

*~ 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](http://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

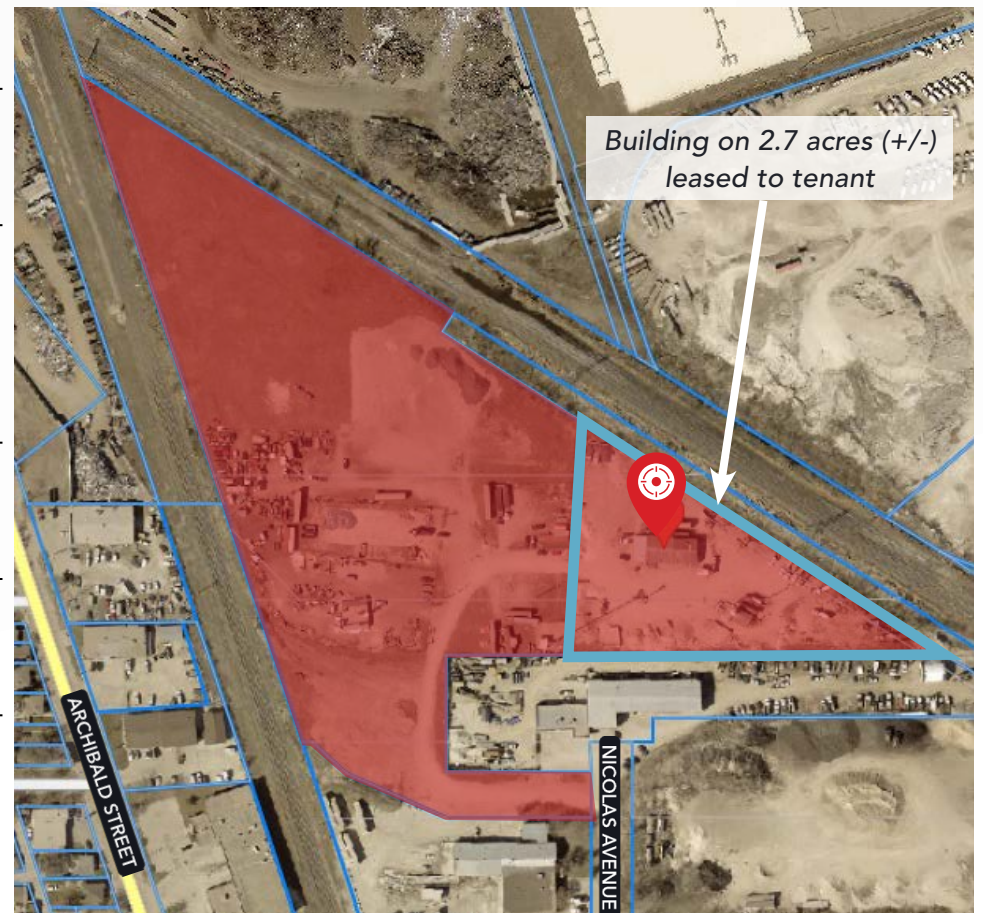
**TITLE NUMBER** 3162675/1 & 3162676/1

**ROLL NUMBER** 06031673500

**TAXES** \$32,142.22 (2024)

## HIGHLIGHTS

- 2024 Phase II Environmental Site Assessment Report available
- Site Servicing Plan Available
- 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)

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**OCCUPANCY** Leased for a 3 year term

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**LOADING** (2) 14 ft. grade doors

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**CLEAR HEIGHT (+/-)** 16 ft.

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**ELECTRICAL** 200 amp, 600 volt, 3 Phase

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**UTILITIES** Electrical heat, well and septic tank



## PHOTOS



# Engineered Fabric Building

## PROPERTY DETAILS

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

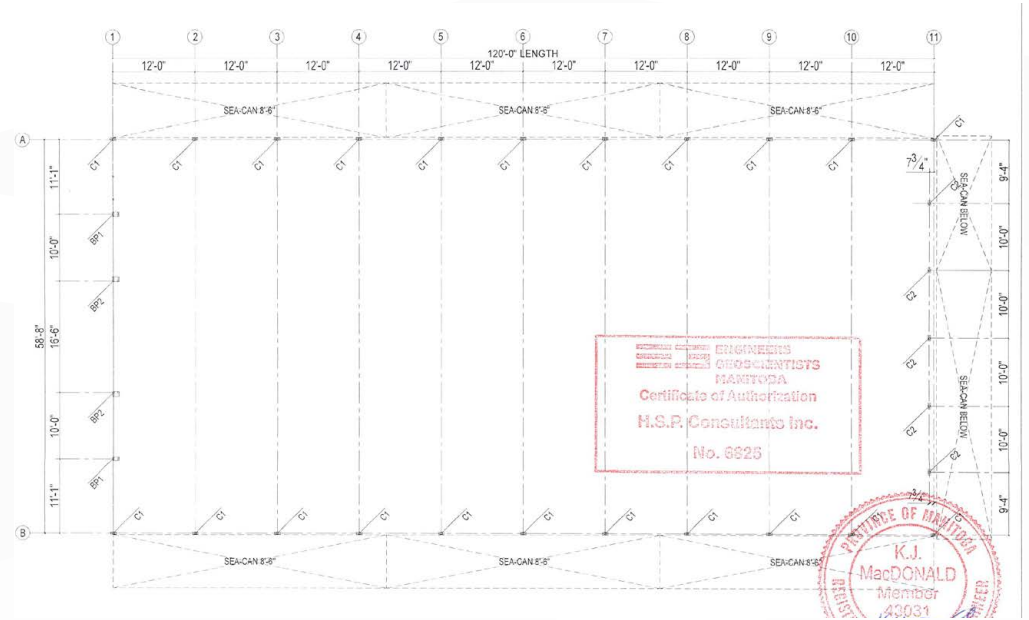
OCCUPANCY Available for end user

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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