### ~ Commercial Grade Transportation Building on 3.61 aces (+/-) ~



### FOR SALE



# **300-5540 Portage Avenue**

### **RM OF HEADINGLEY, MB**

BRETT CHARTIER, Associate Vice President, Sales & Leasing (204) 985-1366 brett.chartier@capitalgrp.ca GARY GOODMAN, Vice President, Sales & Leasing (204) 997-4831 gary.goodman@capitalorp.ca

capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

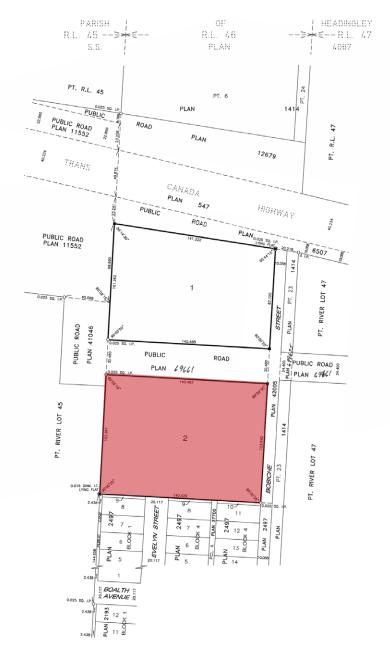
## **Property Overview**

#### **PROPERTY DETAILS**

SALE PRICE	\$3,950,000
TITLE NO.	3183437/1
ROLL NO.	57260.000
LEGAL DESCRIPTION	LOT 2 PLAN 69951 WLTO
BUILDING AREA (+/-)	19,200 sq. ft.
LAND AREA (+/-)	3.61 acres (157,251 sq. ft.)
PROPERTY TAXES (2024)	\$17,892.67
CITE COVERAGE	12.2%
ZONING	CH - Commercial Highway
YEAR BUILT	1988
CLEAR HEIGHT (+/-)	16 ft.
ELECTRICAL	TBD
LOADING	12 (16' x 14') grade doors 2 (12' x 14') grade doors
HIGHLIGHTS	

- Secured compound with electronic gate
- Floor drains
- Wash bays
- 2,418 sq. ft. Zipper Lok Quonset located in the compound

### SITE PLAN



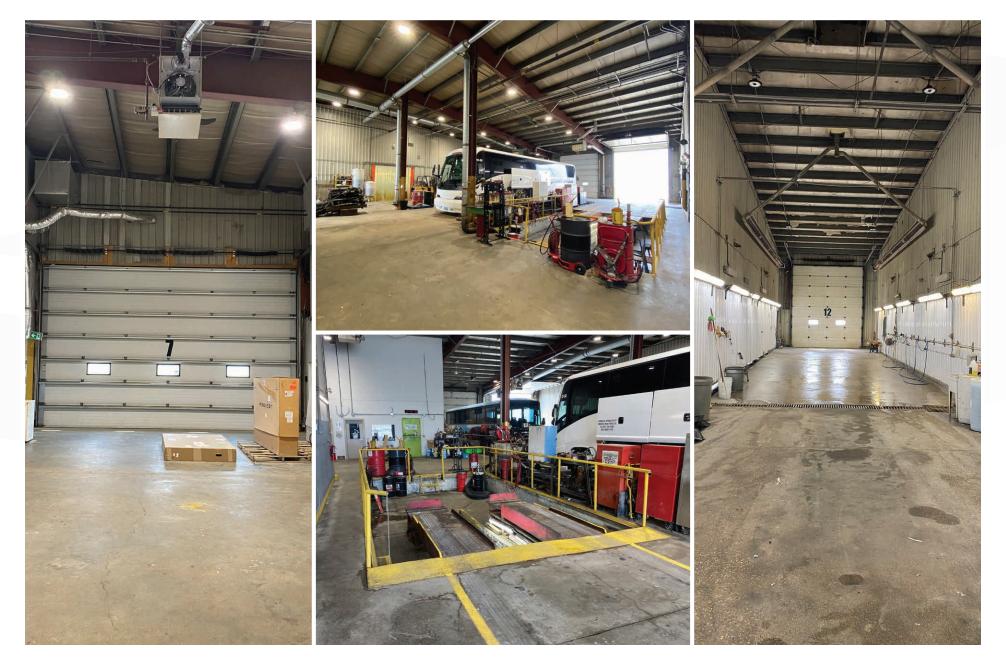
### **Interior Photos**

### **OFFICE SPACE**



### **Interior Photos**

### WAREHOUSE SPACE



# Area Amenities





### 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 |

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