

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



FOR SALE

300-5540 Portage Avenue

RM OF HEADINGLEY, MB

BRETT CHARTIER, Associate Vice President, Sales & Leasing
(204) 985-1366

brett.chartier@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

GARY GOODMAN, Vice President, Sales & Leasing
(204) 997-4831

gary.goodman@capitalgrp.ca

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

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





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

BRETT CHARTIER, Associate Vice President, Sales & Leasing

(204) 985-1366

brett.charteir@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

gary.goodman@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.