

~ High-Traffic, High-Visibility Location on McGillivray Boulevard ~



FOR SALE/LEASE

2585 McGillivray Boulevard

WINNIPEG, MB

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Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

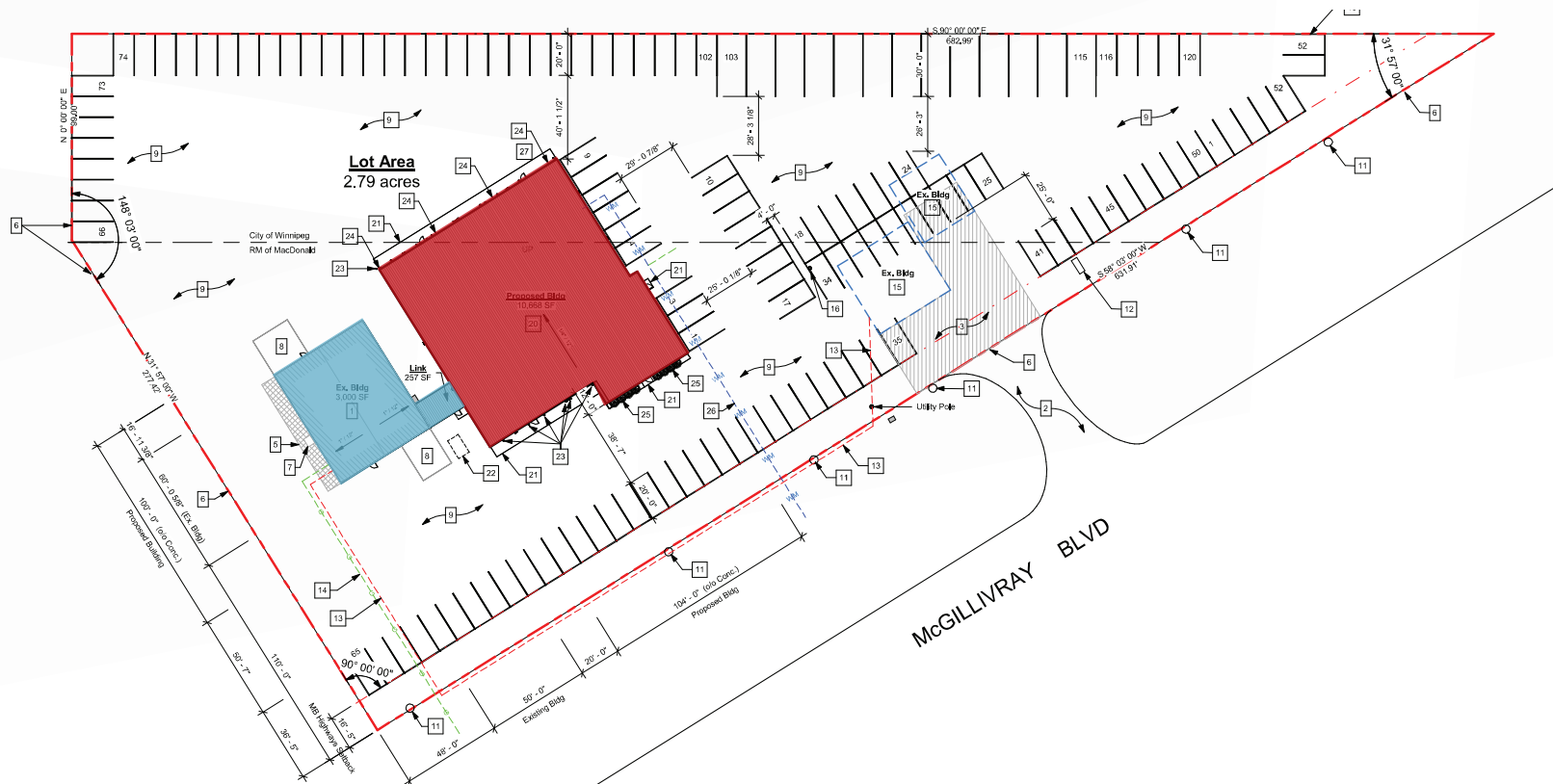
BUILDING AREA (+/-)	15,779 sq. ft.
LAND AREA (+/-)	2.79 acres <i>(1.4 acres of land is situated in the City of Winnipeg and 1.39 acres is situated in the RM of MacDonald)</i>
YEAR BUILT	Main Building: 2021-2022 Shop Building: 2007
SALE PRICE	\$6,250,000
NET RENTAL RATE	\$26.00 per sq. ft.
PROPERTY TAXES (2024)	City of Winnipeg: \$3,242.00 RM of MacDonald: \$40,403.91

LEGEND

Main Building: 12,779 sq. ft.

Shop building: 3,000 sq. ft.

Total: 15,779 sq. ft.



Main Building

PROPERTY DETAILS

BUILDING AREA (+/-)	12,779 sq. ft.
SALE PRICE	\$6,250,000 (sold with shop building)
NET RENTAL RATE	\$26.00 per sq. ft.
PROPERTY TAXES (2024)	City of Winnipeg: \$3,242.00 RM of MacDonald: \$40,403.91
YEAR BUILT	2021-2022

HIGHLIGHTS

- Air-conditioned and two boilers supply in-floor heat and ceiling mounted heat diffusers
- Main floor showroom area, second floor office area and main shop area
- Three electric vehicle charging stations
- Air lines and floor drains throughout shop area
- Six (6) 14 foot-high grade level overhead doors plus two (2) 14 foot-high interior overhead doors all with power assisted openers
- Vehicle wash equipment in main shop area servicing two wash bays



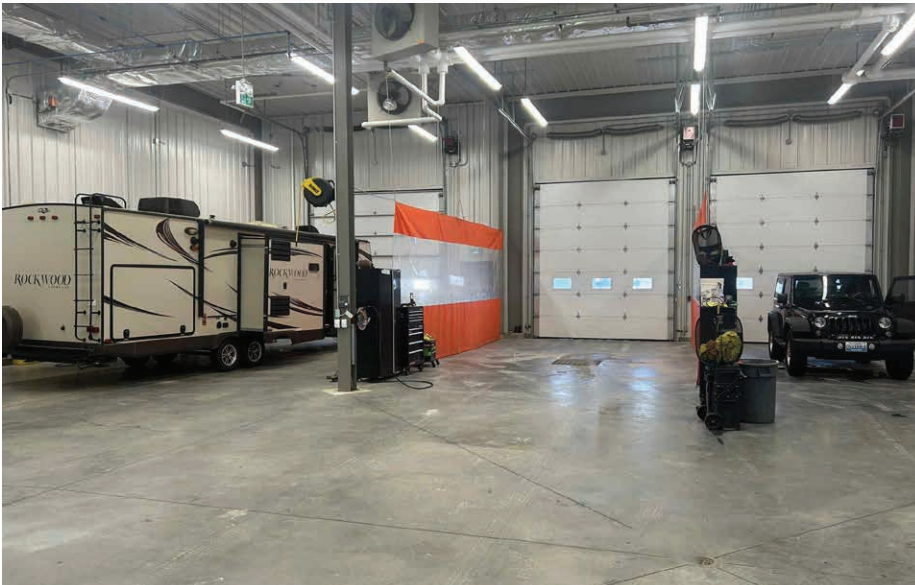
Main Building Photos

OFFICE AREA/SHOWROOM



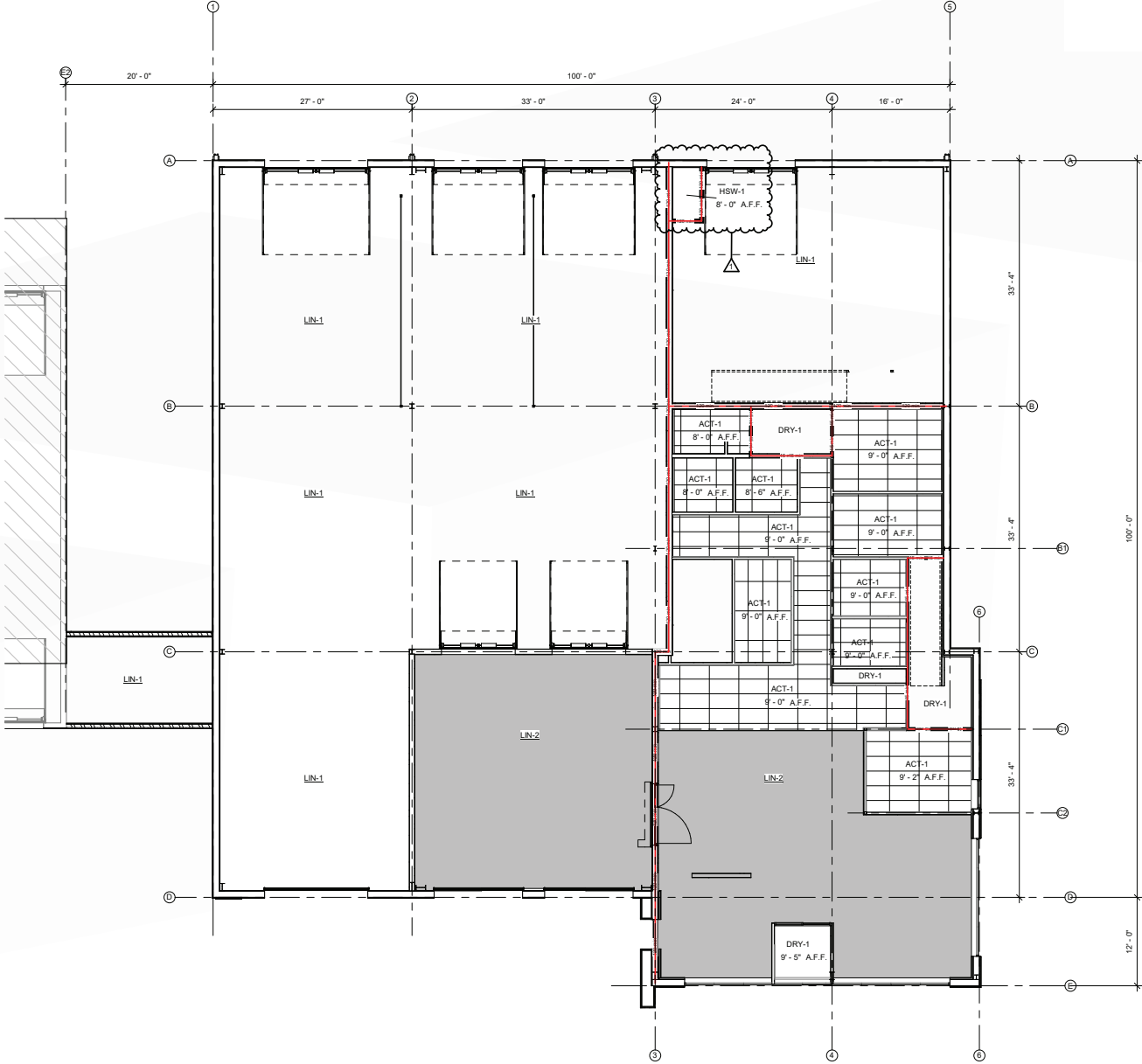
Main Building Photos

SHOP AREA



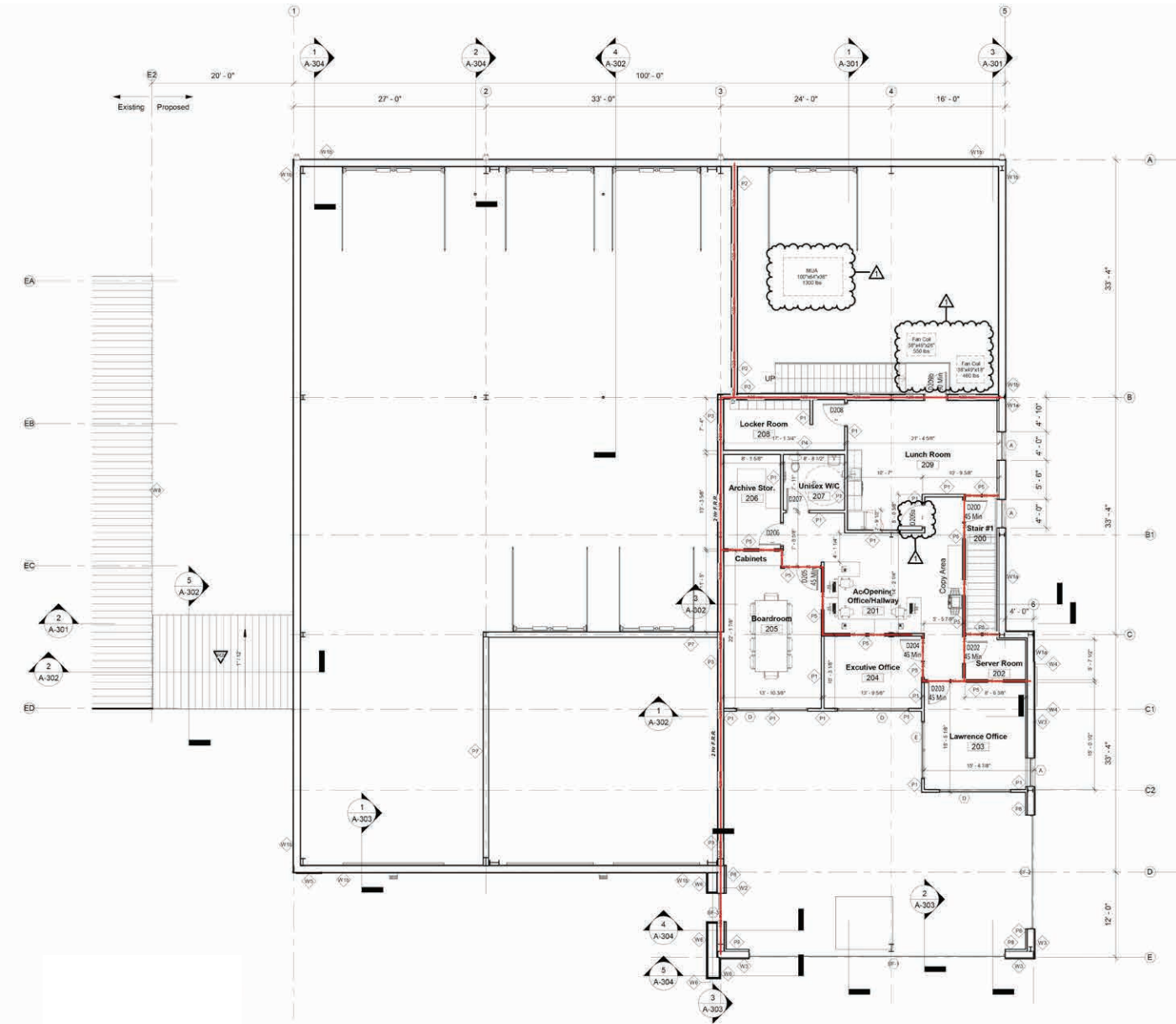
Main Building Floor Plan

MAIN FLOOR



Main Building Floor Plan

SECOND FLOOR



Shop Building

PROPERTY DETAILS

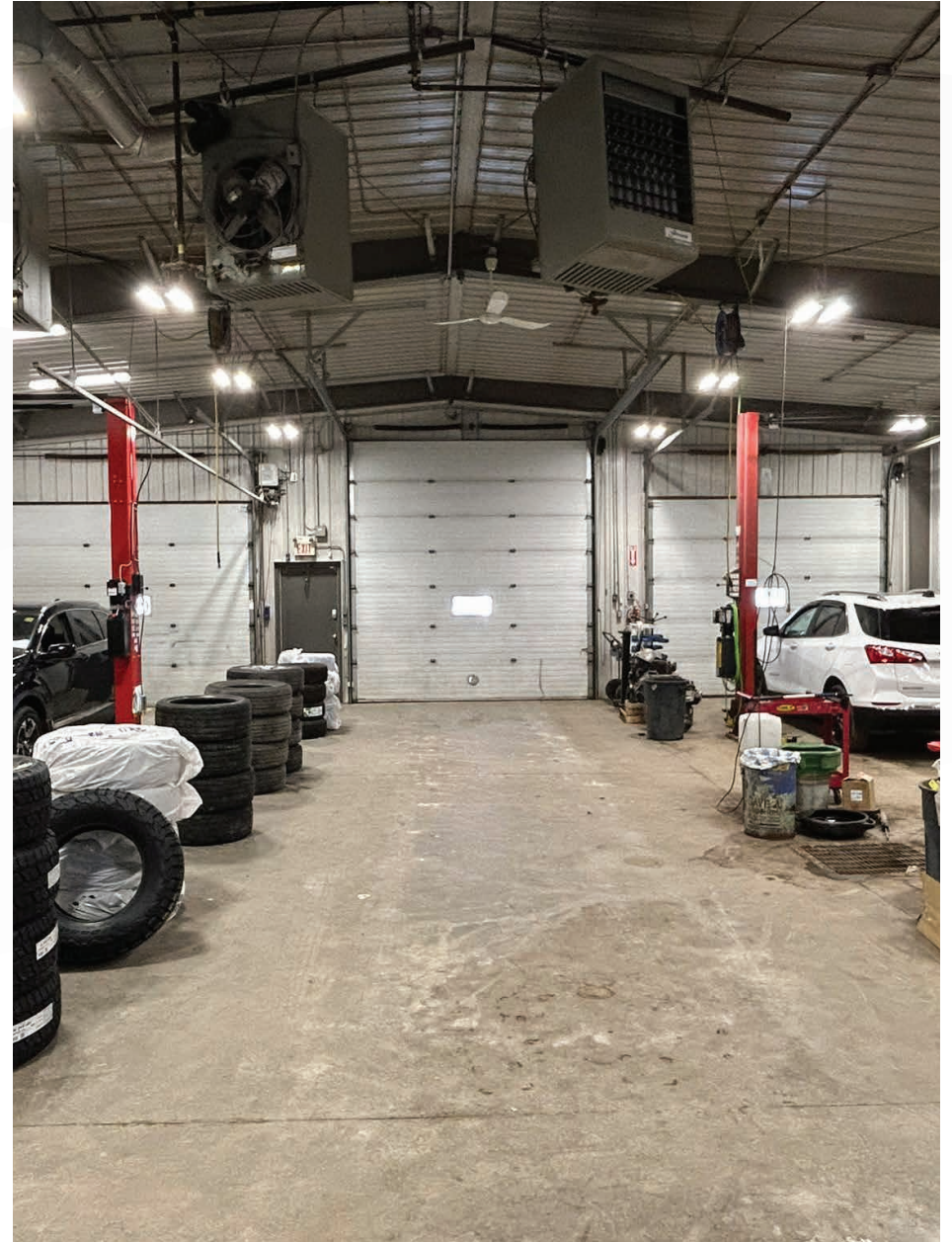
BUILDING AREA (+/-)	3,000 sq. ft.
SALE PRICE	\$6,250,000 (sold with main building)
NET RENTAL RATE	\$26.00 per sq. ft.
PROPERTY TAXES (2024)	City of Winnipeg: \$3,242.00 RM of MacDonald: \$40,403.91
YEAR BUILT	2007

HIGHLIGHTS

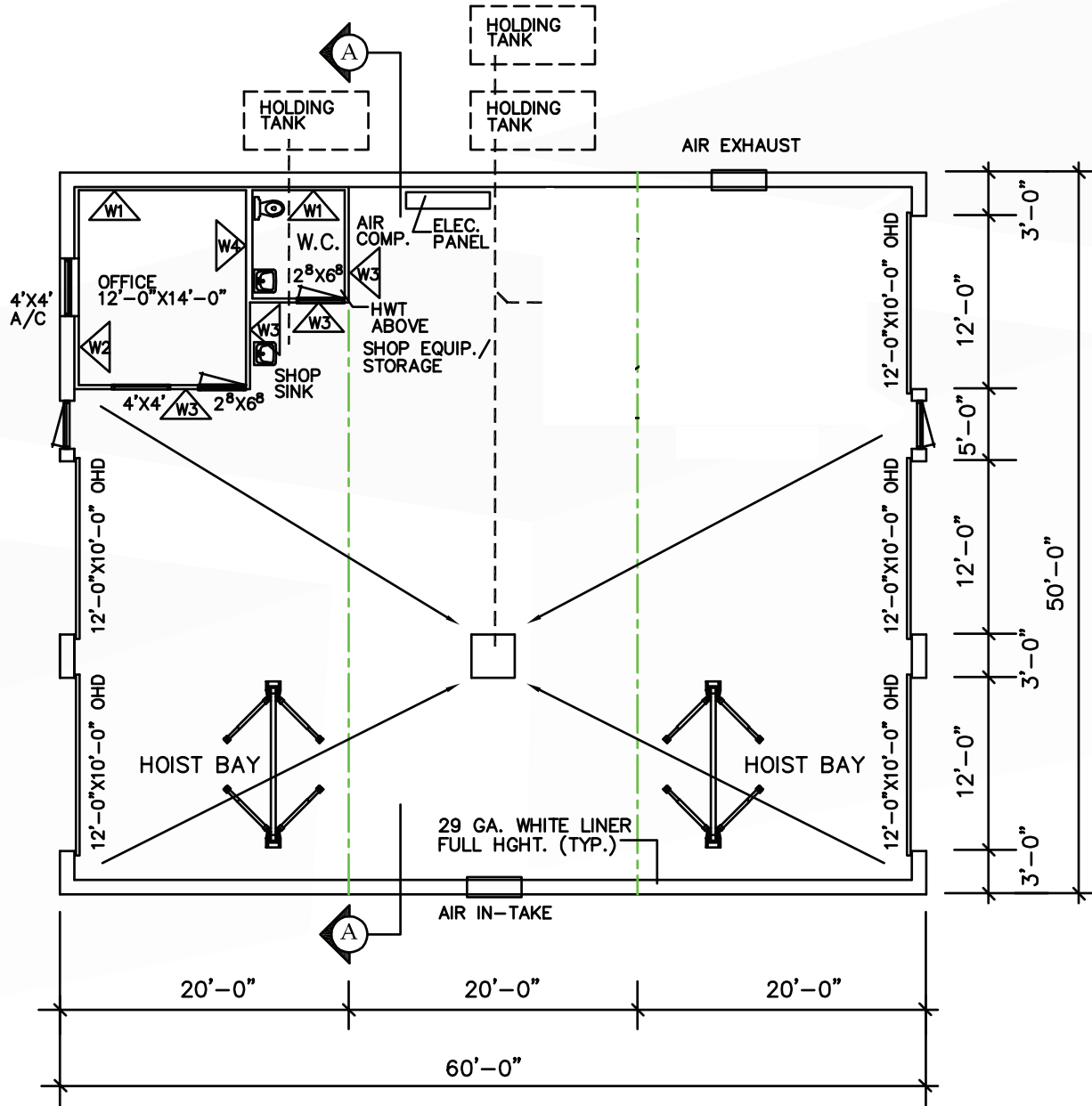
- Floor drains
- Three 2-post vehicle hoists
- Gas fired unit heaters
- Five (5) grade level overhead doors with power assisted openers
- Former vehicle wash bay
- Air lines throughout



Shop Building Photos



Shop Building Floor Plan



Retail Overview



Demographic Analysis

POPULATION



	2025	2030 (Forecast)
1 KM	7,654	9,991
3 KM	34,324	43,694
5 KM	106,254	126,125
TRADE AREA	133,556	158,729

MEDIAN AGE



	Median Age
1 KM	40.9
3 KM	38.8
5 KM	36.8
TRADE AREA	37.2

HOUSEHOLD INCOME

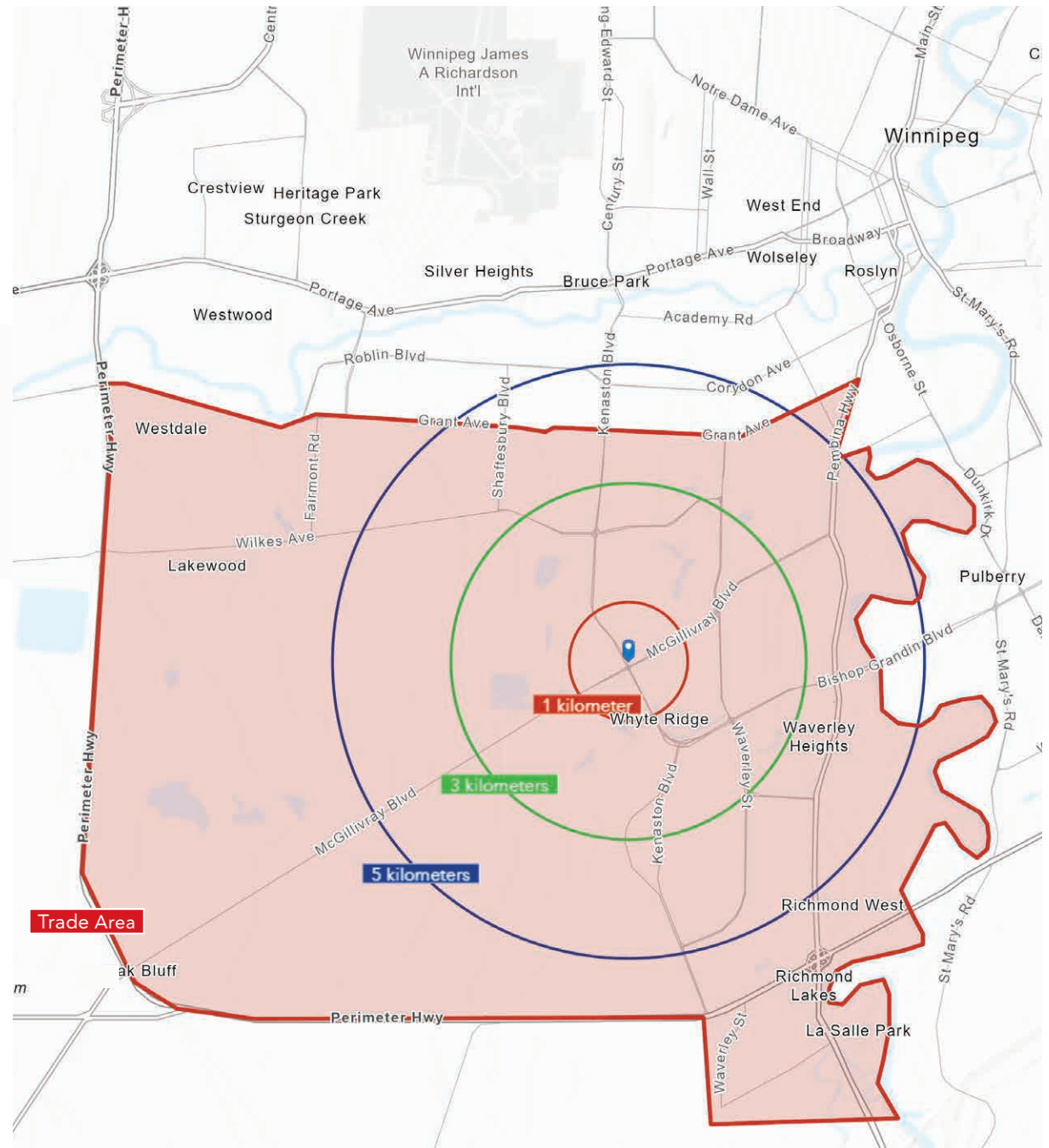


	2025	2030 (Forecast)
1 KM	\$147,748	\$185,430
3 KM	\$155,130	\$195,355
5 KM	\$123,018	\$158,416
TRADE AREA	\$120,020	\$154,812

HOUSEHOLDS



	Total Households
1 KM	5,212
3 KM	11,051
5 KM	38,766
TRADE AREA	48,514





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