

~ *New Industrial Building Available in Portage la Prairie* ~



**FOR SALE**

# 93 Poplar Bluff

**PORTAGE LA PRAIRIE, MB**

DAWSON GROENING, Advisor, Sales & Leasing  
(204) 985-1383  
[dawson.groening@capitalgrp.ca](mailto:dawson.groening@capitalgrp.ca)

ERIC OTT, Associate Vice President, Sales & Leasing  
(204) 985-1378  
[eric.ott@capitalgrp.ca](mailto:eric.ott@capitalgrp.ca)  
Services provided by Eric A. Ott Personal Real Estate Corporation

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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

# Property Details

**BUILDING AREA (+/-)** 5,400 sq. ft.

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**LAND AREA (+/-)** 5.12 acres

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**SALE PRICE** \$1,200,000.00

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**PROPERTY TAXES** \$3,880.06

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**LOADING** (4) 16ft. overhead doors

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**ZONING** MP - Industrial Poplar Bluff Zone

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**CLEAR HEIGHT (+/-)** 18 ft.

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**ELECTRICAL** 400 Amp, 220 Volt, Single Phase service

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**AVAILABILITY** Immediately

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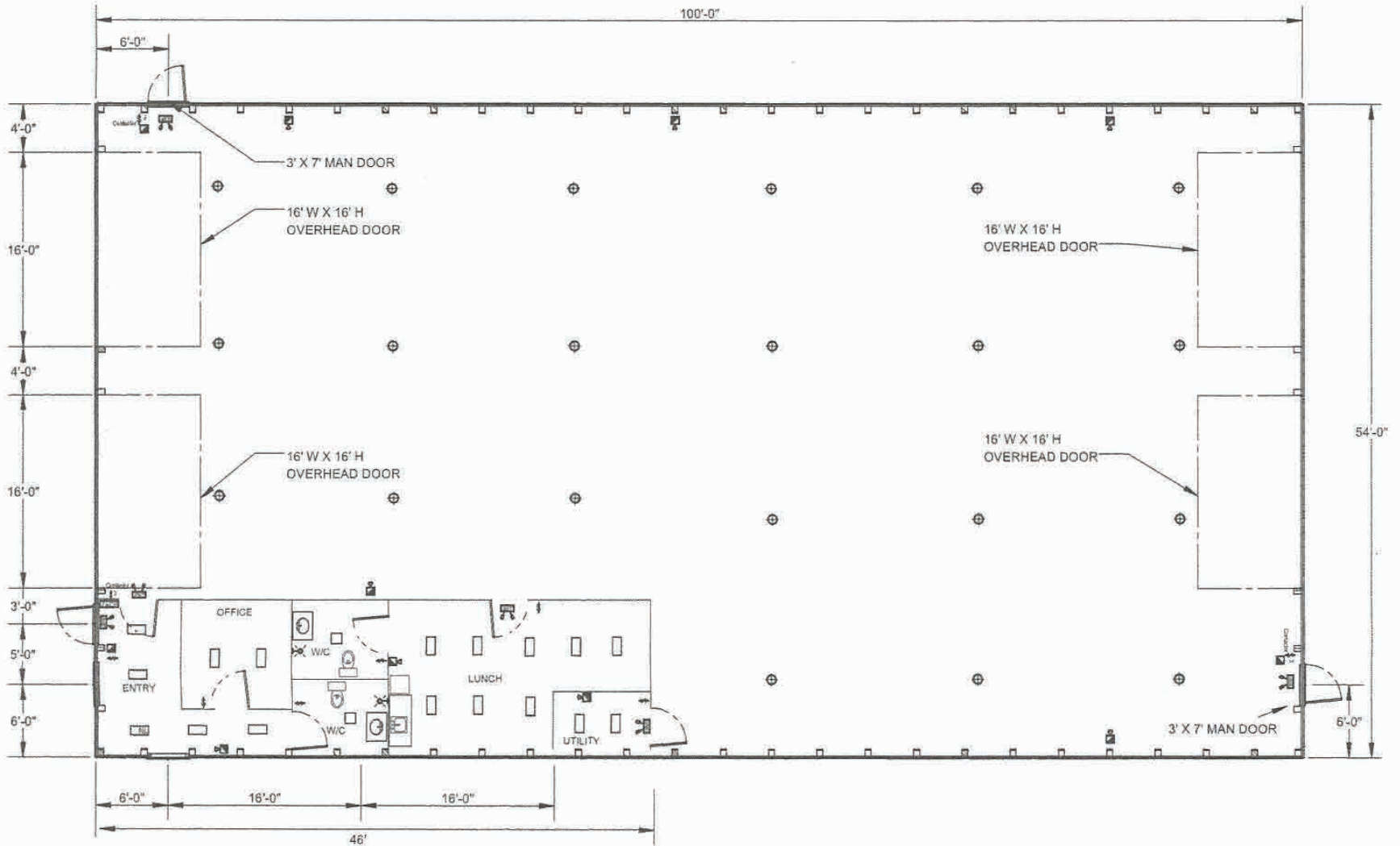
## **HIGHLIGHTS**

- Located minutes from Portage la Prairie, just off the TransCanada Highway, and immediately adjacent to Simplot, Roquette, Enns Brothers, Catapult Environmental and more



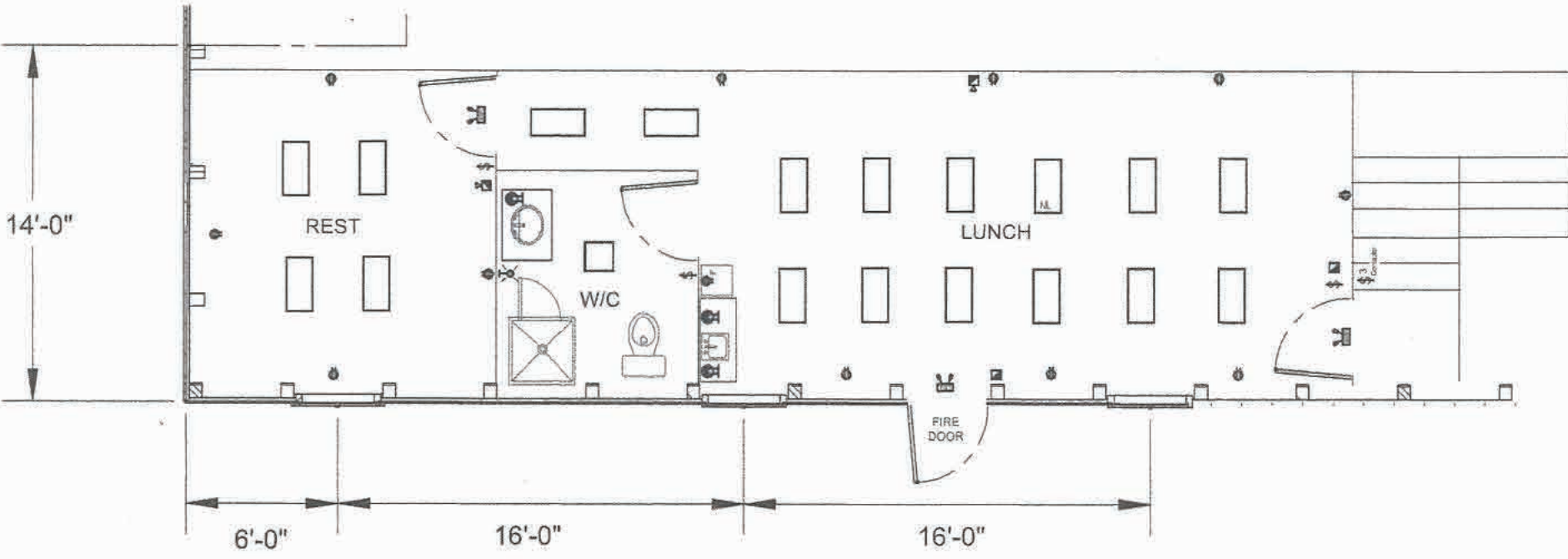
# Floor Plan

## MAIN FLOOR



# Floor Plan

## SECOND PLAN



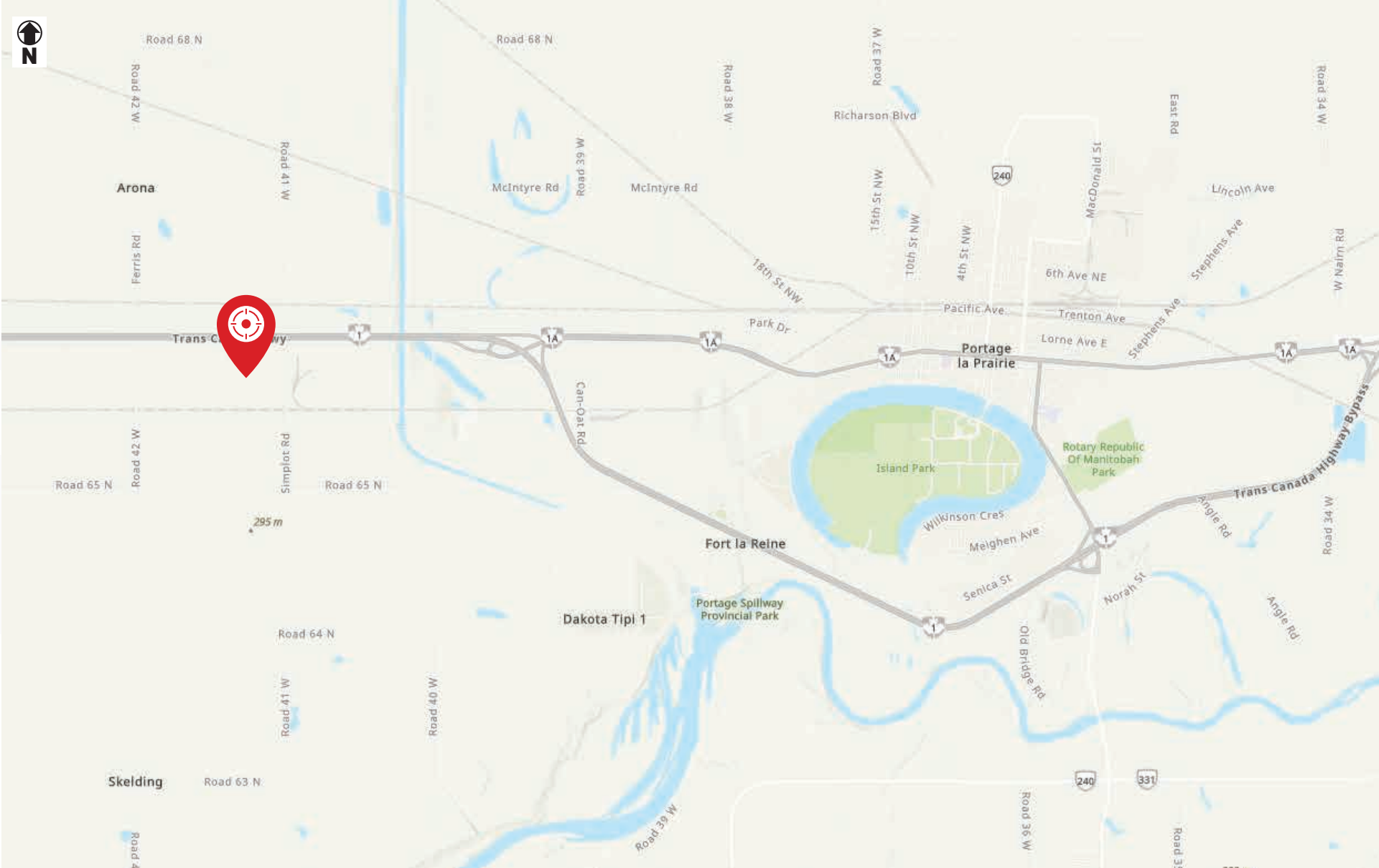
# Lot Plan



# Area Overview



# Location Map





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# 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](http://capitalgrp.ca)

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