

**INDUSTRIAL INVESTMENT OPPORTUNITY**



# 533 Henry Avenue

**WINNIPEG, MB**







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**16,341 sq. ft.**  
total land area

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**26,850 sq. ft.**  
total rentable area

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**198 ft.**  
frontage on Henry

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**\$1.225M**  
asking price

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**\$45.62**  
price per sq. ft

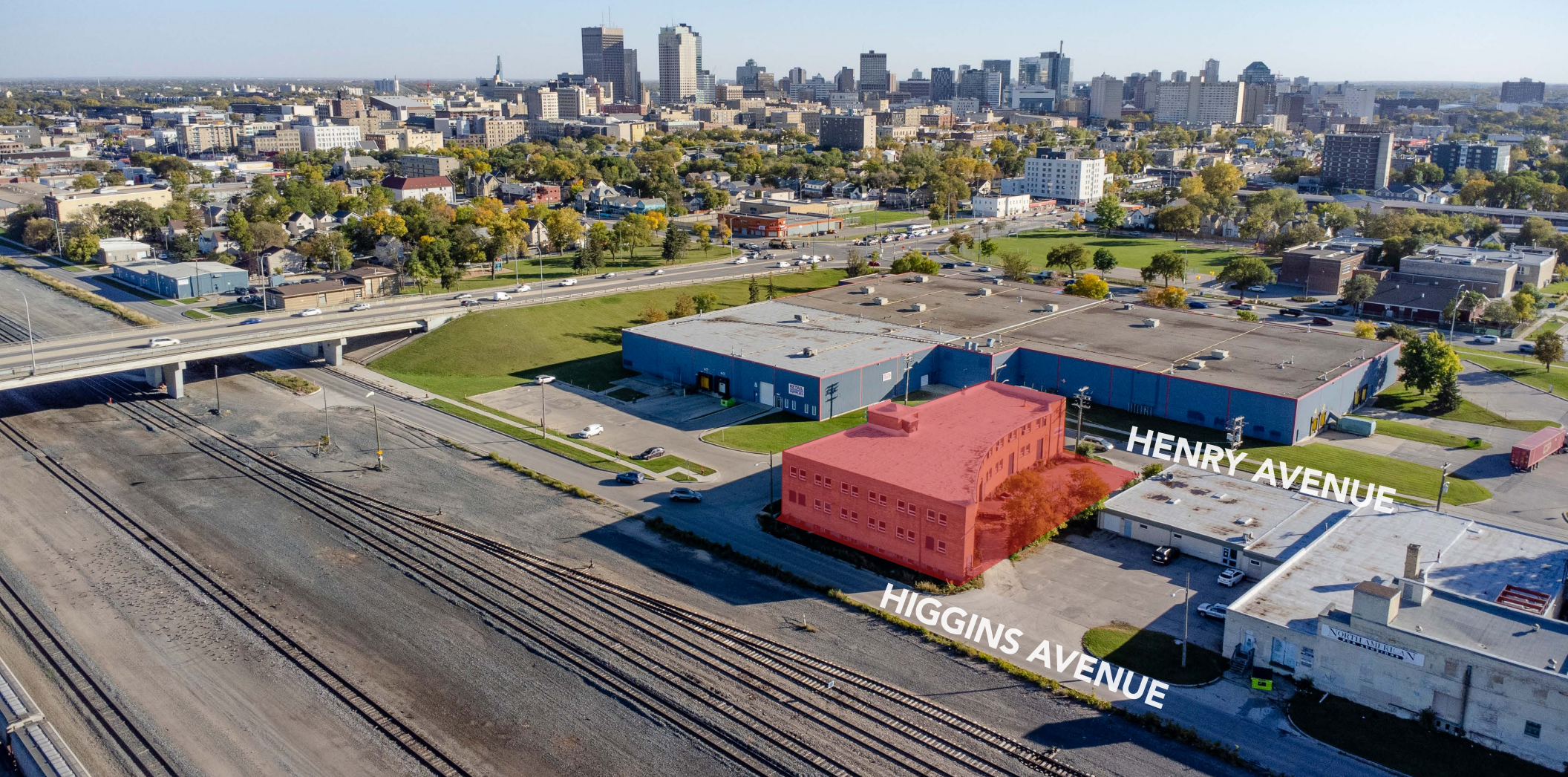
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**\$84,149**  
projected NOI



# Property Overview

533 Henry Street, known previously as the Wiley Warehouse, is centrally located at the intersection of Henry and Higgins Avenues surrounded by a variety of industrial users including Arctic Glacier, Natural Bakery, Western Glove Works, and the J.C. Wilt Infectious Diseases Research Centre. The site is near the Health Sciences Centre (HSC), Manitoba's largest hospital, and is in a primarily industrial neighborhood. The property is located in close proximity to Downtown Winnipeg and on the southern side of the CPR Winnipeg Yards. Running parallel to Henry Avenue, the site is also conveniently accessible via Logan Avenue, one of Winnipeg's major trucking routes. This connectivity enables easy transportation links to St. James Industrial Park and CentrePort Canada Way, which are key industrial hubs located to the west of the site.





# Property Overview

## PROPERTY DESCRIPTION

Two-storey, multi-tenant warehouse with a full-height basement. It has access points from both Henry Avenue and Higgins Avenue. Originally designed with a curved structure to accommodate a rail spur line for loading and unloading of railcars. The curve and platform are still present today.

## LEGAL DESCRIPTION

LOTS 5 AND 6 BLOCK 30 PLAN 331 WLTO (W DIV) TOGETHER WITH A RIGHT OF WAY FOR THE PURPOSES OF A SPUR TRACK OR SIDING AS APPURTENANT TO THE ABOVE DESCRIBED LAND OVER AND UPON THAT PORTION OF LOT 7 IN SAID BLOCK WHICH LIES NE OF A LINE DRAWN SW OF CONCENTRIC WITH AND RADIALLY DISTANT 8.25 FEET FROM THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT IN THE NORTHERN LIMIT OF SAID LOT 7 DISTANT WLY THEREON 19.8 FEET FROM NE CORNER OF SAID LOT THENCE ON A CURVE WHICH HAS A RADIUS OF 193.2 FEET AND WHOSE CENTRE LIES SW OF SAID LINE TO A POINT ON THE EASTERN LIMIT OF SAID LOT DISTANT SLY THEREON 21 FEET FROM THE NE CORNER OF SAID LOT IN RL 35 PARISH OF SAINT JOHN

## ROLL NUMBER

1309216700

## BUILDING AREA (+/-)

Upper Floor	18,900 sq. ft.
Basement	7,950 sq. ft.
<b>Total</b>	<b>26,850 sq. ft.</b>

## LAND AREA

16,341 sq. ft.

## LOADING

Dock loading

## PARKING

16 STALLS

## ZONING

M2 - manufctrng - General

## YEAR BUILT

1918

## CONSTRUCTION

Woodframe

## EXTERIOR

Brick Masonry

## ROOF

Spray Foam

## FREIGHT ELEVATOR

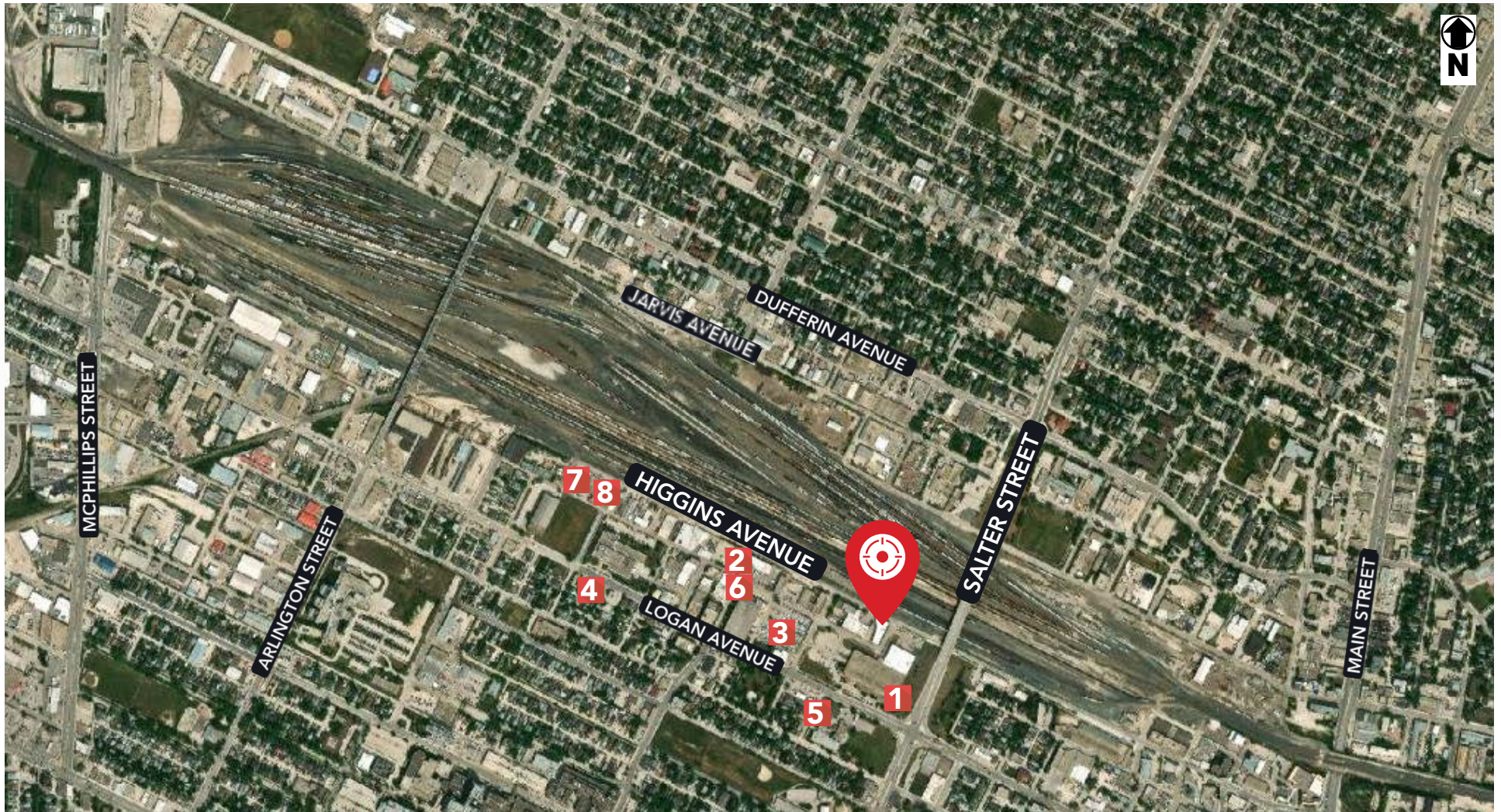
Yes





# Area Overview

1. Western Glove Works: 555 Logan Ave.
2. Arctic Glacier Premium Ice Inc.: 625 Henry Ave
3. Westwood Mechanical: 601 Logan ave
4. JC Wilt Infectious Diseases Research Centre: 740 Logan Ave.
5. Dufferin School
6. Vehicle and Equipment Management Agency: 625 Henry Ave.
7. Natural Bakery: 769 Henry Ave.
8. Mr. Rooter Plumbing of Winnipeg: 753 Henry Ave.





## Contact

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