

~ Office/Warehouse Space on Wall Street ~



FOR SALE/LEASE

968 Wall Street

WINNIPEG, MB

GARY GOODMAN, Vice President, Sales & Leasing

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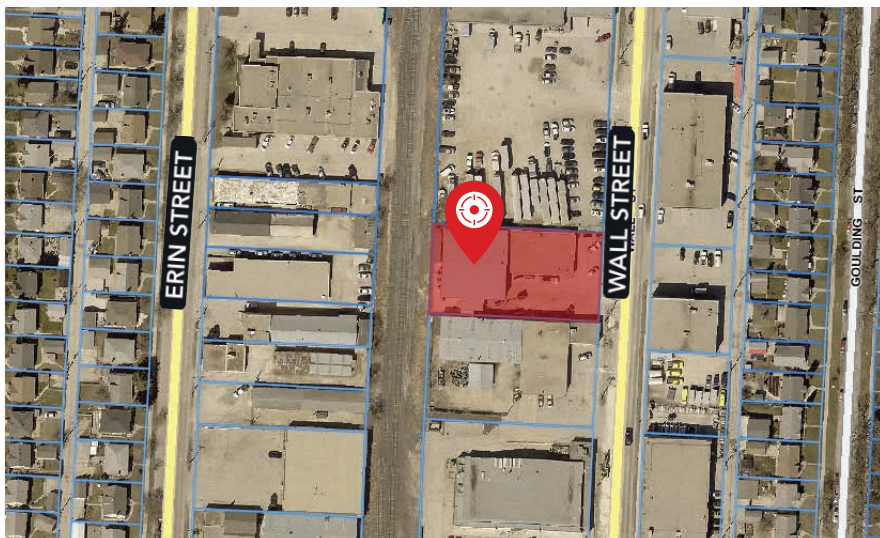

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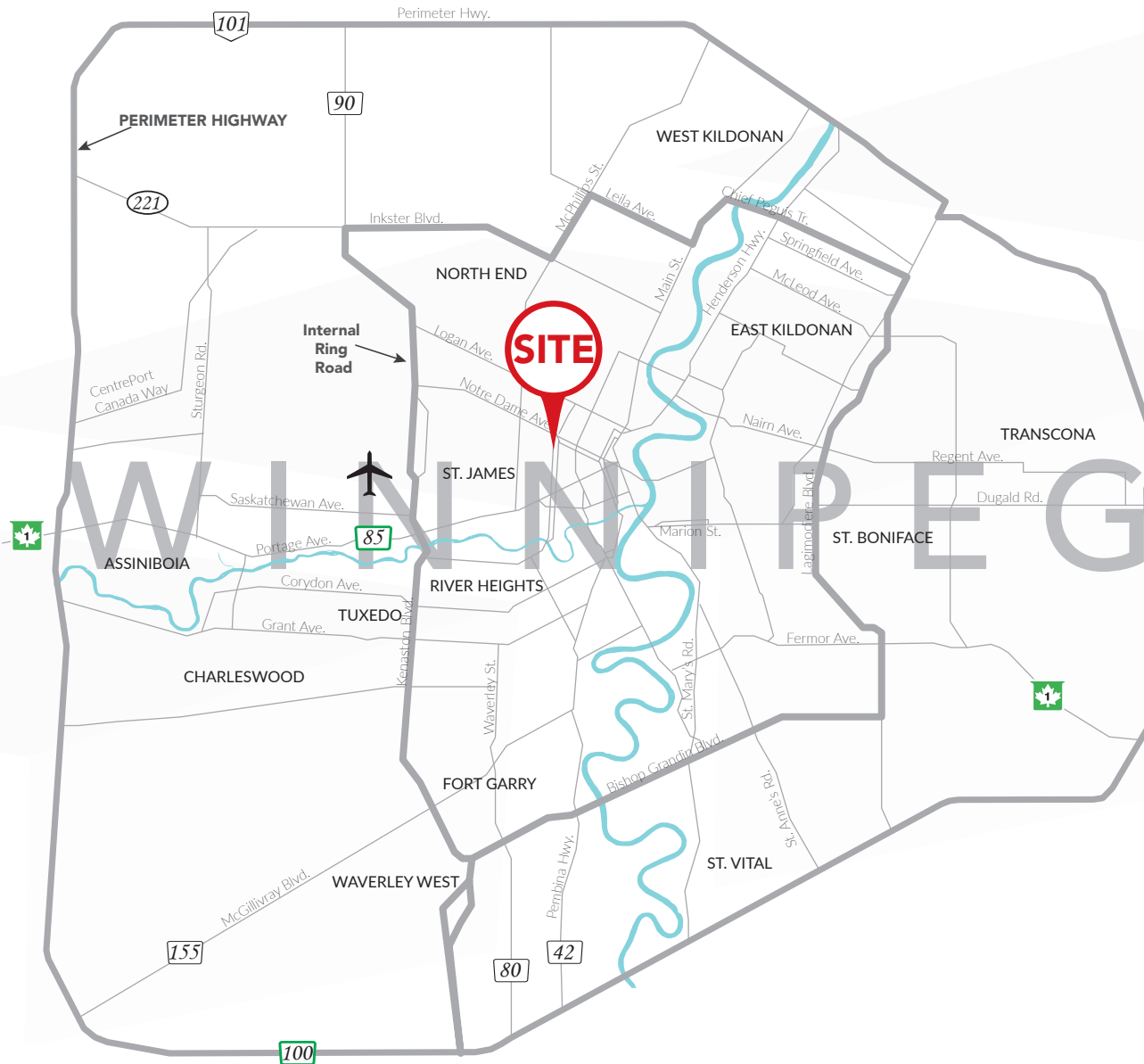
Property Details

BUILDING AREA (+/-)	10,350 sq. ft.
SALE PRICE	\$1,995,000.00
NET RENTAL RATE	\$10.25 per sq. ft.
ADDITIONAL RENT	\$3.00 per sq. ft.
LOADING	Grade level loading
CLEAR HEIGHT (+/-)	16 ft. in warehouse
MECHANICAL	Two (2) 1-ton gantry cranes
ZONING	M1 - Manufacturing Light Industrial
ELECTRICAL	600 Volt 3 Phase

INTERIOR PHOTOS



Drive Time Analysis



WINNIPEG AIRPORT
8 minutes



TRANSCANADA HIGHWAY
5 minutes



PORTAGE & MAIN
18 minutes



POLO PARK SHOPPING CENTRE
7 minutes



CANADA LIFE CENTRE
18 minutes



ST. JAMES INDUSTRIAL
6 minutes



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Contact

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