

~ Modern Manufacturing Space with Low Op Costs, and Excess land for Compound ~



**FOR LEASE**

# 511 Mercy Street

**SELKIRK, MB**

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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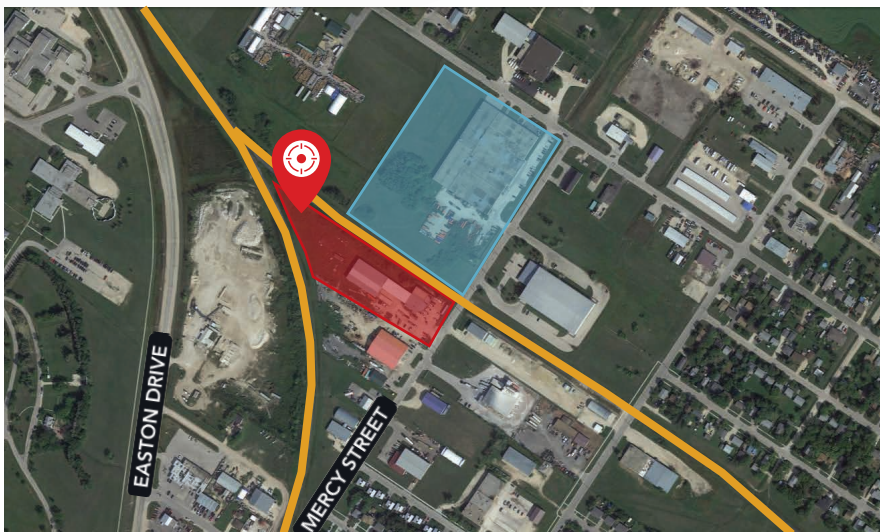
# Property Details

## UNIT 2

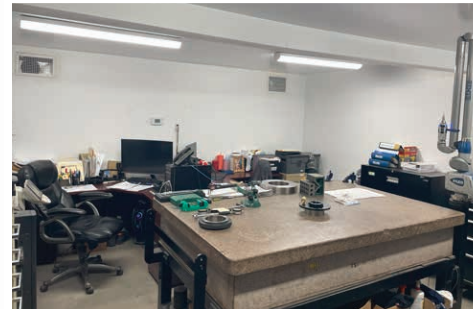
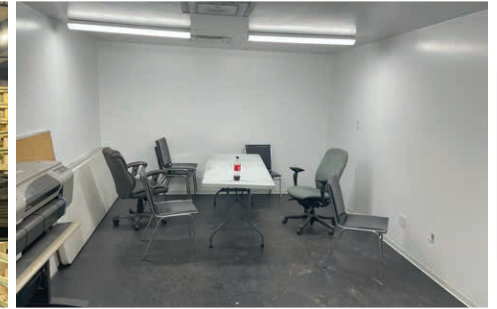
|                      |                                    |
|----------------------|------------------------------------|
| AREA AVAILABLE (+/-) | 21,090 sq. ft.                     |
| NET RENTAL RATE      | \$12.00 per sq. ft.                |
| ADDITIONAL RENT      | \$3.00 per sq. ft.                 |
| LOADING              | Dock and Grade Doors               |
| ZONING               | M1 - Industrial                    |
| CLEAR HEIGHT (+/-)   | 21'                                |
| ELECTRICAL           | 600 Amp, 600 Volt, 3 Phase service |

### HIGHLIGHTS

- Tenant relocating to larger premises January 1, 2025
- Compound on excess land can be fenced and graveled to suit



## PHOTOS



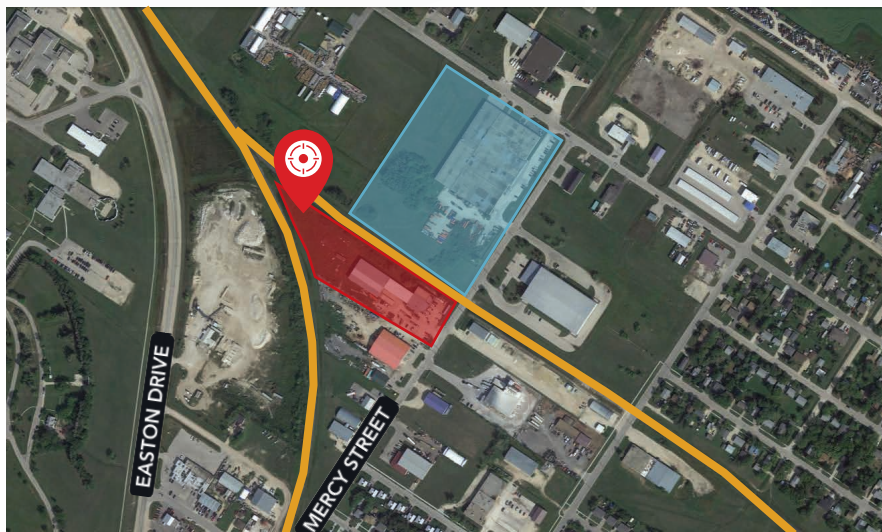
# Property Details

## UNIT 3

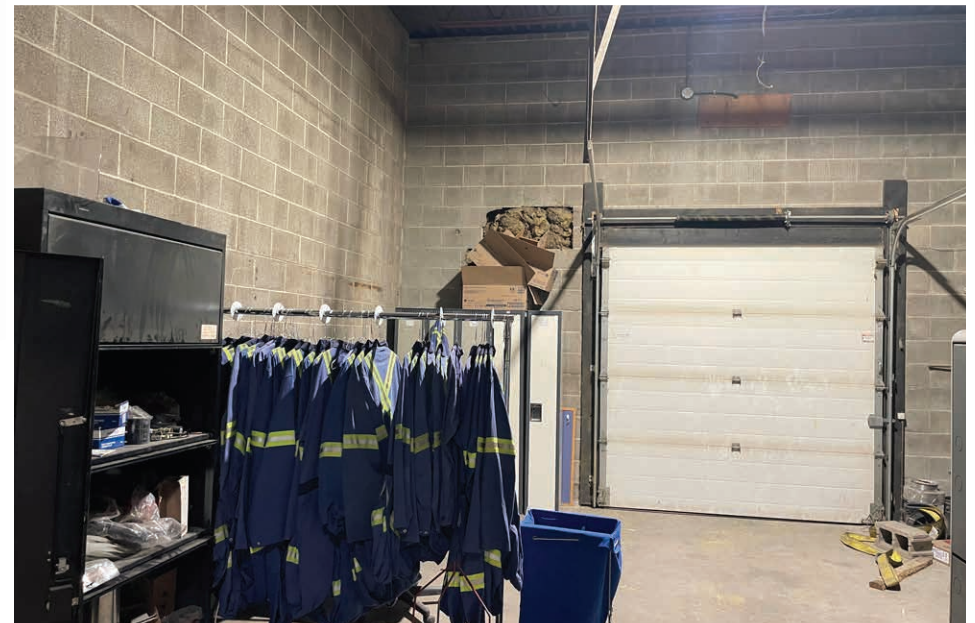
|                      |                                    |
|----------------------|------------------------------------|
| AREA AVAILABLE (+/-) | 3,280 sq. ft.                      |
| NET RENTAL RATE      | \$8.00 per sq. ft.                 |
| ADDITIONAL RENT      | \$3.00 per sq. ft.                 |
| LOADING              | Grade Doors                        |
| ZONING               | M1 - Industrial                    |
| CLEAR HEIGHT (+/-)   | 26'4"                              |
| ELECTRICAL           | 600 Amp, 600 Volt, 3 Phase service |

### HIGHLIGHTS

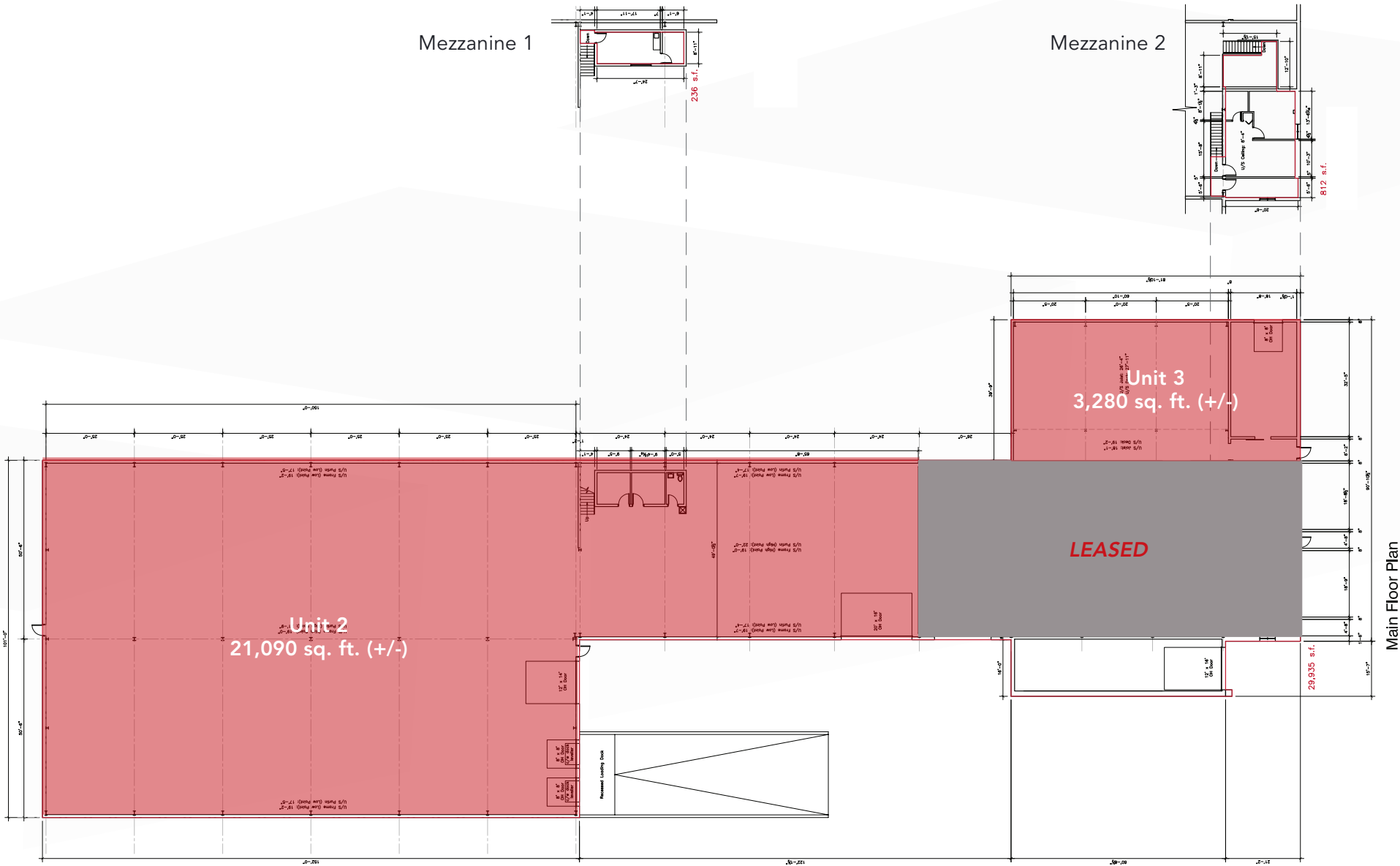
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## PHOTOS



# Floor Plan



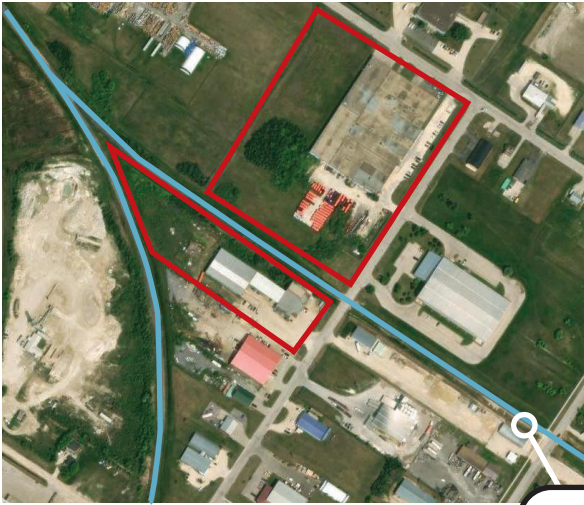
Main Floor Plan

# *Mercy Street Industrial Complex*

Situated at the corner of Mercy Street and Greenwood Avenue, at the heart of Selkirk's industrial area, the complex is strategically located near major transportation routes, including Hwy 4, Hwy 9, and serviced by a CPKC Rail line. The area is fully serviced by public transportation running along Greenwood Avenue, and nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

There are upcoming vacancies in 511 Mercy & 605 Mercy, with major tenants relocating into larger premises and freeing up new space. The Landlord is in the process of upgrading the buildings with significant investment in façade, roof, utilities, lighting.

There is excess land available for compound development, or standalone build-to-suit opportunity.





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## Contact

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