

FOR SALE

Freestanding Industrial Building with Compound Yard Area

41103 6 Road E, Domain, Manitoba



GD
GENERAL
DEVELOPMENT



(3) BUILDINGS
+/- 12,700



LAND SIZE
2.83 ACRES

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41103 6 Road E, Domain, Manitoba12

SITE PLAN



204.474.2000

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PROPERTY SUMMARY (3 BUILDINGS)

Building 1	+/- 5,700 SF
Building 2	5,000 SF
Building 3	+/- 2,000 SF
Total	+/- 12,700 SF
Land Area	2.83 Acres
Asking Price	\$999,000
Property Taxes 2025 (est.)	\$7,970.82
Zoning	GD - General Development
Ceiling Height	16-17'
Grade Loading	1 x 23' x 14' 1 x 14' x 14' 1' x 20' x 20'

FEATURES

Building 1

- Consists mainly of office area, open work area, staff area, front reception and two washrooms.
- Access to an lower level cold storage via loading dock.
- Ceiling height in cold storage area +/- 10'
- HVAC throughout.
- In-floor heating in office area.

Building 2

- Consists of large grade loading with ceiling height of +/- 16'

Building 3

- Consists of two environmental grade.
- Building temperature controlled with wall-mounted heating and cooling unit system.

LEGAL DESCRIPTION

LOT 1 BLK: 1PLAN18558
ROII RUNMBER 27500.00

Other Features

- Rail Spur access
- Food-grade storage capability
- Mezzanine storage in multiple areas.
- Municipal services include holding tank, pumped out by municipality (cost included in property taxes).
- VOIP/ISP telecommunication available.
- Fibre Internet - (Valley Fibre)
- Clean Phase 2 Environmental Report Completed (2020)

LOCATION

- Located just off Highway 330, this site is approximately 15 minutes from Winnipeg's South Perimeter Highway, offering an accessible rural industrial setting with direct connections to major southern corridors. It is only minutes from the town of La Salle and a short drive to nearby communities including Domain, Sanford, and Oak Bluff.
- **La Salle:** Rapidly growing bedroom community located just southwest of Winnipeg. With convenient access to the South Perimeter Highway via Highway 330, it has become a popular choice for families and commuters.
- **Oak Bluff:** Located just outside the southwest edge of Winnipeg at the junction of Highways 3 and 100. It is home to both residential neighborhoods and established light industrial developments. The community provides easy access to Kenaston Boulevard, major trucking corridors, and city services.

SUITABLE USES (CONDITIONAL)

- Food-grade Storage.
- Warehousing.
- Contractor Operations.
- Storage and Repair (car, boat, RV).
- Outdoor Compound Storage (non-hazardous).

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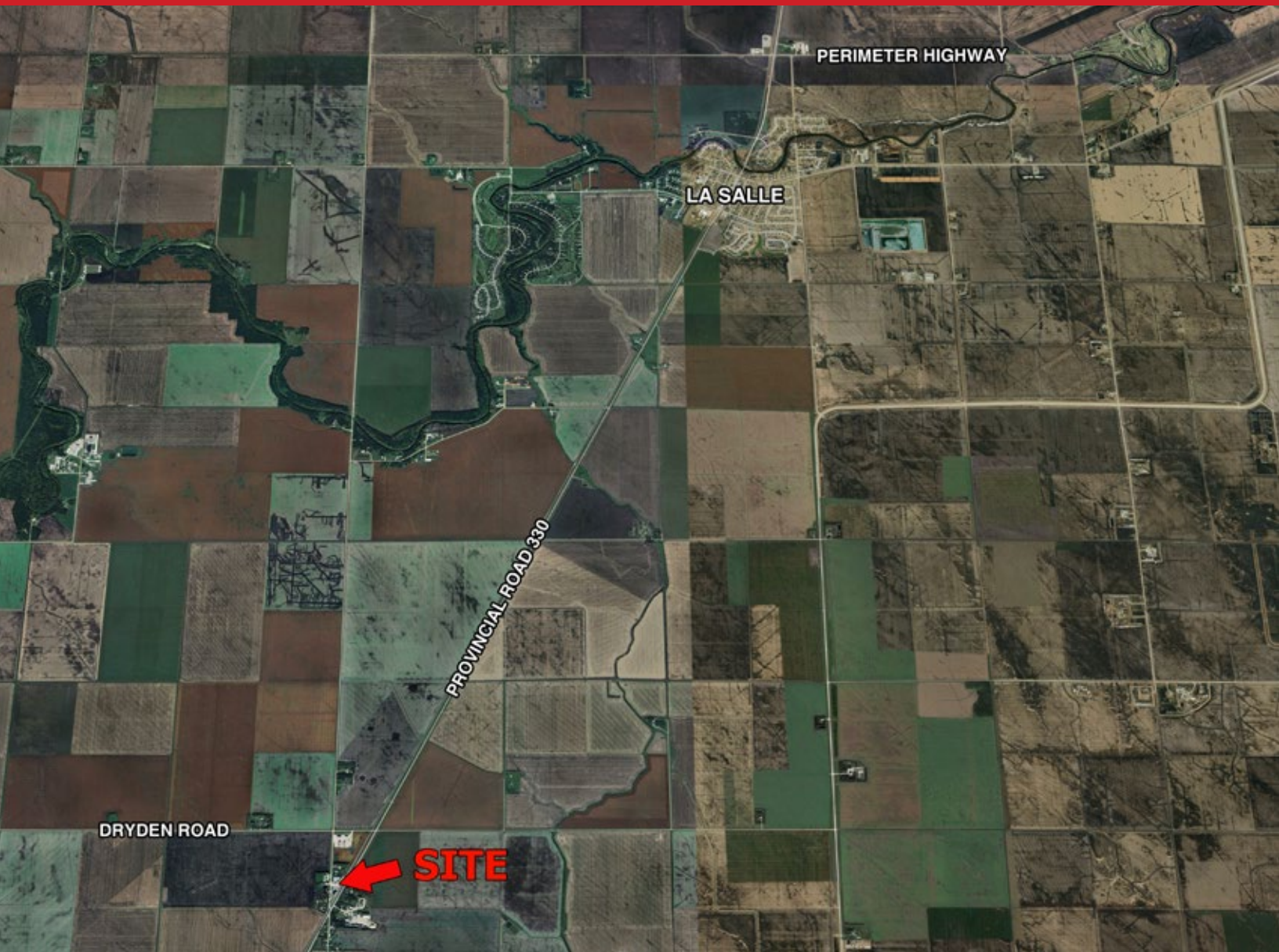
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