#### ~ 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

ERIC OTT, Associate Vice President, Sales & Leasing (204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation



capitalgrp.ca

## **Property Details**

BUILDING AREA (+/-)	5,400 sq. ft.
LAND AREA (+/-)	5.12 acres
SALE PRICE	\$1,200,000.00
PROPERTY TAXES	\$3,880.06
LOADING	(4) 16ft. overhead doors
ZONING	MP - Industrial Poplar Bluff Zone
CLEAR HEIGHT (+/-)	18 ft.
ELECTRICAL	400 Amp, 220 Volt, Single Phase service
AVAILABILITY	Immediately



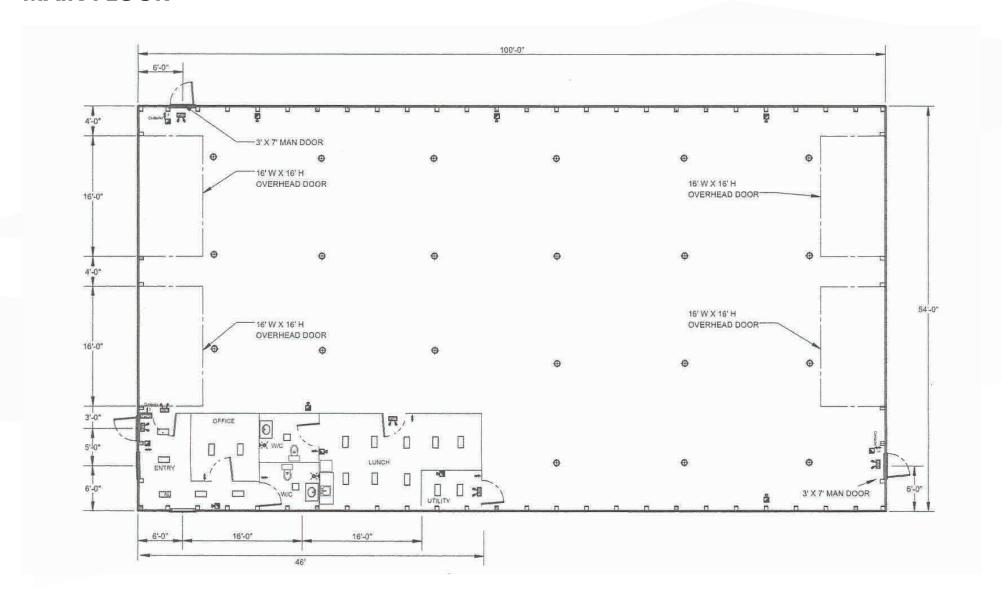
• Located minutes from Portage la Prairie, just off the TransCanada Highway, and immediately adjacent to Simplot, Roquette, Enns Brothers, Catapult Environmental and more





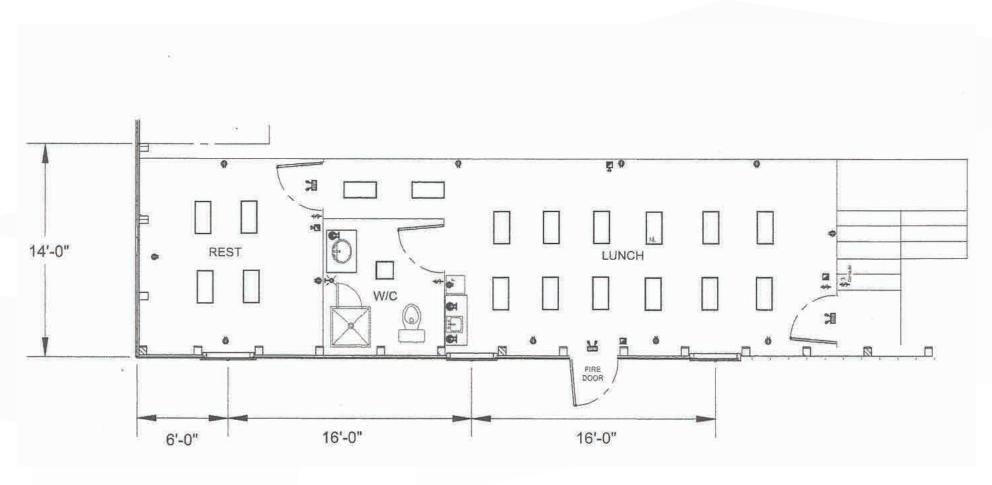
### Floor Plan

#### **MAIN FLOOR**



### Floor Plan

#### **SECOND PLAN**



### Lot Plan

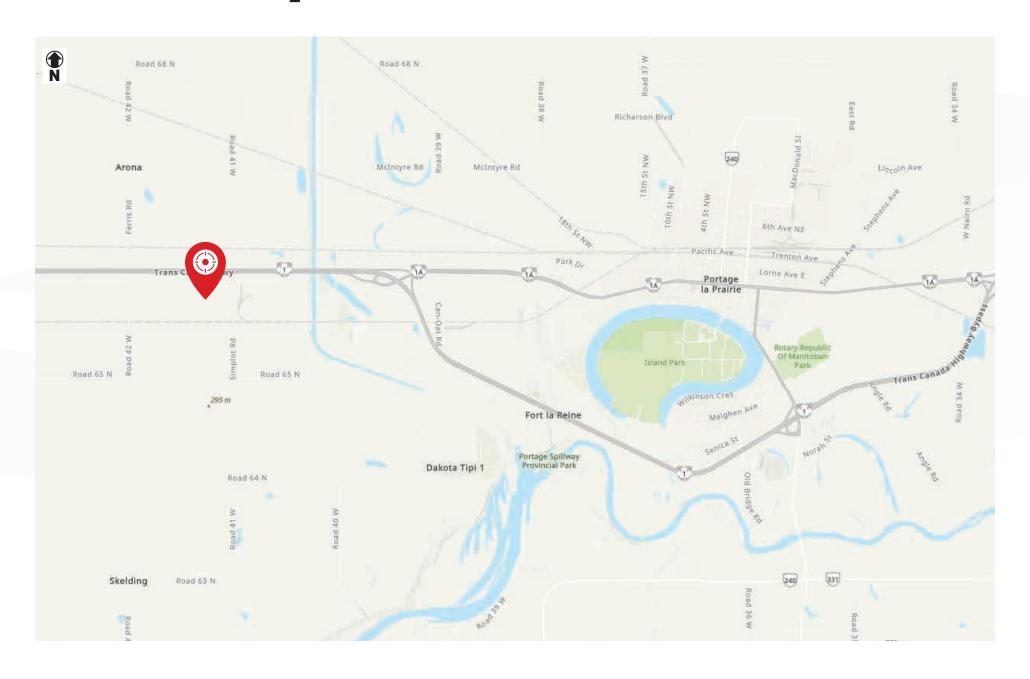
TRANS CANADA HIGHWAY SOUTH SERVICE ROAD 276 FT 276 FT 164 FT 175 FT 216 FT LOT 22 164 FT LOT 23 LOT 3 & LOT22.5 ACRES 2.0 ACRES 2.6 ACRES 2.6 ACRES PUBLIC PUBLIC 276 FT 276 FT 215 FT 340 FT 555 FT RESERVE ROAD 363 FT LOT 4 4.6 ACRES 555 FT LOT 5 PUBLIC RESERVE 4.6 ACRES LOT 20 5.1 ACRES 368 FT 356 FT 357 FT 554 FT ROAD (RD 41W) 584 FT 315 FT 268 FT LOT 6 LOT 15 LOT 17 LOT 16 LOT 14 4.8 ACRES 5.0 ACRES **SOLD** 5.0 ACRES 5.0 ACRES LOT 19 LOT 18 2.9 ACRES 2.8 ACRES 579 FT SIMPI OT 356 FT 354 FT 356 FT 268 FT PUBLIC ROAD LOT 7 6.5 ACRES 377 FT 377 FT 377 FT 378 FT 298 FT LOT 13 LOT 10 5.3 ACRES 6 610 FT LOT 8 LOT9 LOT 11 LOT 12 7.6 ACRES 5.3 ACRES 5.3 ACRES 5.3 ACRES 377 FT 377 FT 451 FT 377 FT 377 FT 682 FT

CANADIAN PACIFIC RAILWAY

### Area Overview



## **Location Map**





#### **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 | capitalorp.c

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