



MAIN STREET



DISRAELI FREEWAY



Drive Time Analysis



PORTAGE & MAIN **5 min.**




TRANSCANADA HWY **7 min.**



RICHARDSON AIRPORT **13 min.**

Winnipeg Industrial Market Snapshot

TOTAL INVENTORY	MARKET VACANCY	UNDER CONSTRUCTION	AVG. ASKING PRICE	AVG. ASKING NET RENT	ABSORPTION IN THE QTR
 81.1M (sq. ft.)	 3.0%	 408,000 (sq. ft.)	 \$182.25 (per sq. ft.)	 \$11.05 (per sq. ft.)	 210,049 (sq. ft.)

 **73%**
avg. industrial land sale price growth
(Q3 2018 - Q3 2023)

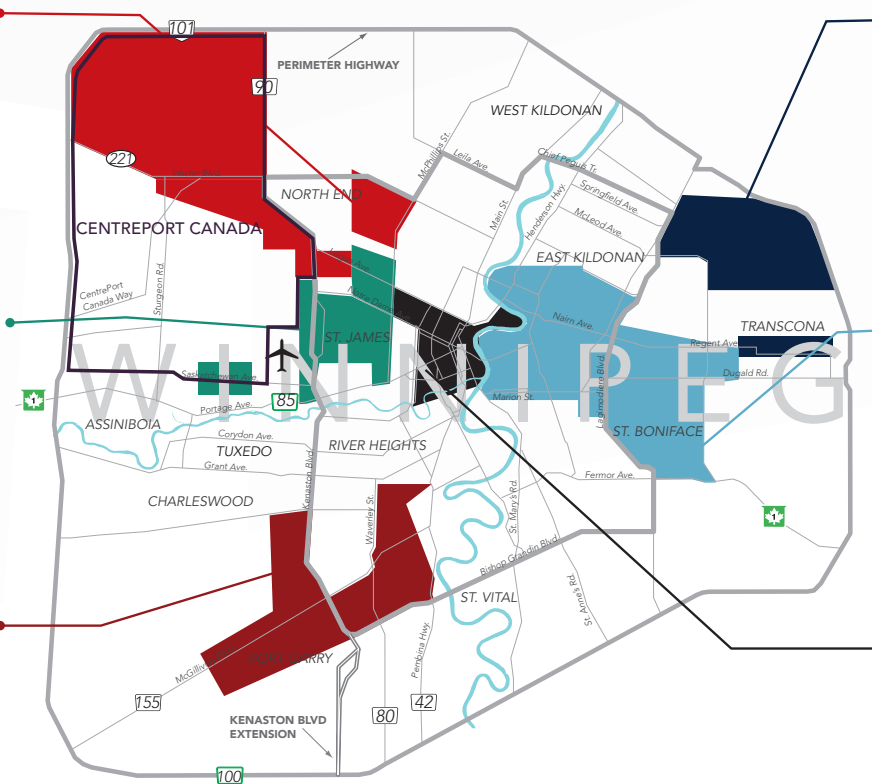
 **76%**
avg. industrial space sale price growth per sq. ft.
(Q3 2018 - Q3 2023)

 **33%**
average asking net rent growth
(Q3 2018 - Q3 2023)

NORTHWEST		
6.3% vacancy rate		↑
\$9.67 avg. net rent per sq. ft.		↓
\$4.42 avg. add'l rent per sq. ft.		↑
20,521 sq. ft. of absorption		↑

WEST		
2.5% vacancy rate		↓
\$10.50 avg. net rent per sq. ft.		↓
\$4.89 avg. add'l rent per sq. ft.		↓
-13,007 sq. ft. of absorption		↑

SOUTHWEST		
3.3% vacancy rate		↑
\$13.38 avg. net rent per sq. ft.		↑
\$5.23 avg. add'l rent per sq. ft.		↓
-9,315 sq. ft. of absorption		↓



NORTHEAST		
0.4% vacancy rate		↓
\$14.52 avg. net rent per sq. ft.		↑
\$4.16 avg. add'l rent per sq. ft.		↓
16,183 sq. ft. of absorption		↑

SOUTHEAST		
2.0% vacancy rate		↓
\$11.10 avg. net rent per sq. ft.		↓
\$5.95 avg. add'l rent per sq. ft.		↑
171,907 sq. ft. of absorption		↑

CENTRAL		
3.0% vacancy rate		↓
\$7.59 avg. net rent per sq. ft.		↑
\$2.93 avg. add'l rent per sq. ft.		↑
24,030 sq. ft. of absorption		↓



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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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