

~ 12.93 Acres (+/-) of Heavy Industrial Land with In-Place Rental Income ~



FOR SALE

50 Nicolas Avenue

WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 4,000 sq. ft. built in two sections (1968 & 1980)

LAND AREA (+/-) 12.93 acres

SALE PRICE \$4,225,000 (\$325,000/acre)

ZONING M3 - Heavy Industrial

LEGAL DESCRIPTION LOTS 1, 4, AND 5 PLAN 3197 WLTO TOGETHER WITH A RIGHT-OF-WAY FOR ALL PURPOSES AND AS APPURTENANT TO THE SAID LOTS OVER AND UPON FIRSTLY: LOTS 3 AND 4 PLAN 10938 WLTO AND SECONDLY: LOT 15 PLAN 3197 WLTO IN LOTS "G" AND 309 ROMAN CATHOLIC MISSION PROPERTY

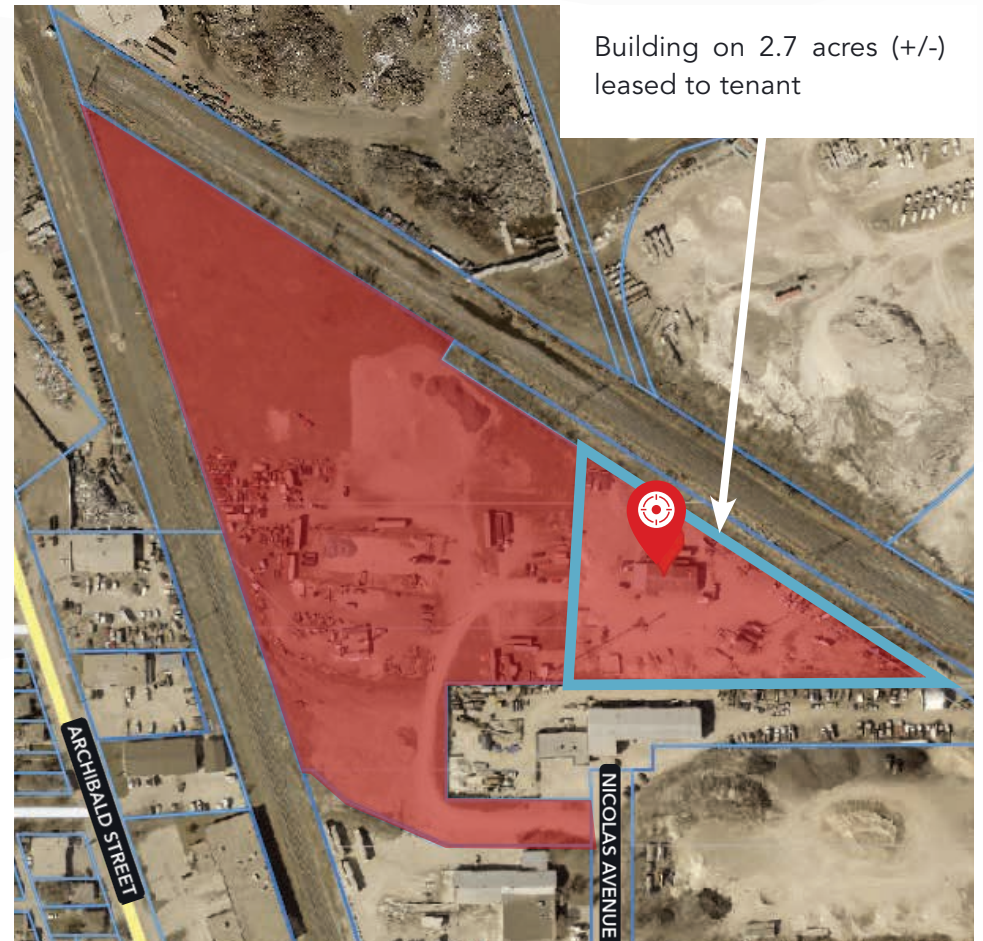
TITLE NUMBER 3162675/1 & 3162676/1

ROLL NUMBER 06031673500

TAXES \$32,142.22 (2024)

HIGHLIGHTS

- Quick access to Route 59 from Marion Street
- Zoning and location ideal for heavy industrial users
- Four separate Hydro meters installed; 3 Phase power available
- 4,000 sq. ft. building on 2.7 acres (+/-) leased to long-term tenant for rental income



Building 1

PROPERTY DETAILS

BUILDING AREA (+/-) 4,000 sq. ft. built in two sections
(1968 & 1980)

OCCUPANCY Leased for a 3 year term

LOADING (2) 14 ft. grade doors

CLEAR HEIGHT (+/-) 16 ft.

ELECTRICAL 200 amp, 600 volt, 3 Phase

UTILITIES Electrical heat, well and septic tank



PHOTOS



Engineered Fabric Building

PROPERTY DETAILS

BUILDING AREA (+/-) 7,200 sq. ft.

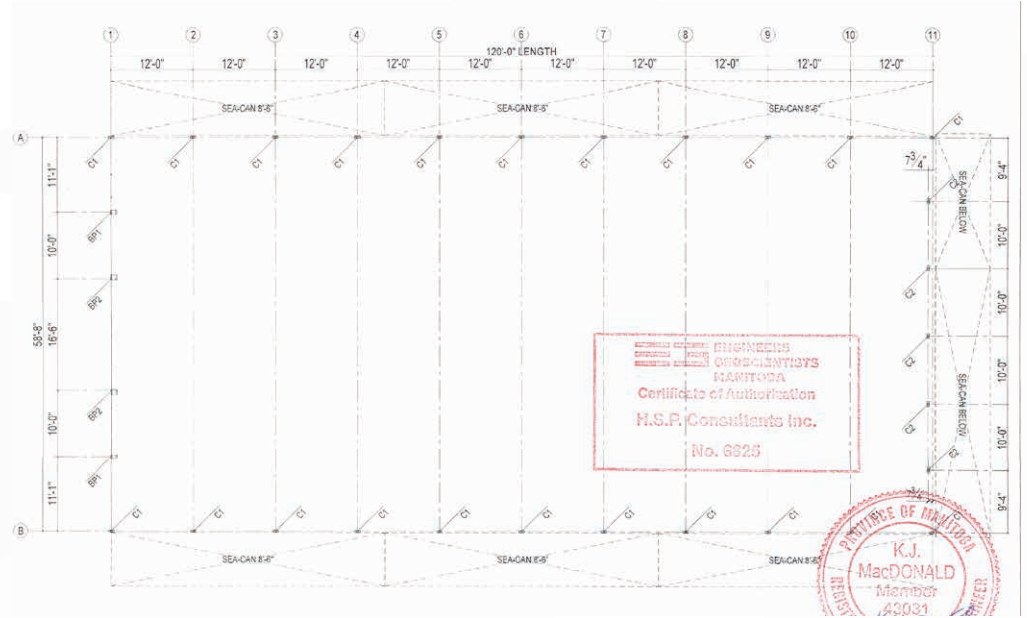
OCCUPANCY Available for end user

LOADING (1) grade door

CLEAR HEIGHT (+/-) 26 ft.

HIGHLIGHTS

- FastCover 60' x 120' engineered fabric building available
- Installed in 2022 with engineered drawing package available
- Replacement cost \$200,000 (+/-)



PHOTOS



MISSION IND.












CROSSROADS STATION SC












DUGALD IND.











TERRACON BUS. PK.









ST. BONIFACE IND. PK.
















SITE

REGENT AVENUE WEST

kildonan place

LAGIMODIERE BOULEVARD

DUGALD ROAD

Drive Time Analysis



HWY 59

4 minutes



KILDONAN PLACE
9 minutes



PERIMETER HIGHWAY
14 minutes



CHIEF PEGUIS TRAIL
12 minutes





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Contact

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