

~ Industrial Space with In-Floor Heated Warehouse ~



FOR SALE

321 Main Street South

MORRIS, MB

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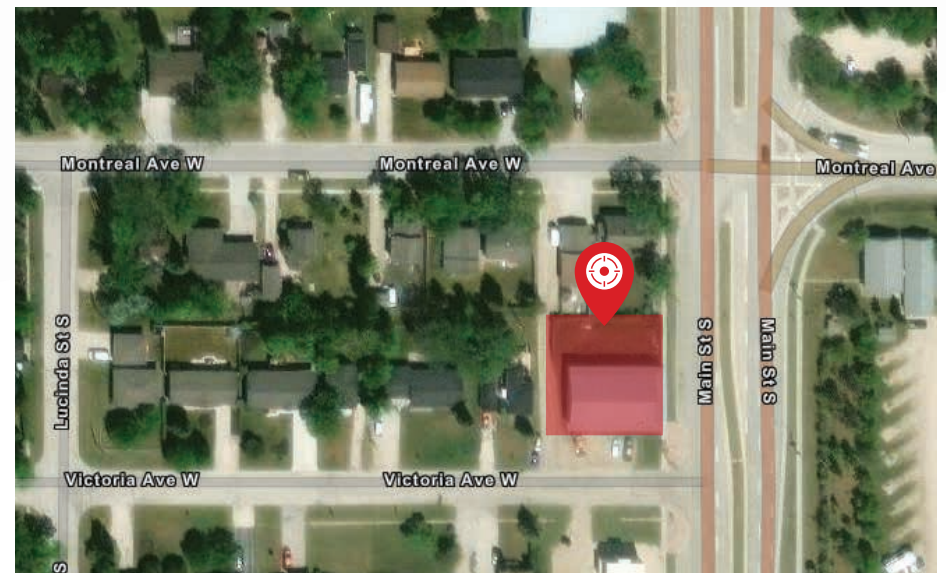
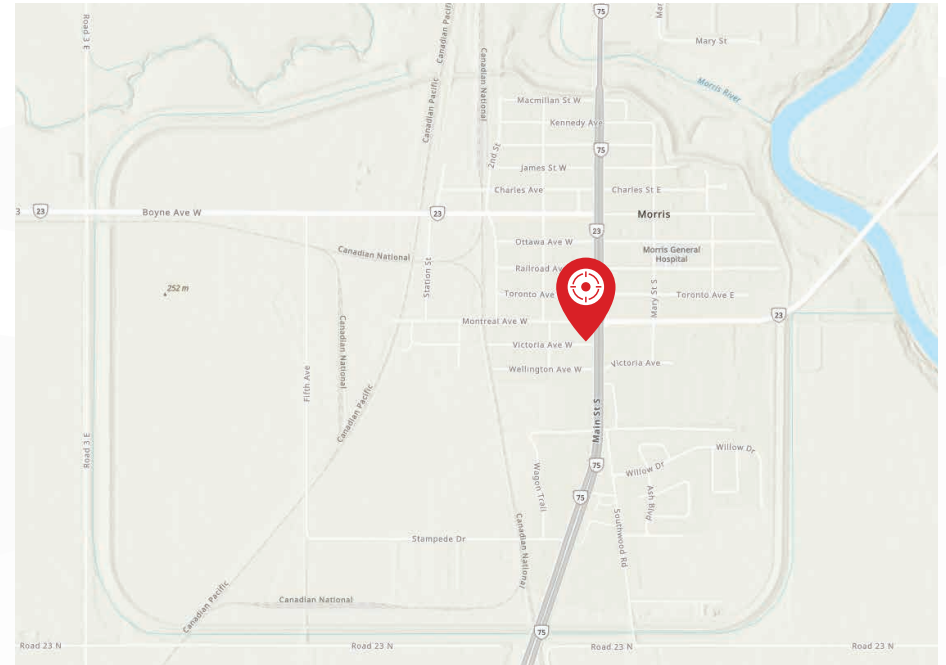
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Services provided by Rennie Zegalski Personal Real Estate Corporation


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Property Details

BUILDING AREA (+/-)	4,000 sq. ft. with 4,500 sq. ft. fenced compound
SALE PRICE	\$290,000
YEAR BUILT	1997
LOADING	2 Grade Level Doors (14' x16')
CLEAR HEIGHT	16'
FOUNDATION	Concrete beam and footing/piles
FLOOR SYSTEM	Concrete slab with the front office display area having vinyl flooring and carpet. Second floor wood mezzanine over the office of 800 sq. ft.
ROOF	Gable, asphalt, wood truss, insulation, stippled ceiling in the front retail area and fireguard in the rear shop area
EXTERIOR	Vinyl cladding
HEATING	Floor heat with electric boiler
ELECTRICAL	200 Amp panel with fluorescent lighting in the office retail area and tube fluorescent lighting in the shop area
STORAGE	Available storage above front office area
HIGHLIGHTS	<ul style="list-style-type: none">• Heated floors in warehouse area• Frontage on Victoria Avenue and Main Street• Available gated outdoor storage compound• Ideal low cost storage space with front office build out



Interior Photos



Market Overview

The RM of Morris is located approximately 30 minutes south of Winnipeg, on Highway 75. Morris is the largest town between Winnipeg and the US Border. All traffic on Highway 75 must pass through Morris.

Morris is a thriving and growing commercial, agricultural and industrial community with a population of roughly 3,172 people as of 2021. Morris looks towards a thriving future rich in Economic Development and exceptional services that benefit their residents. The town is pleased with their residents commitments on fundraising for growth to make their town a better place.



POPULATION	1KM	3KM	5KM
Total Population (2024)	1,889	2,359	2,494
Total Population (projected for 2028)	2,051	2,537	2,669



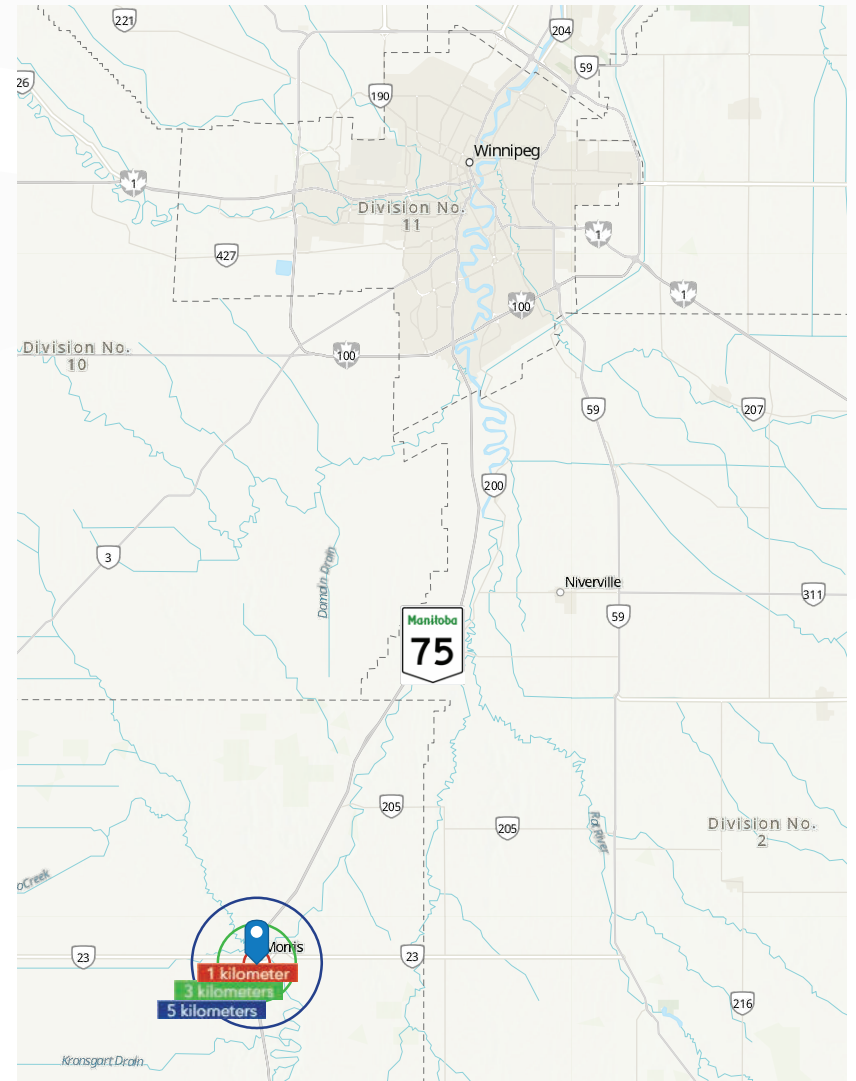
MEDIAN AGE	1KM	3KM	5KM
Median Age (2024)	37.6	37.0	36.9



INCOME	1KM	3KM	5KM
Avg. Household Income (2024)	\$90,599	\$90,711	\$91,257
Avg. Household Income (projected 2028)	\$105,753	\$105,965	\$106,649



HOUSEHOLDS	1KM	3KM	5KM
Total Households (2024)	778	957	995





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